97-12891

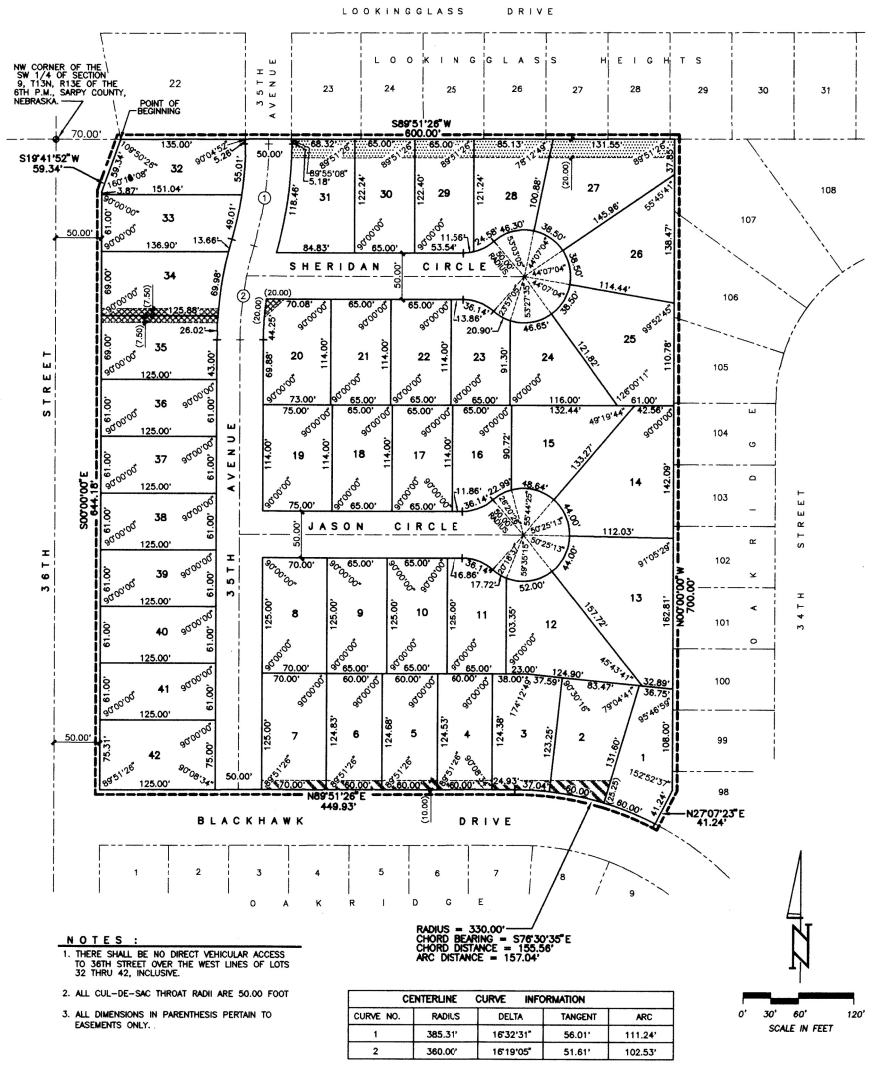
OAKRIDGE WEST

FILED SARPY CO. NE.
INSTRUMENT NUMBER
97-012891
97 JUN 25 AM 8:17
REGISTER OF DEEDS

97-12891

LOTS 1 THRU 42, INCLUSIVE

BEING A REPLATTING OF LOT 133, OAKRIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



NOTES :

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 36TH STREET OVER THE WEST LINES OF LOTS 32 THRU 42, INCLUSIVE.
2. ALL CUL-DE-SAC THROAT RADII ARE 50.00 FOOT
3. ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.

CENTERLINE CURVE INFORMATION				
CURVE NO.	RADIUS	DELTA	TANGENT	ARC
1	385.31'	16°32'31"	56.01'	111.24'
2	360.00'	16°19'05"	51.61'	102.53'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE, NEBRASKA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS OAKRIDGE WEST, LOTS 1 THRU 42, INCLUSIVE, BEING A REPLATTING OF LOT 133, OAKRIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 133; THENCE S19°41'52"W (ASSUMED BEARING) 59.34 FEET ON THE WEST LINE OF SAID LOT 133; THENCE S00°00'00"E 644.18 FEET ON THE WEST LINE OF SAID LOT 133 TO THE SOUTHWEST CORNER THEREOF; THENCE N89°51'26"E 449.93 FEET ON THE SOUTH LINE OF SAID LOT 133; THENCE SOUTHEASTERLY ON THE SOUTH LINE OF SAID LOT 133 ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S76°30'35"E, CHORD DISTANCE 155.56 FEET, AN ARC DISTANCE OF 157.04 FEET TO THE SE CORNER THEREOF; THENCE N27°07'23"E 41.24 FEET ON THE EAST LINE OF SAID LOT 133; THENCE N00°00'00"W 700.00 FEET ON THE EAST LINE OF SAID LOT 133 TO THE NE CORNER THEREOF; THENCE S89°51'26"W 600.00 FEET ON THE NORTH LINE OF SAID LOT 133 TO THE POINT OF BEGINNING.

Counter
Verify:
D.E.:
Proof
Fee: 34.50
Ck
Cash
Charge ☒ 254 stamp copy on TD

MARCH 19, 1997
DATE

CHRIS E. DORNER
NEBRASKA RLS 507

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, OAKRIDGE WEST, 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 STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OAKRIDGE WEST LOTS 1 THRU 42, INCLUSIVE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST 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, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING ALL REAR BOUNDARY LINES. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR PEOPLES NATURAL GAS, 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, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE 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.

OAKRIDGE WEST, INC., A NEBRASKA CORPORATION

BY: Henry J. Sudbeck
HENRY J. SUDBECK, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF MARCH, 1997 BY HENRY J. SUDBECK, PRESIDENT OF OAKRIDGE WEST, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska
JOSEPH C. FRANCO
My Comm. Exp. Jan. 20, 1998

Joseph C. Franco
NOTARY PUBLIC

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 THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 25 DAY OF JUNE, 1997.

Russ Larkin
DEPUTY

COUNTY TREASURER Seal SARPY COUNTY

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF OAKRIDGE WEST, WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 2ND DAY OF April, 1997.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF OAKRIDGE WEST WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 27TH DAY OF May, 1997. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY, NEBRASKA

MAYOR

Beverly J. Hoke
CITY CLERK

REVIEW BY SARPY COUNTY SURVEYOR'S

THIS PLAT OF OAKRIDGE WEST WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 21ST DAY OF MARCH, 1997.

NEBRASKA REGISTERED LS-134 LAND SURVEYOR EUGENE M. GOLLEHON

SARPY COUNTY SURVEYOR

PERMANENT SANITARY SEWER EASEMENT GRANTED TO S.I.D. NUMBER 154 AS SHOWN ON THE FINAL PLAT OF OAKRIDGE

SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)

SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)

AS SHOWN
MARCH 19, 1997
RJR
CED

OAKRIDGE WEST
FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

1056-102

A105602A.DWG