

2003-41017

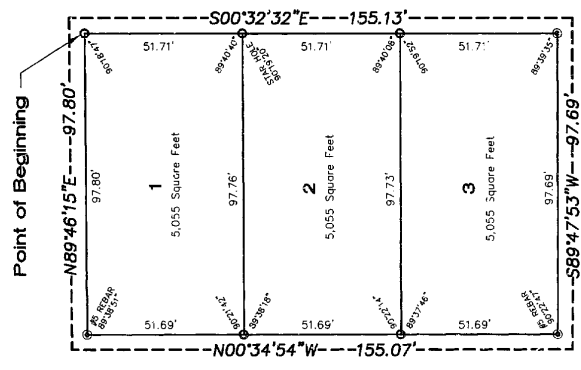
JANDA ADDITION

BEING A REPLAT OF THE EAST 97 FEET OF LOTS 7, 8 AND 9, BLOCK 183, CITY OF BELLEVUE, TOGETHER WITH ALL VACATED STREETS AND AVENUES, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1, 2 AND 3

28th AVENUE

FRANKLIN STREET



- 1 inch = 30 ft
- FOUND IRON PIN
- SET #5 REBAR
- P = PLAT DIMENSION
- S = SURVEY DIMENSION
- PI = PIN-H TOP PIPE
- CI = 96-N TOP PIPE

147.0'

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

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 EMBRACES WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 7/17/03
 SARP Y COUNTY TREASURER

REVIEW OF SARP Y COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "JANDA ADDITION" THIS 17 DAY OF July, 2003.

Thomas A. Lyman
 SARP Y COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE
 I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS IN "JANDA ADDITION", BEING A REPLAT OF THE EAST 97 FEET OF LOTS 7, 8 AND 9, BLOCK 183, CITY OF BELLEVUE, TOGETHER WITH ALL VACATED STREETS AND AVENUES LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARP Y COUNTY, NEBRASKA. THE TOTAL AREA OF SAID LOTS IS 15,165 SQUARE FEET. THE POINT OF BEGINNING OF SAID LOT 1 IS AT THE CORNER OF SAID LOT 7, BLOCK 183, THENCE S00°32'32"E (ASSUMED BEARING) 158.13 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE S89°47'53"W 97.69 FEET ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 183; THENCE N00°34'54"W 155.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 28th AVENUE; THENCE N89°46'15"E 97.80 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 15,165 SQUARE FEET, MORE OR LESS.

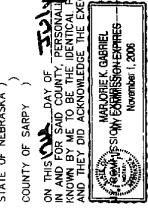


DATE: JULY 14, 2003
 MICHAEL R. SHARP R.L.S. REG. NO. 513

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, DAVID J. JANDA AND MARGARET A. JANDA, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED AND APPROVED OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER AND QUEST COMMUNICATIONS, INC., 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) SHALL HAVE THE RIGHT AND AUTHORITY TO LOCATE, INSTALL, MAINTAIN AND OPERATE PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUIVA, THEIR SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER OR OTHER LIQUIDS THROUGH UNDERGROUND OR ABOVE-GROUND 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR NAME THIS 14th DAY OF July, 2003.
David J. Janda
 DAVID J. JANDA
Margaret A. Janda
 MARGARET A. JANDA

ACKNOWLEDGMENT OF NOTARY



ON THIS 14th DAY OF July, 2003, BEFORE ME THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID J. JANDA AND MARGARET A. JANDA, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION OF THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

APPROVAL OF BELLEVUE PLANNING DIRECTOR
 THIS PLAT OF "JANDA ADDITION" WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 26th DAY OF July, 2003. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Bellevue Planning Director
 BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR
 THIS PLAT OF "JANDA ADDITION" WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 26th DAY OF July, 2003.

Bellevue Public Works Director
 BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER
 THIS PLAT OF "JANDA ADDITION" WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 26th DAY OF July, 2003.

Bellevue City Engineer
 BELLEVUE CITY ENGINEER

SURVEYED:MFB
 DRAWN:GSJ
 CHECKED:MFB
 DATE: 6-10-03

JANDA ADDITION
 FINAL PLAT

Hill-Parrell Associates, Inc.
 Architects, Engineers, Land Surveyors
 1008 Lincoln Rd., Bellevue, NE 68005 402-291-8100



PROJECT NO. 03-188
 SHEET NO. 1 OF 1