

# OAKRIDGE EAST

LOTS 1 THRU 130 INCLUSIVE

97-07022

SURVEYOR'S CERTIFICATE

BEING A PLATTING OF PART OF TAX LOT 12, A TAX LOT LOCATED IN THE SW 1/4 OF SECTION 9 AND ALSO A PORTION OF PART OF TAX LOT 15, A TAX LOT LOCATED IN THE SE 1/4 OF SAID SECTION 9, ALL IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA.

I, Robert Clark, do hereby certify that I have surveyed and will stake with 5/8" rebar all corners of all lots, streets, angle points and ends of all curves in Oakridge East (lots numbered as shown) being a platting of part of Tax Lot 12, a tax lot located in the SW 1/4 of Section 9 and also being a platting of part of Tax Lot 15, a tax lot located in the SE 1/4 of said Section 9, all in Township 13 North, Range 13 East of the 6th P.M., Sary County, Nebraska, more particularly described as follows:

### REVIEW OF SURVEYOR

This plat of the OAKRIDGE EAST (lots numbered as shown) was reviewed by the Sary County Surveyor on this 11 day of April, 1997.

*John J. Smith*  
SARY COUNTY SURVEYOR



### 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.

*Robert Clark*  
SARY COUNTY TREASURER

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

### CITY COUNCIL APPROVAL

This plat of OAKRIDGE EAST (lots numbered as shown) was approved by the City Council of Bellevue on this 18 day of March, 1997. Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue subdivision regulations.

*James M. Boyer*  
MAYOR  
*Dorely J. Jethry*  
ATTEST  
CITY CLERK

### APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of OAKRIDGE EAST (lots numbered as shown) was approved by the Bellevue City Planning Commission on this 27 day of January, 1997.

*Robert Clark*  
CHAIRMAN OF CITY PLANNING COMMISSION

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 17 day of Feb, 1997, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Construction Sciences, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as president of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

*Thomas R. Hunt*  
Notary

Beginning at the Northeast corner of Lot 117, Oakridge, a subdivision located in said SW 1/4 of Section 9, said point also being the Southwest corner of Lot 10, Lookingglass Heights II, a subdivision located in the NW 1/4 of said Section 9; thence S89°47'15"E (assumed bearing) along the South line of said Lookingglass Heights II, said line also being the North line of said SW 1/4 of Section 9, said line also being the North line of said Tax Lot 12, a distance of 876.43 feet to the Southeast corner of Lot 31; said Lookingglass Heights II; thence S00°00'54"W, a distance of 301.40 feet; thence Southerly on a curve to the right with a radius of 369.56 feet, a distance of 73.01 feet; said curve having a long chord which bears S05°49'28"W, a distance of 72.89 feet; thence Westerly on a curve to the left with a radius of 246.40 feet, a distance of 20.74 feet; said curve having a long chord which bears N86°45'03"W, a distance of 20.73 feet; thence N89°09'44"W, a distance of 111.90 feet; thence S00°50'16"W, a distance of 50.00 feet; thence Southerly on a curve to the left with a radius of 230.00 feet, a distance of 140.12 feet; said curve having a long chord which bears S18°36'53"E, a distance of 137.96 feet; thence N55°55'58"E, a distance of 53.65 feet; thence N83°27'20"E, a distance of 54.70 feet; thence S49°12'56"E, a distance of 172.30 feet; thence S40°05'56"E, a distance of 61.13 feet; thence S17°12'30"E, a distance of 47.95 feet; thence N72°47'24"E, a distance of 36.21 feet; thence S54°40'55"E, a distance of 60.12 feet; thence S34°34'59"E, a distance of 126.24 feet; thence Southwesterly on a curve to the right with a radius of 370.00 feet, a distance of 60.45 feet; said curve having a long chord which bears S60°05'49"W, a distance of 60.38 feet; thence Southerly on a curve to the right with a radius of 218.85 feet, a distance of 92.23 feet; said curve having a long chord which bears S09°16'34"E, a distance of 91.54 feet; thence S87°12'14"E, a distance of 110.00 feet; thence S09°20'48"W, a distance of 75.03 feet; thence S22°26'50"W, a distance of 75.03 feet; thence S35°23'27"W, a distance of 75.05 feet; thence S54°57'38"W, a distance of 248.09 feet to a point on the South line of Tax Lot 12, said point also being on the South line of the NW 1/4 of Section 9, thence N89°43'25"W along said South line of Tax Lot 12, said line also being said South line of the NW 1/4 of Section 9, a distance of 920.78 feet to the Southeast corner of Lot 29, said Oakridge; thence N03°18'43"E along the East line of said Oakridge, a distance of 1323.92 feet to the point of beginning.

Said tract of land contains an area of 89,606 sq. ft., more or less.

*Robert Clark*  
Robert Clark, LS-419

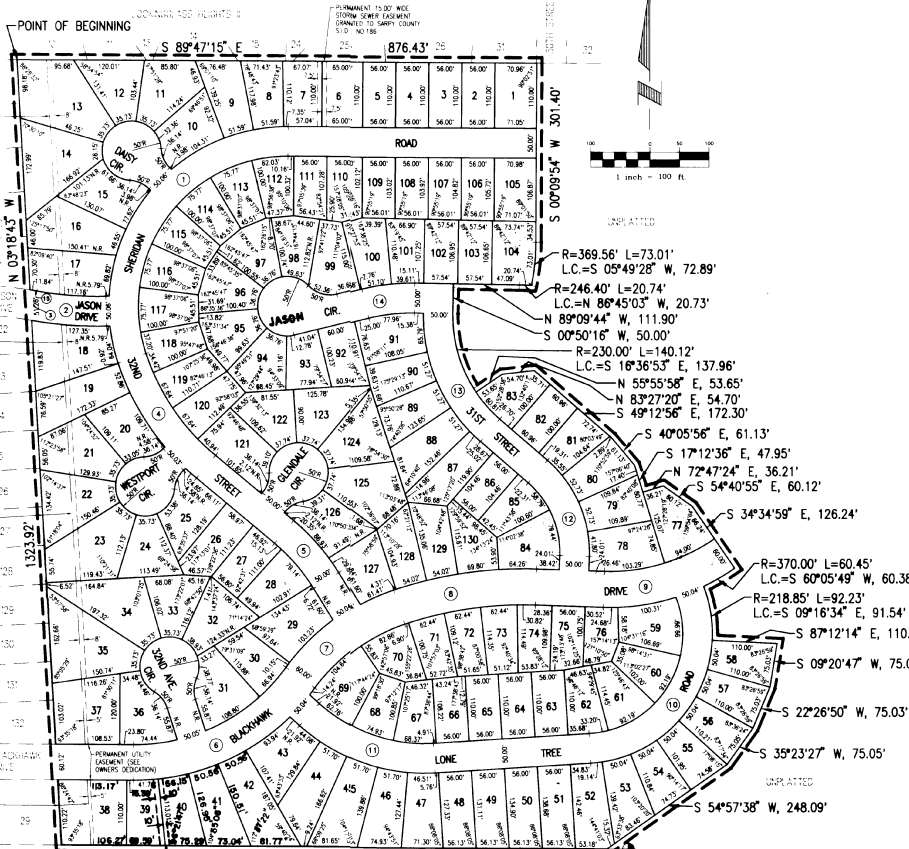


Know all men by these presents that we, Construction Sciences, Inc., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as OAKRIDGE EAST (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines except as shown on Lots 37 and 38 to avoid the pipeline easement; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots except as shown on Lots 13, 14, 15, 17, 18, 19, 21, 22, 23, 34, and 35; and a sixteen-foot (16') 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. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes and renew pipelines, hydrants and other related facilities, and to extend thereon pipes and water on, through, under and across a five-foot (5') 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.

In witness whereof, we do set our hands.

CONSTRUCTION SCIENCES, INC.

*John J. Smith*  
John J. Smith  
President



PERMANENT 20' WIDE STORM SEWER EASEMENT GRANTED TO SARY COUNTY S.I.D. NO. 188

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	276.85	555.57	386.47	108°58'58"
2	856.00	122.26	41.34	11°40'28"
3	856.00	5.97	1.26	0°11'29"
4	428.00	224.50	117.27	33°41'16"
5	348.00	136.88	54.30	18°04'35"
6	348.00	308.17	177.96	34°26'10"
7	333.43	206.16	136.54	33°39'24"
8	662.86	235.73	119.17	20°24'03"
9	348.00	174.98	117.95	33°39'24"
10	193.85	384.39	265.84	10°44'30"
11	286.86	225.83	119.24	18°24'42"
12	186.00	186.00	130.74	31°52'46"
13	254.00	222.77	119.59	30°53'17"
14	331.00	84.13	42.42	14°35'54"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
15	676.00	11.84	5.92	0°10'17"

- NOTES
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
  - ZONING IS S-225
  - MINIMUM FRONT YARD: 25 FEET
  - MINIMUM REAR YARD: 25 FEET
  - MINIMUM SIDE YARD: 25 FEET
  - MINIMUM STREET SIDE YARD: 20 FEET
  - THE MINIMUM LOT WIDTH AS THE NETWORK LINE IS 36.00 FEET AND THE MINIMUM LOT AREA IS 5,400 SQ. FT.

007022



E&A CONSULTING GROUP  
13001 W STREET - OMAHA, NE 68117 • (402) 885-3989

OAKRIDGE EAST  
BELLEVUE, NEBRASKA

FINAL PLAT

97-11-97  
FILED  
FEB 17 1997  
SARY COUNTY, NE  
BY J. J. SMITH