LOCATED IN: FILED SARPY COUNTY NEBRASKA FAIRVIEW SOUTH REPLAT 1 NE 1/4 NW 1/4 SEC. 15, T13N, R13E **INSTRUMENT NUMBER** 2016-16478 PROOF_ OF LOTS 1 THROUGH 3, INCLUSIVE, FAIRVIEW SOUTH, A SUBDIVISION, 07/11/2016 11:59:40 AM CHECK# AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA 25.00' REAR _CASH_ _CREDIT_ REFUND. 33.6 _NCR_ SHORT. REGISTER OF DEEDS 7.00' INTERIOR 20.00' STREET **NOTES** 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET. 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC LAND SURVEYOR'S CERTIFICATE DISTANCES NOT CHORD DISTANCES. **LEGEND** I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. BOUNDARY LINE ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND 35.00' FRONT 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS OTHERWISE NOTED (NR). AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS FAIRVIEW SOUTH REPLAT 1, LOTS 1 THROUGH 3, INCLUSIVE BEING AN ADMINISTRATIVE REPLATTING OF LOTS 1 THROUGH 3, INCLUSIVE, FAIRVIEW EXISTING LOT LINE 5. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED — — — EASEMENT LINE SOUTH, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, AND ARE SHOWN FOR REFERENCE ONLY. LOT 1 BUILDING ENVELOPE CONTAINS 0.722 ACRES NO SCALE WILLIAM E. KNIGHT, L.S. 566 FAIRVIEW ROAD 100' RIGHT OF WAY 7-7-2016 SEWER EASEMENT TO SID #295 -THE OF NEWS EXISTING 8.00' UTILITY EASEMENT PER INSTR. #201003556 N86°38'51"E OWNER'S CERTIFICATION SOUTH EXISTING 5.00' MUD EASEMENT FAIRVIEW PER INSTR. #201003556 KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS FAIRVIEW OUTLOT B OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT. DRIVE INC., A NEBRASKA CORPORATION, OWNER LOT 3 9,480 SQ. FT. REGARON RICHT OF WAY V 10,338 SQ. FT. LOT 1 11,626 SQ. FT. CHAD LARSEN VICE PRESIDENT ACKNOWLEDGEMENT OF NOTARY STATE OF NEBRASKA EXISTING 5.00' UTILITY EASEMENT COUNTY OF Douglas) S76°07'31"W TAMMY STREET R=250.00'216.42 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS N05*18'37"W 50' RIGHT OF WAY CH = 17.11EXISTING 5.00' MUD EASEMENT PER INSTR. #201003556 L=17.11SOUTH BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA FAIRVIEW N55°51'34"W 6.69' 36 GENERAL NOTARY - State of Nebraska 37 34 My Comm. Exp. October 30, 2017 SARPY COUNTY TREASURER'S CERTIFICATE APPROVAL OF BELLEVUE PUBLIC WORKS THIS PLAT OF FAIRVIEW SOUTH REPLAT 1, LOTS 1 THROUGH 3, INCLUSIVE THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR WAS APPROVED BY BELLEVUE PUBLIC WORKS THIS DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION BELLEVUE PUBLIC WORKS DIRECTOR/ENGINEER IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF FAIRVIEW SOUTH REPLAT 1, LOTS 1 THROUGH 3, INCLUSIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS



APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR

THIS PLAT OF FAIRVIEW SOUTH REPLAT 1, LOTS 1 THROUGH 3, INCLUSIVE WAS APPROVED BY

THE BELLEVUE PLANNING DIRECTOR ON THIS

THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAY OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECT

KNIGHT

LS-566

LOREN JOHNSON

drawn by designed by

filename 0113022-RP1.dwg

6-24-16 EAM 6-29-16 EAM

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496. 496. 100 Suite 2027 Dodge Road, oraska 68154-2

INCLUSIVE) 3 14710 West Dodge Omaha, Nebraska (www.LRA-Inc.com (LOTS 1 THROUGH NEBRASKA ES ES ARS(IATE EPLAT 1 COUNTY,

RYNEA SOCI, \propto SARPY AMP S FAIRVIEW BELLEVUE

> **ADMINISTRATIVE** SUBDIVISION

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