Ck ☐ Cash ☐ Chg ☐

98-22224

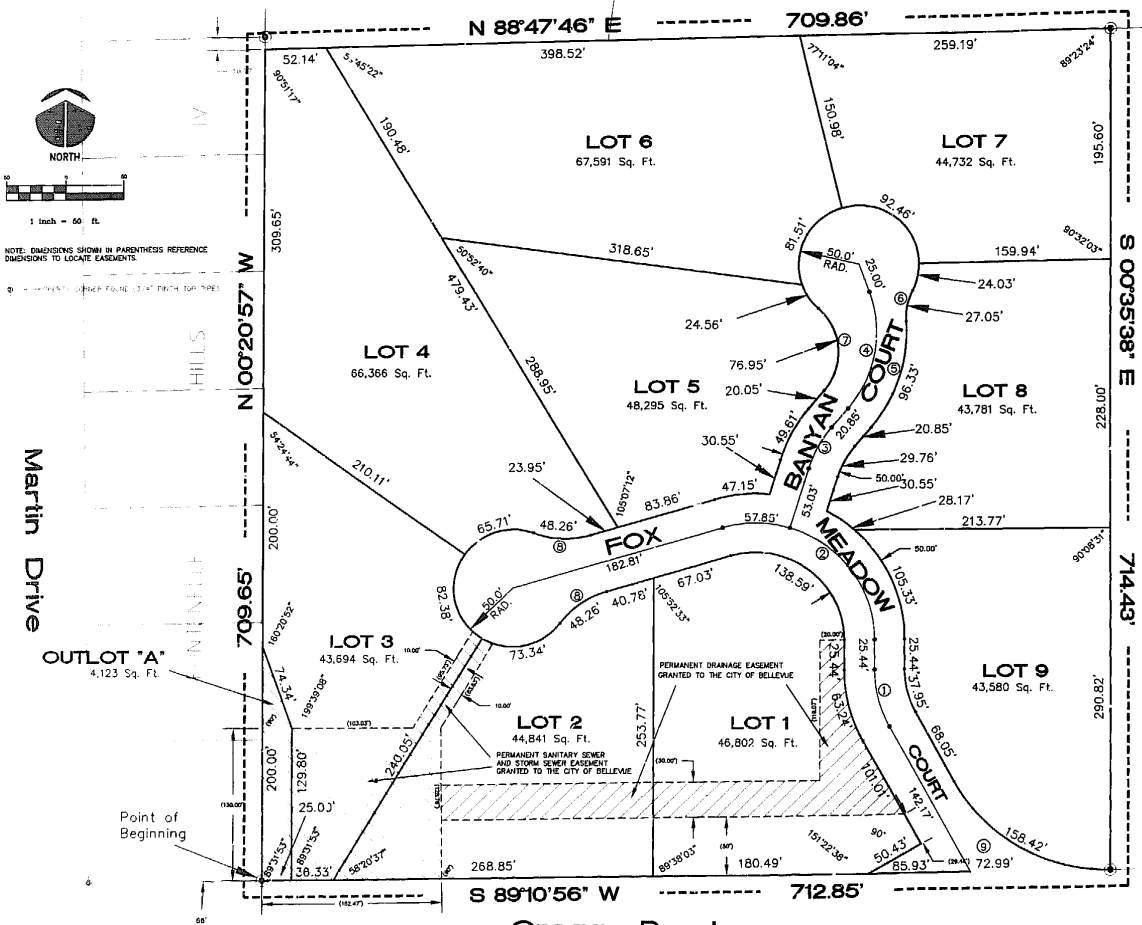
FOX MEADOW

BEING A REPLAT OF TAX LOT 11-1 AND 11-2 LOCATED IN THE NW 1/4 OF SECTION 25, T14N, R13E, OF THE 6th P.M., SARPY COUNTY, NEBRASKA

LOTS 1 thru 9

FONTENELLE HILLS IV

CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	50.59'	25.85'	28°59'19"
2	100.00'	184.79'	132.41'	105°52'33"
3	100.00'	39.69'	20.11'	22°44'19"
4	100.00'	104.86'	57.85'	60°06'01"
5	125.00'	96.32'	50.70	44°09'23"
6	50.29'	27.15'	13.91'	30°55'53"
7	50.00'	76.95'	48.44'	88°10'48"
8	75.00'	48.26'	25.00'	36°52'12"
9	147.88'	158.42'	87.77'	61°22'44"



NOTE: DIMENSIONS SHOWN IN PARENTHESIS REFERENCE DIMENSIONS TO LOCATE EASEMENTS

Gregg Road Blvd.

Bellevue

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH 5/8" IRON PINS ALL LOTS, ANGLE POINTS AND ENDS OF CURVES IN IN " FOX MEADOW ", BEING A REPLAT OF TAX LOT 11-1 AND 11-2, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF TAX LOT 11-1, BEING ALSO THE SOUTHEAST CORNER OF LOT 1, FONTENELLE HILLS IV, THENCE N 00°20'57" W (ASSUMED BEARING), 709.65 FEET ALONG THE EAST LINE OF LOTS 1 THRU 7, FONTENELLE HILLS IV TO THE SOUTHWEST CORNER OF LOT 12, FONTENELLE HILLS IV; THENCE N 89°47'46" E, 709.86 ALONG THE SOUTH LINE OF LOT 12 AND 13, FONTENELLE HILLS IV, BEING ALSO THE NORTH LINE OF TAX LOT 11-1 TO THE NORTHEAST CORNER OF TAX LOT 11-1; THENCE S 00°35'38" E, 714.43 FEET PARALLEL WITH AND 23.0 FEET WEST OF THE WEST LINE OF TAX LOT 10 TO A POINT ON THE NORTH RIGHT-OF-WAY OF GREGG ROAD; THENCE S 89°10'56" W, 712.85 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 11.63 ACRES.

DATE 7/25/98

RONALD D. HILL L.S. NO. 373

Filed For Record 8-11-98 at 1120 A.M.

Instrument # 98-22224

Lloyd J. Dowding Register of Deed Sarpy Cty, NE

Register: E.
Proof:
Fee: 20.00
Ck
Cash

Yes Stamp Copy

REGISTERED LAND SURVEYOR RONALD D. HILL LS-373 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BANYAN HOMES, INC., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS " FOX MEADOW " AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT THE SANITARY SEWER EASEMENTS AND STORM SEWER EASEMENTS TO THE CITY OF BELLEVUE AS SHOWN HEREON. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT (OPPD) AND U.S. WEST COMMUNICATIONS, INC. (USWC) AND, ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT 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. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. 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 AFORESAID USES OR RIGHTS HEREIN GRANTED. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AND RIGHTS-OF-WAY AS CONTAINED IN THIS PLAT. WE DO ALSO GRANT THE EASEMENTS AS CONTAINED IN THIS PLAT. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES

THIS 4th DAY OF August, 1998.

BANYAN HOMES, INC.
BY: DEAN L. ECKEL
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

ON THIS 4th DAY OF AUGUST, 1998, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DEAN L. ECKEL, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

GENERAL NOTARY-State of Nebraska RENE F. DREILING My Comm. Exp. March 15, 1999

MY COMMISSION EXPIRES

NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " FOX MEADOW " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 5th DAY OF March, 1998.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " FOX MEADOW " THIS 5th DAY OF August, 1998.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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 AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 8/4/98

SARPY COUNTY TREASURER

CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " FOX MEADOW " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS ____ DAY OF _____, 1998. THIS PLAT RECORDED, NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: CITY CLERK

MAYOR, CITY OF BELLEVUE

FEB. 23, 1998 SARPY COUNTY, NEBRASKA

SURVEY: GBJ
DRAWN: RDH
CHECKED: GBJ
DATE: 02/23/98 03/15/98

FOX MEADOW
FINAL PLAT

Hill-Farrell Associates, Inc.
Engineers, Land Surveyors, Land Planners
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

PROJECT NO. K-BANYAN/ FPLAT

SHEET NO. 1 of 1