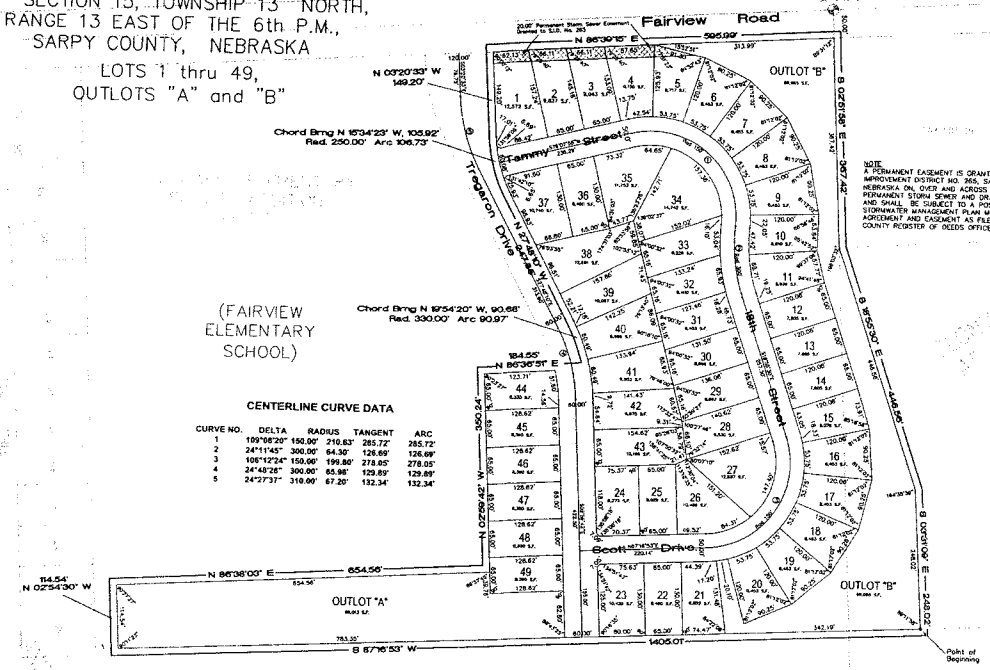
2010-03556

FINAL PLAT
FAIRVIEW SOUTH

A REPLAT OF LOT 1, COLONIAL POINTE AT FAIRVIEW; LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA

LOTS 1 thru 49, OUTLOTS "A" and "B"



NOTE
A PERMANENT EASEMENT IS GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 265, SARPY COUNTY, NEBRASKA ON, OVER AND ACROSS OUTLOT "A" FOR A PERMANENT STORM SEWER AND DRAINAGE EASEMENT AND SHALL BE SUBJECT TO A POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT AS FILED IN THE SARPY COUNTY REGISTER OF DEEDS OFFICE.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2010-03556
02/09/2010 12:41:54 PM
REGISTER OF DEEDS

NORTH
1 inch = 100 ft.
ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	ARC
1	109°08'20"	150.00'	210.63'	285.72'
2	24°11'45"	300.00'	64.30'	126.69'
3	106°12'24"	150.00'	199.80'	278.05'
4	24°48'26"	300.00'	65.98'	129.89'
5	24°27'37"	310.00'	67.20'	132.34'

SURVEYOR'S CERTIFICATE

I, WILLIAM A. FARRELL, 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 END OF CURVES IN "FAIRVIEW SOUTH " BEING A REPLAT OF LOT 1, COLONIAL POINTE AT FAIRVIEW; LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHEAST CORNER OF SAID LOT 1, COLONIAL POINTE AT FAIRVIEW; THENCE S87°16'53"W (ASSUMED BEARING), 1,405.01 FEET TO THE SOUTHWEST CORNER OF LOT 1, COLONIAL POINTE AT FAIRVIEW; THENCE N02°54'30"W 114.54 FEET TO A WESTERLY CORNER OF LOT 1, COLONIAL POINTE AT FAIRVIEW; THENCE N86°36'03"E 654.56 FEET TO THE SOUTHEAST CORNER OF SOUTHWEST ELEMENTARY SCHOOL ADDITION, AS PLATTED AND RECORDED; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ELEMENTARY SCHOOL ADDITION, BEING ALSO THE WESTERLY LINE OF LOT 1, COLONIAL POINTE AT FAIRVIEW ON THE FOLLOWING SIX (6) COURSES; (1) N02°59'42"W, 350.24 FEET; (2) THENCE N86°36'51"E, 184.55 FEET; (3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 90.97 FEET WITH A LONG CHORD BEARING N19°54'20"W FOR 90.68 FEET; (4) THENCE N27°48'10"W 247.65 FEET; (5) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 106.73 FEET WITH A LONG CHORD BEARING N15°34'23"W FOR 105.92 FEET; (6) THENCE N03°20'33"W 149.20 FEET TO THE NORTHWEST CORNER OF LOT 1, COLONIAL POINTE AT FAIRVIEW; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY OF FAIRVIEW ROAD N86°36'51"E 595.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, COLONIAL POINTE AT FAIRVIEW; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1, COLONIAL POINTE AT FAIRVIEW ALONG THE FOLLOWING THREE (3) COURSES; 1.) S02°51'58"E, 367.42 FEET; 2.) S18°55'30"E, 446.56 FEET; 3.) S03°31'09"E, 248.02 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 17.52 ACRES, MORE OR LESS.

DATE 1/27/2010

REGISTERED LAND SURVEYOR — WILLIAM A. FARRELL — LS-330 — STATE OF NEBRASKA

WILLIAM A. FARRELL L.S. NO. 330

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CR INVESTMENTS, INC. , A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS " FAIRVIEW SOUTH ", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A NON-EXCLUSIVE PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A CABLE FRANCHISE, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, TELEPHONE AND POWER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. WE DO ALSO GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES. NO SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAME

THIS ____ DAY OF _____ 2010.

CR INVESTMENTS, INC.
BY: CHAD LARSEN, VICE-PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
} SS
COUNTY OF DOUGLAS }

ON THIS 5th DAY OF February 2010, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CHAD LARSEN, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE: 2-5-2010

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. Dec. 31, 2013

NOTARY PUBLIC

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF " FAIRVIEW SOUTH " WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 2nd DAY OF January 2010.

SARPY COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT.

DATE 2-4-10 Rich Jones by Sue Collins

SARPY COUNTY TREASURER

TAXES ASSESSED AND REVIED FOR THE CURRENT YEAR ARE CERTIFIED DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " FAIRVIEW SOUTH " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 14th DAY OF September 2010. IF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: Jay Kimmitt
CITY CLERK

Sam Wiser
MAYOR

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " FAIRVIEW SOUTH " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 21st DAY OF August 2009.

Thomas F. Addy
CHAIR PERSON, BELLEVUE PLANNING COMMISSION

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SURVEYED-JMJ
DRAWN-RDH
CHECKED-WAF
DATE- 1/27/2010

FAIRVIEW SOUTH
FINAL PLAT
BELLEVUE, NEBRASKA

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1820 Hillcrest Drive, Suite F, Bellevue, NE 68005 (402)291-6100

PROJECT NO.
(F)FAIRVIEW SOUTH, Platting\Final Platting

SHEET NO.
1 OF 1