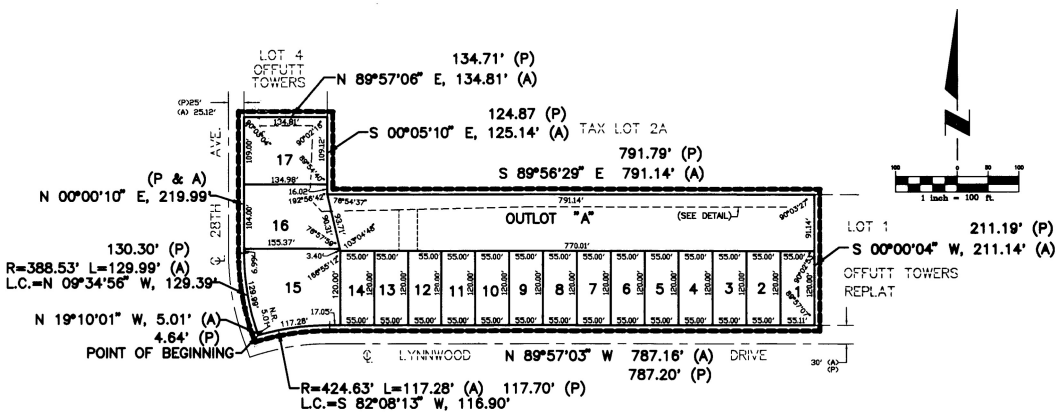
OFFUTT TOWERS REPLAT TWO 98-22332

LOTS 1 THRU 17 & OUTLOT "A"

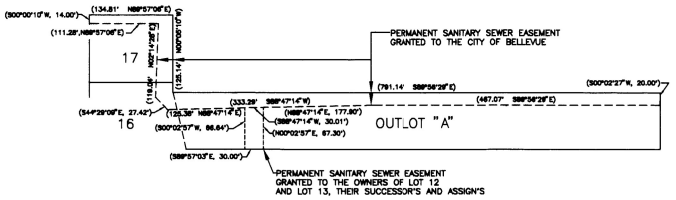
BEING A REPLAT OF ALL OF LOTS 2, 3A AND 3B, OFFUTT TOWERS REPLAT, A SUBDIVISION LOACTED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LOT NO.	SQUARE FEET	ACRES
OUTLOT "A"	71,194.740	1.634
1	6,807.780	0.152
2	6,600.000	0.152
3	6,600.000	0.152
4	6,600.000	0.152
5	6,600.000	0.152
6	6,600.000	0.152
7	6,600.000	0.152
8	6,600.000	0.152
9	6,600.000	0.152
10	6,600.000	0.152
11	6,600.000	0.152
12	6,600.000	0.152
13	6,600.000	0.152
14	6,600.000	0.152
15	19,214.850	0.441
16	14,936.046	0.343
17	14,711.599	0.338

NOTES:

1. ALL ANGELS ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. (P) PLATTED DIMENSIONS
   (A) ACTUAL DIMENSIONS
4. ZONED RG50-PTD
   LOTS 1 THRU 17 INCLUSIVE
   MINIMUM FRONT YARD.....35 FEET
   MINIMUM REAR YARD.....25 FEET
   MINIMUM SIDE YARD.....5 FEET ON DETACHED SINGLE FAMILY DWELLINGS & 0 FEET ON THE ATTACHED SIDE OF TOWNHOME DWELLINGS
   MINIMUM STREET SIDE YARD...15 FEET
5. ZONED BNH
   OUTLOT "A"
6. ALL DIMENSIONS & ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATIONS OF EASEMENTS.



DETAIL

REVIEW OF COUNTY SURVEYOR

This plat of the OFFUTT TOWERS REPLAT TWO (lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 14th day of July, 1998.

SARPY COUNTY SURVEYOR

BELLEVUE CITY COUNCIL APPROVAL

This plat of OFFUTT TOWERS REPLAT TWO (lots numbered as shown) was approved by the City Council of Bellevue on this 27th day of July 1998. Approval of this final plat shall become null and void ninety (90) days from the date of said 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.

MAYOR

ATTEST
CITY CLERK

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of OFFUTT TOWERS REPLAT TWO (lots numbered as shown) was approved by the Bellevue City Planning Commission on this 25th day of June 1998.

CHAIRMAN OF CITY PLANNING COMMISSION

DEDICATION

Know all men by these presents that I, Wallace Hopkins, trustee of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as OFFUTT TOWERS REPLAT TWO (lots numbered as shown), and I do hereby ratify and approve of the disposition of my property as shown on the plat, and I do hereby hereby grant easements as shown on this plat, I 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 those side lot lines which are occupied by attached townhomes; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; 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 I 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 for the transmission of gas 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, I do set my hand this 15th day of July 1998.

Wallace Hopkins, Trustee

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 embraced in this plat as shown by the records of this office.

SARPY COUNTY TREASURER DEPUTY

7/14/98
DATE

THERE ASSESSED AND UNPAID FOR THE CURRENT YEAR AND REFUNDED DUE AND PAID. TREASURER'S DEPARTMENT IS CHIEF DEPUTY, DECEMBER 20th OF THIS SEAL.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 15th day of July, 1998, before me, the undersigned, a Notary Public in and for said County, personally came Wallace Hopkins, trustee, 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 this voluntary act and deed.

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

Notary Public (seal)

My Comm. Exp. April 20, 1999

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points, and ends of all curves in OFFUTT TOWERS REPLAT TWO (the lots numbered as shown) being a replat of all of Lots 2, 3A and 3B, Offutt Towers Replat, a subdivision located in the NE 1/4 of Section 9, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 3, Offutt Towers Replat, said point also being the point of intersection of the North right-of-way line of Lynnwood Drive and the East right-of-way line of 28th Avenue; thence along the West line of said Lot 3, Offutt Towers Replat, said line also being said East right-of-way line of 28th Avenue, on the following described courses; thence N19°10'01"W (assumed bearing),a distance of 5.01 feet; thence Northerly on a curve to the right with a radius of 388.53 feet, a distance of 129.99 feet, said curve having a long chord which bears N09°34'56"W, a distance of 129.39 feet; thence N00°00'10"E, a distance of 219.99 feet to the Northwest corner of said Lot 3, Offutt Towers Replat, said point also being the Southwest corner of Lot 4, Offutt Towers, a subdivision located in said NE 1/4 of Section 9; thence N89°57'06"E along the North line of said Lot 3, Offutt Towers Replat, said line also being the South line of said Lot 4, Offutt Towers, a distance of 134.81 feet to the Northeast corner of said Lot 3 Offutt Towers Replat, said point also being the Southeast corner of said Lot 4, Offutt Towers, said point also being on the West line of Tax Lot 2A, a tax lot located in said NE 1/4 of Section 9; thence S00°05'10"E along the East line of said Lot 3, Offutt Towers Replat, said line also being said West line of Tax Lot 2A, a distance of 125.14 feet to the Southwest corner of said Tax Lot 2A; thence S89°56'29"E along the North line of said Lots 3 and 2, Offutt Towers Replat, said line also being the South line of said Tax Lot 2A, a distance of 791.14 feet to the Northeast corner of said Lot 2, Offutt Towers Replat, said point also being the Northwest corner of Lot 1, said Offutt Towers Replat; thence S00°00'04"W along the East line of said Lot 2, Offutt Towers Replat, said line also being the West line of said Lot 1, Offutt Towers Replat, a distance of 211.14 feet to the Southeast corner of said Lot 2, Offutt Towers Replat, said point also being the Southwest corner of said Lot 1, Offutt Towers Replat, said point also being on said North right-of-way line of Lynnwood Drive; thence along the South line of said Lots 2 and 3, Offutt Towers Replat, said line also being said North right-of-way line of Lynnwood Drive, on the following described courses; thence N89°57'03"W, a distance of 787.16 feet; thence Southwesterly on a curve to the left with a radius of 424.63 feet, a distance of 117.28 feet, said curve having a long chord which bears S82°08'13"W, a distance of 116.90 feet to the point of beginning.

Said tract of land contains an area of 4.878 acres, more or less.

Robert Clark LS-419 NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

July 9, 1998
Date

Aug 12 1998 11:45A
98 022332

Counter STEVE S
Verify
D.E. DY
Proof
Fee $ 25.50
Ck Cash Chg

1 25 STAMPED COPY

E&A CONSULTING GROUP
13201 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

OFFUTT TOWERS REPLAT TWO
BELLEVUE, NEBRASKA

FINAL PLAT

5-22-98 | JMC | 1" = 100' | 1 of 1