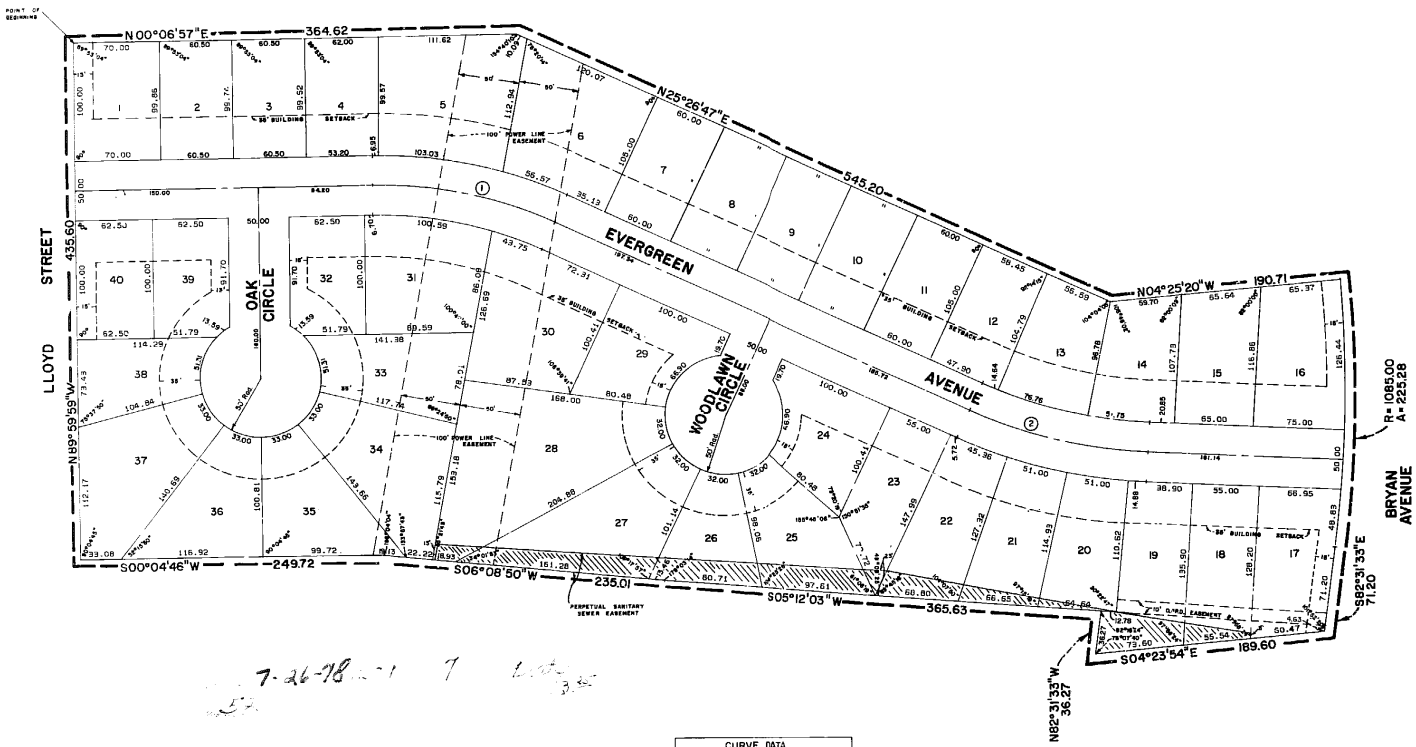
EVERGREEN

A REPLAT OF LOT 3A TWINRIDGE II, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



7-26-78

CURVE DATA	
CURVE 1	CURVE 2
Δ = 25°26'46"	Δ = 21°52'17"
R = 350.00	R = 400.00
T = 79.024	T = 77.286
A = 155.440	A = 152.690

0 50 100

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ON CURVES ARE ARC DISTANCES

NEBRASKA REGISTERED LAND SURVEYOR LS-223 DOYLE A. WINELAND

SURVEYOR'S CERTIFICATE

I, DOYLE A. WINELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN EVERGREEN, A REPLAT OF LOT 3A, TWINRIDGE II, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3A, THENCE N00°06'57"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 3A A DISTANCE OF 364.62 FEET, THENCE N25°26'47"E A DISTANCE OF 545.20 FEET, THENCE N04°25'20"W A DISTANCE OF 190.77 FEET TO A POINT ON A CURVE AND THE SOUTHERN RIGHT-OF-WAY OF BRYAN AVENUE, THENCE EASTERLY ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT-OF-WAY (CHORD BEARING S88°28'27"E, CHORD DISTANCE OF 224.88 FEET) RADIUS 1085.00 FEET, AN ARC DISTANCE OF 225.28 FEET TO A POINT OF TANGENCY, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S82°31'33"E A DISTANCE OF 71.20 FEET, THENCE S04°23'54"E A DISTANCE OF 189.60 FEET, THENCE N82°31'33"W A DISTANCE OF 36.27 FEET, THENCE S05°12'03"W A DISTANCE OF 365.63 FEET, THENCE S06°08'50"W A DISTANCE OF 235.01 FEET, THENCE S00°04'46"W A DISTANCE OF 249.72 FEET, THENCE N89°59'59"W ALONG THE NORTH RIGHT-OF-WAY OF LLOYD STREET A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.94 ACRES.

11 July 1978
DATE

Doyle A. Wineland
DOYLE A. WINELAND, L.S. 223

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, PAUL W. DECKER (TRUSTEE), BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID ADDITION TO BE HEREINAFTER KNOWN AS EVERGREEN, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. I DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO SET MY NAME THIS 7th DAY OF July, 1978.

Paul W. Decker - TRUSTEE
PAUL W. DECKER (TRUSTEE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 7TH DAY OF JULY, 1978 BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PAUL W. DECKER (TRUSTEE) TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: MARCH 29, 1981

NOTARY PUBLIC

GENERAL NOTARY CLAIRE A. PECK STATE OF NEBRASKA

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF EVERGREEN (LOTS 1 THRU 40, INCLUSIVE) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION ON THIS 25 DAY OF July, 1978.

CHAIRMAN, BELLEVUE CITY PLANNING COMMISSION

ACCEPTANCE OF BELLEVUE CITY COUNCIL

THIS PLAT OF EVERGREEN (LOTS 1 THRU 40, INCLUSIVE) WAS ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THIS 1st DAY OF August, 1978.

Bruce A. Spencer
MAYOR

ATTEST: [illegible]
CITY CLERK

CITY OF BELLEVUE SARPY COUNTY NEBRASKA

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 7-18-78

Kathleen A. Ingram
SARPY COUNTY TREASURER
By Carol Young

COUNTY TREASURER SARPY COUNTY NEBRASKA

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF EVERGREEN (LOTS 1 THRU 40, INCLUSIVE) ON THIS 22d DAY OF July, 1978.

Norman Whitney
SARPY COUNTY SURVEYOR

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEB.

Design Engineering, Inc.
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