2000-17171

Filed For Record 7-17-00 at 2:00 P.M.
Instrument # 2000 17171
Lloyd J. Dowding Register of Deeds Sarpy Co. NE
17171

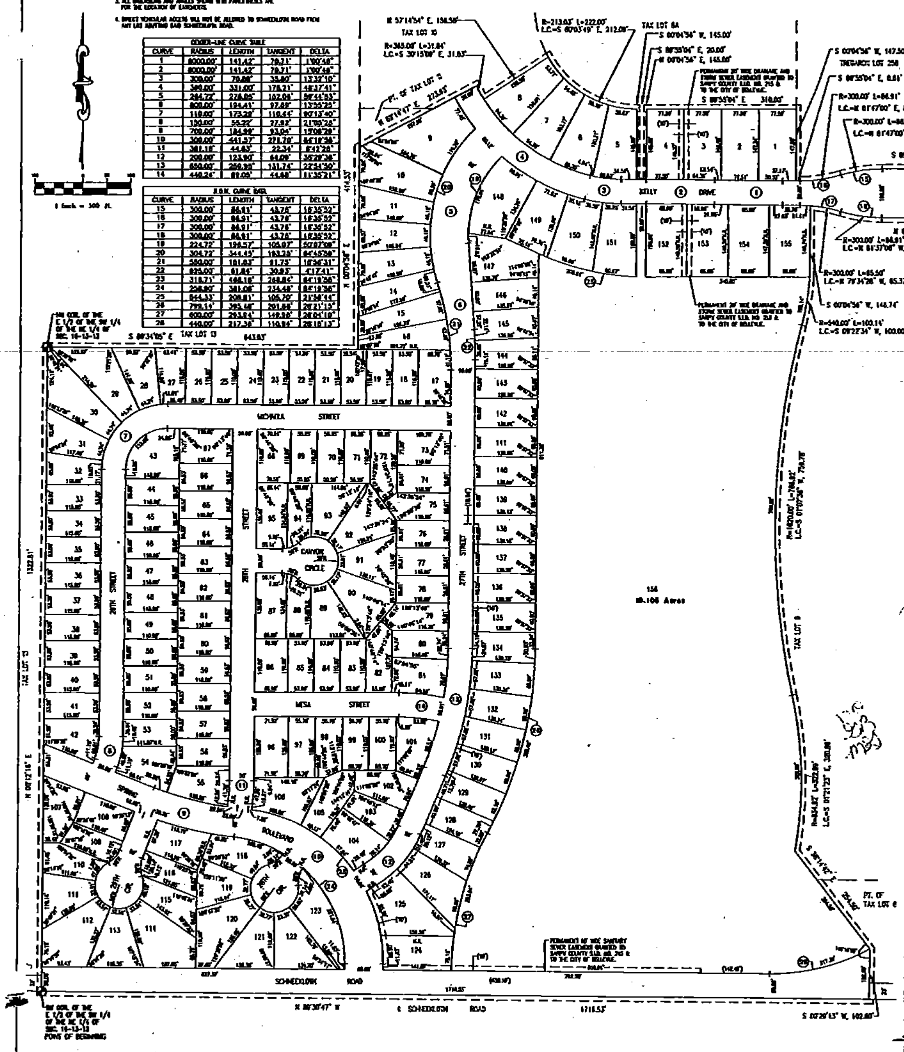
Counter M
Verify M
D.E. AT
Proof S
Fee 93.00
Ck
Cash
Charge
STAMP COPY

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHNEEKLOTH ROAD FROM ANY LOT ABUTTING SAID SCHNEEKLOTH ROAD.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	8000.00'	141.42'	70.71'	1°00'46"
2	8000.00'	141.42'	70.71'	1°00'46"
3	300.00'	70.88'	35.60'	13°32'10"
4	380.00'	331.00'	178.21'	49°37'41"
5	284.72'	278.05'	162.08'	55°44'53"
6	800.00'	194.41'	97.69'	13°55'25"
7	110.00'	173.20'	110.44'	90°13'40"
8	150.00'	55.22'	27.92'	21°05'26"
9	700.00'	184.99'	93.04'	15°08'29"
10	300.00'	441.57'	271.70'	84°19'36"
11	381.18'	44.65'	22.34'	6°42'28"
12	200.00'	123.90'	64.09'	35°29'38"
13	650.00'	259.95'	131.74'	22°54'30"
14	440.24'	89.09'	44.66'	11°35'21"

R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
15	300.00'	86.91'	43.76'	16°35'52"
16	300.00'	84.91'	43.76'	16°35'52"
17	300.00'	84.91'	43.76'	16°35'52"
18	300.00'	84.91'	43.76'	16°35'52"
19	224.72'	196.57'	105.07'	50°07'08"
20	304.72'	344.45'	193.25'	64°45'30"
21	580.00'	181.83'	91.75'	16°36'31"
22	825.00'	61.84'	30.95'	4°17'41"
23	318.71'	468.16'	284.84'	84°19'36"
24	258.80'	381.06'	234.48'	84°19'36"
25	544.33'	208.81'	105.70'	21°58'44"
26	799.14'	365.46'	201.86'	26°21'13"
27	600.00'	293.94'	149.98'	28°04'10"
28	440.00'	217.38'	110.94'	28°18'13"



PIPERS GLEN

LOTS 1 THRU 156 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 6, A TAX LOT LOCATED IN THE NE 1/4 OF SECTION 16; AND ALSO TOGETHER WITH PART OF TAX LOTS 8D, 9, 10 AND 11, TAX LOTS LOCATED IN SAID NE 1/4 OF SECTION 16; AND ALSO TOGETHER WITH ALL OF TAX LOTS 7 AND 12, TAX LOTS LOCATED IN SAID NE 1/4 OF SECTION 16; AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAY OF SCHNEEKLOTH ROAD AND 25TH STREET; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Bellevue to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Pipers Glen (lots numbered as shown) being a platting of part of Tax Lot 6, a tax lot located in the NE 1/4 of Section 16; and also together with part of Tax Lots 8D, 9, 10 and 11, tax lots located in said NE 1/4 of Section 16; and also together with all of Tax Lots 7 and 12, tax lots located in said NE 1/4 of Section 16; and also together with the included street right-of-way of Schneekloth Road and 25th Street; all located in 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 the East 1/2 of the SW 1/4 of said NE 1/4 of Section 16; thence N00°12'16"E (assumed bearing) along the West line of said East 1/2 of the SW 1/4 of the NE 1/4 of Section 16, said line also being the Easterly line of Tax Lot 13, a tax lot located in said NE 1/4 of section 16, a distance of 1322.81 feet to the Northwest corner of said tax lot 6, said point also being the Northwest corner of said East 1/2 of the SW 1/4 of the NE 1/4 of Section 16; thence S89°34'05"E along the Northerly line of said Tax Lot 6, said line also being said Easterly line of Tax Lot 13, said line also being the North line of said East 1/2 of the SW 1/4 of the NE 1/4 of Section 16, a distance of 643.03 feet; thence N00°04'56"E along said Easterly line of Tax Lot 13, said line also being the West line of said Tax Lot 11 and said Tax Lot 6, a distance of 414.53 feet; thence N82°14'47"E, a distance of 273.83 feet; thence Southeasterly, on a curve to the left with a radius of 385.00 feet, a distance of 31.84 feet, said curve having a long chord which bears S30°15'09"E, a distance of 31.83 feet; thence N57°14'54"E, a distance of 158.58 feet to a point on the West line of Tax Lot 8A, a tax lot located in said NE 1/4 of Section 16, said point also being on the East line of said Tax Lot 10; thence Southeasterly along said East line of Tax lot 10, said line also being said West line of Tax Lot 8A, on a curve to the left with a radius of 213.03 feet, a distance of 222.00 feet, said curve having a long chord which bears S40°03'49"E, a distance of 212.08 feet to the Southeast corner of said Tax Lot 10; thence Easterly along the Southerly line of said Tax Lot 8A, on the following described courses; thence S00°04'56"W, a distance of 145.00 feet; thence S89°55'04"E, a distance of 20.00 feet; thence N00°04'56"E, a distance of 145.00 feet; thence S89°55'04"E, a distance of 310.00 feet to a point on the West line of Lot 258, Tregaron, a subdivision located in said NE 1/4 of Section 16; thence S00°04'56"W along the West line of said Lot 258, Tregaron, a distance of 147.50 feet to the Southwest corner of said Lot 258, Tregaron; thence S89°55'04"E along the Southerly line of said Lot 258, Tregaron, a distance of 6.61 feet; thence Northeasterly along said Southerly line of Lot 258, Tregaron, on a curve to the left with a radius of 300.00 feet, a distance of 86.91 feet, said curve having a long chord which bears N81°47'00"E, a distance of 86.60 feet; thence Easterly along said Southerly line of Lot 258, Tregaron, on a curve to the right with a radius of 300.00 feet, a distance of 86.91 feet, said curve having a long chord which bears N81°47'00"E, a distance of 86.60 feet; thence S89°55'04"E along said Southerly line of Lot 258, Tregaron, and the Easterly extension thereof, a distance of 270.00 feet to a point on the East line of said NE 1/4 of Section 16; thence S00°04'56"W along said East line of the NE 1/4 of Section 16, a distance of 100.00 feet; thence N89°55'04"W, a distance of 270.00 feet; thence Northwesterly on a curve to the right with a radius of 300.00 feet, a distance of 86.91 feet, said curve having a long chord which bears N81°37'08"W, a distance of 86.60 feet; thence Northwesterly, on a curve to the left with a radius of 300.00 feet, a distance of 85.50 feet, said curve having a long chord which bears N79°34'28"W, a distance of 85.37 feet; thence S00°04'56"W, a distance of 148.74 feet to the Northeast corner of said Tax Lot 7; thence along the Easterly line of said Tax Lot 7, on the following described courses; thence Southerly on a curve to the right with a radius of 540.00 feet, a distance of 100.14 feet, said curve having a long chord which bears S08°22'34"W, a distance of 100.00 feet; thence Southerly, on a curve to the left with a radius of 1020.00 feet, a distance of 766.92 feet, said curve having a long chord which bears S01°07'36"W, a distance of 750.78 feet; thence Southerly, on a curve to the right with a radius of 834.92 feet, a distance of 322.88 feet, said curve having a long chord which bears S01°21'23"E, a distance of 320.89 feet; thence S38°14'42"E, a distance of 254.50 feet to the Southeast corner of said Tax Lot 7; thence S00°28'13"W, a distance of 102.00 feet to a point on the South line of said NE 1/4 of Section 16; thence N89°30'47"W along said South line of the NE 1/4 of Section 16, a distance of 1718.53 feet to the point of beginning.

Said tract of land contains an area of 59.188 acres, more or less.

Robert Clark 6-28-00
Robert Clark, LS-419 Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR

DEDICATION

Know all men by these presents that We, Belledev Limited Partnership; Landco, Inc.; and Sanitary and Improvement District No. 171 of Sarpy County, Nebraska, owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as PIPERS GLEN(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; 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 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 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.

BELLEDEV LIMITED PARTNERSHIP
Ronald E. Smith
By: Ronald E. Smith, General Partner

LANDCO, INC.
By: John J. Smith, President

SANITARY AND IMPROVEMENT DISTRICT NO. 171
SARPY COUNTY, NEBRASKA
Ronald E. Smith
By: Chairman, Ronald E. Smith
Arlene A. Boyd
Clerk: Arlene A. Boyd

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of PIPERS GLEN ((lots numbered as shown) was approved by the Bellevue City Planning Commission on this ___ day of ___ 2000.

Carol Lynne LaVigne
CHAIRMAN OF CITY PLANNING COMMISSION

REVIEW OF COUNTY SURVEYOR

This plat of the PIPERS GLEN ((lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 7th day of JULY 2000.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

BELLEVUE CITY COUNCIL APPROVAL

This plat of PIPERS GLEN ((lots numbered as shown) was approved by the City Council of Bellevue on this ___ day of July 2000. 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.

MAYOR

ATTEST: Beverly Hadley
CITY CLERK

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 28 day of JUNE 2000, before me, the undersigned, a Notary Public in and for said County, personally came Ronald E. Smith, general partner of Belledev Limited Partnership, 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 general partner of said limited partnership.

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

Homer R. Hunt (seal)
Notary Public

General Notary Public HOMER R. HUNT State of Nebraska My Commission Expires April ___

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.

DEP 7/11/00
SARPY COUNTY TREASURER DATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 28 day of JUNE 2000, before me, the undersigned, a Notary Public in and for said County, personally came Ronald E. Smith and Arlene A. Boyd of Sanitary and Improvement District No. 171, who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed as Chairman and Clerk of said SID No. 171.

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

Homer R. Hunt (seal)
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 30 day of JUNE 2000, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, president of Landco, 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 such officer of said corporation.

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

Homer R. Hunt (seal)
Notary Public

General Notary Public HOMER R. HUNT State of Nebraska My Commission Expires April ___

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

PIPERS GLEN
BELLEVUE, NEBRASKA

FINAL PLAT

Proj No:	
Date:	
Designed By:	
Drawn By:	
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	