

OAKRIDGE WEST

FILED SARY CO. NE.
INSTRUMENT NUMBER
97-012891
97 JUN 25 AM 8:17

LOTS 1 THRU 42, INCLUSIVE

BEING A REPLATING OF LOT 133, OAKRIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE REGISTER OF DEEDS

REGISTER OF DEEDS

97-12891

97-12891

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOUNDARY 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 REPLATING OF LOT 133, OAKRIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE REGISTER OF DEEDS, INSTRUMENT NUMBER 97-012891, FILED FOR RECORD IN THE REGISTER OF DEEDS, SARY COUNTY, NEBRASKA, ON JUNE 25, 1997. THE CHORD BEARING OF SAID LOT 133 TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 12° 15' 12" E, 448.41 FEET TO THE SOUTH LINE OF SAID LOT 133, THENCE S02° 02' 02" E, 84.18 FEET TO THE WEST LINE OF SAID LOT 133 TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 12° 15' 12" E, 448.41 FEET ON THE SOUTH LINE OF SAID LOT 133, THENCE SOUTHWESTWARD ON THE SOUTH LINE OF SAID LOT 133 ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S7° 30' 35" E, CHORD DISTANCE 155.58 FEET AND AN ARC DISTANCE OF 127.04 FEET TO THE SE CORNER THEREOF, THENCE NORTH 72° 02' 02" E, 41.24 FEET ON THE EAST LINE OF SAID LOT 133, THENCE NORTH 72° 02' 02" E, 720.00 FEET ON THE EAST LINE OF SAID LOT 133 TO THE NE CORNER THEREOF, THENCE S89° 51' 28" W, 600.00 FEET ON THE NORTH LINE OF SAID LOT 133 TO THE POINT OF BEGINNING.

Counter: 20
Verify: JD
D.E.: JD
Proof: JD
Fee: 30.00
CK
Cash
Change

MARCH 19, 1997
DATE

DEDICATION

WE, THE UNDERSIGNED, 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 HERETOFORE KNOWN AS OAKRIDGE WEST, LOTS 1 THRU 42, INCLUSIVE, AND WE DO HEREBY DEDICATE 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 TELEVISION, 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, CROSSINGS, DOWN SPOUTS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THROUGH 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 ON PROPEL NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPING, FITTINGS, VALVES AND ARBITRARY ALL STREETS, AVENUES AND CIRCLES WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS, TREES, NEIGHBOR 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 HINDER OR INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREBY GRANTED.

OAKRIDGE WEST, INC., A NEBRASKA CORPORATION
BY: Henry J. Subbeck
HENRY J. SUBBECK, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

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

JOSEPH C. FRANCO
Notary Public
My Comm. Exp. Jan. 20, 2008

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 21st DAY OF MARCH, 1997.

DEPUTY

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

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF OAKRIDGE WEST, WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 20th DAY OF April, 1997.

APPROVAL OF BELLEVUE CITY COUNCIL

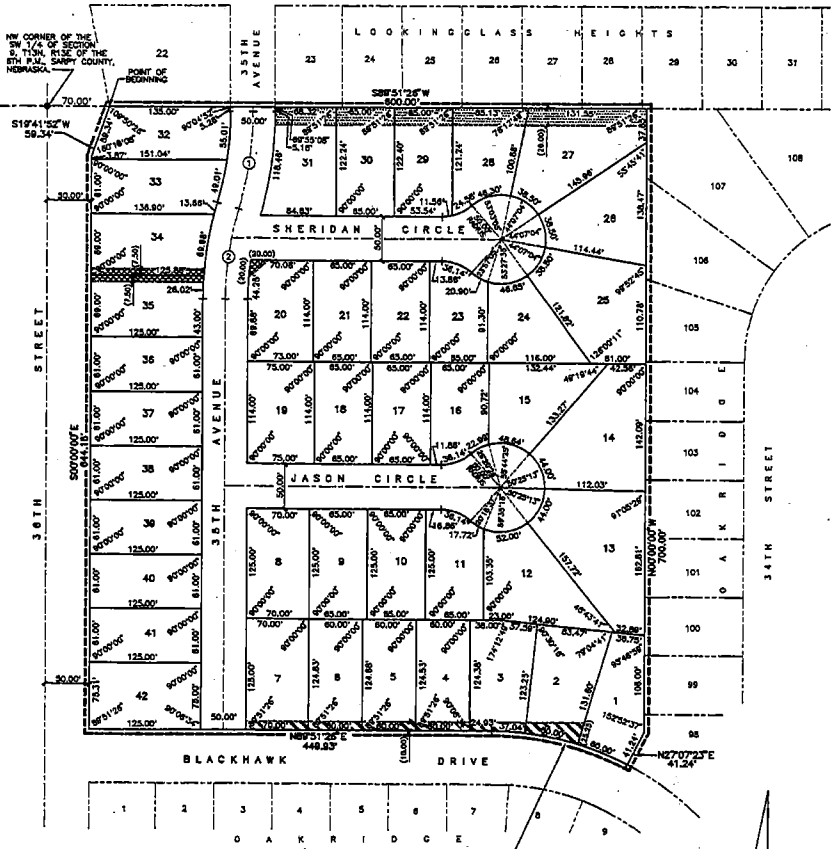
THIS PLAT OF OAKRIDGE WEST WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 27th DAY OF May, 1997. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

REVIEW BY SARY COUNTY SURVEYOR'S

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

- PERMANENT SANITARY SEWER EASEMENT GRANTED TO S.L.D. NUMBER 154 AS SHOWN ON THE FINAL PLAT OF OAKRIDGE
- SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)

NEBRASKA REGISTERED LAND SURVEYOR
LS-134
EUGENE M. GOLLENDON
SARY COUNTY SURVEYOR



- NOTES:
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SHERIDAN STREET OVER THE WEST LINES OF LOTS 33 THRU 42, INCLUSIVE.
 - ALL CUL-DE-SAC THROAT RADIUS ARE 50.00 FOOT EASEMENTS ONLY.
 - ALL DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS ONLY.

RADIUS = 330.00'
CHORD BEARING = S78°30'35"E
CHORD DISTANCE = 155.58'
ARC DISTANCE = 157.04'

CENTERLINE CURVE INFORMATION				
CURVE NO.	RADIUS	DELTA	TANGENT	ARC
1	385.31'	16°32'31"	56.01'	111.24'
2	380.00'	18°19'05"	51.61'	102.53'

AS SHOWN

DATE	MARCH 19, 1997
BY	NR
FOR	NR
BY	NR
FOR	NR
DATE	NR

OAKRIDGE WEST

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10000 N. 100th St., Omaha, NE 68164
(402) 330-8880

1056-102

A105602A.DWG