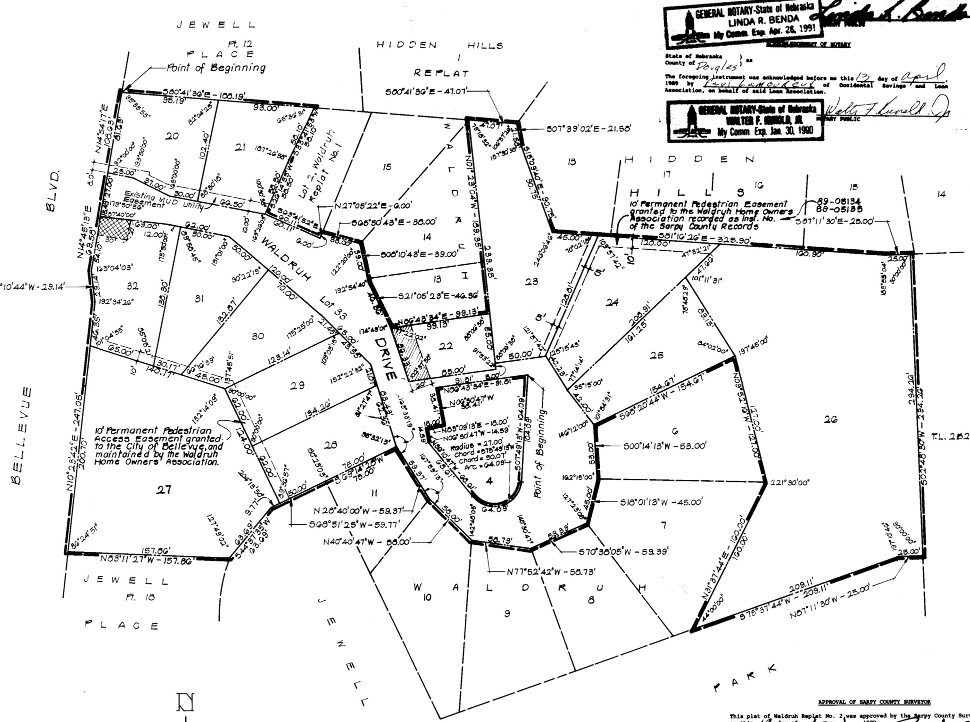
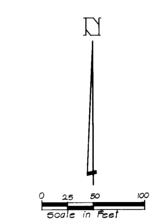
8905525

WALDRUH REPLAT NO. 2

Lots 20 Thru 33, Inclusive

Being A Replatting of Lots 1, 2, 5, 12, 18, 19, and Outlots 'A' Thru 'E', Inclusive, Waldruh; Lots 1 And 3, Waldruh Replat No. 1; Part of Lot 18, Jewell Place, together with vacated Woodbine Avenue, All As Surveyed, Platted And Recorded in Sarpy County, Nebraska.





LEGEND

Utility Easement Granted To The Metropolitan Utilities District

Driveway Easement Granted To The Waldruh Home Owners Association

NOTE

Lots 26 and 33 are dedicated as common ground for the purpose of ingress/egress and recreation use by all owners of lots in Waldruh, Waldruh Replat No. 1 and Waldruh Replat No. 2, except Lot 27, Waldruh Replat No. 2.

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) ss

The foregoing instrument was acknowledged before me this 3 day of May, 1989 by [illegible] of ~~Norwest Bank Nebraska, National Association~~, on behalf of said [illegible].

GENERAL NOTARY-State of Nebraska LINDA R. BENDA My Comm. Exp. Apr. 26, 1991

Linda R. Benda
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) ss

The foregoing instrument was acknowledged before me this 13 day of April, 1989 by Paul Lamoureux of Occidental Savings and Loan Association, on behalf of said Loan Association.

GENERAL NOTARY-State of Nebraska WALTER F. KUNOLD, JR. My Comm. Exp. Jan. 30, 1990

Walter F. Kunold Jr.
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes or permanent markers have been found or set at all corners of said boundary and at all lot corners, angle points and at the end of all curves within said subdivision to be known as Waldruh Replat No. 2 Lots 20 thru 33, inclusive, being a replatting of Lots 1, 2, 5, 12, 18, 19 and Out Lots "A" thru "E", inclusive, in Waldruh, as surveyed, platted and recorded in Sarpy County, Nebraska, together with Lots 1 and 3 in Waldruh Replat No. 1, as surveyed, platted and recorded in Sarpy County, Nebraska, together with part of Lot 18 in Jewell Place, as surveyed, platted and recorded in Sarpy County, Nebraska, together with vacated Woodbine Avenue, all more particularly described as follows: Beginning at the N.W. corner of Lot 19 of said Waldruh; thence S80°41'36"E (assumed bearing) 188.19 feet on the North line of Lots 18 and 19 of said Waldruh and on the North line of Lot 1 of said Waldruh Replat No. 1; thence S33°41'53"W 58.10 feet on the Easterly line of said Lot 1; thence S26°14'55"W 58.50 feet on the Easterly line of said Lot 1 to the Northerly line of Lot 3 of said Waldruh Replat No. 1; thence S63°41'52"E 60.11 feet on the Northerly line of said Lot 3; thence N27°05'22"E 6.00 feet on the Northerly line of said Lot 3; thence S65°50'43"E 38.00 feet on the Northerly line of said Lot 3; thence S08°10'43"E 39.00 feet on the Northerly line of said Lot 3; thence S21°05'23"E 46.36 feet on the Northerly line of said Lot 3 to the N.W. corner of Lot 12 of said Waldruh; thence N86°43'34"E 99.13 feet on the North line of said Lot 12 to the West line of Lot 2 of said Waldruh; thence N01°23'04"W 189.35 feet on the West line of said Lot 2 to the N.W. corner of said Lot 2; thence S80°41'36"E 47.07 feet on the North line of said Lot 2; thence S07°39'02"E 21.58 feet on the North line of said Lot 2; thence S15°09'40"E 90.75 feet on the North line of said Lot 2; thence S81°16'26"E 325.90 feet on the North line of Lots 2 and 1 of said Waldruh; thence S87°11'30"E 25.00 feet on the North line of said Lot 1; thence S02°48'30"W 294.26 feet on the East line of said Lot 1; thence N87°11'30"W 25.00 feet on the South line of said Lot 1; thence S75°37'44"W 209.11 feet on the South line of said Lot 1; thence N31°37'44"E 160.00 feet on the East line of Lot 7 of said Waldruh; thence N09°52'16"W 127.00 feet on the East line of Lot 6 of said Waldruh; thence S68°20'44"W 154.67 feet on the North line of Lot 6 of said Waldruh; thence S00°14'13"W 53.00 feet on the West line of Lot 6 of said Waldruh; thence S18°01'13"W 45.00 feet on the West line of Lot 7 of said Waldruh; thence S70°38'05"W 59.39 feet on the Northerly line of Lot 8 of said Waldruh; thence N77°52'42"W 58.73 feet on the Northerly line of Lot 9 of said Waldruh; thence N40°40'47"W 58.00 feet on the Northeasterly line of Lot 10 of said Waldruh; thence N28°40'00"W 59.37 feet on the Northeasterly line of Lot 11 of said Waldruh; thence S69°14'28"W 75.00 feet on the Northwesterly line of Lot 11 of said Waldruh; thence S68°51'25"W 59.77 feet on the South line of vacated Woodbine Avenue and on the Easterly line of Lot 18 of said Jewell Place; thence S44°37'35"W 63.69 feet on the Easterly line of said Lot 18; thence N83°11'27"W 157.86 feet on a line 80.00 feet North of and parallel to the South line of said Lot 18 to the West line of said Lot 18; thence N10°23'42"E 247.05 feet on the West line of said Lot 18 and on the East line of Bellevue Boulevard to the centerline of vacated Woodbine Avenue; thence N02°10'44"W 29.14 feet on the East line of Bellevue Boulevard to the S.W. corner of Out Lot "A" of said Waldruh; thence N14°45'13"E 69.58 feet on the West line of Out Lot "A" of said Waldruh and on the West line of Lot 3 of said Waldruh Replat No. 1; thence N14°54'17"E 108.63 feet on the West line of Lot 3 of said Waldruh Replat No. 1 and on the West line of Lot 19 of said Waldruh to the point of beginning except that part of the above described tract known as Lot 4 of said Waldruh, said Lot 4 being more particularly described as follows: Beginning at the N.E. corner of said Lot 4; thence around the outer boundary of said Lot 4 on the following described courses: thence S07°49'13"W (assumed bearing) 104.09 feet to a point of curve; thence Southwesterly on a 27.00 foot radius curve to the right, chord bearing S75°49'13"W, chord distance 50.07 feet, an arc distance of 64.09 feet to a point of tangency; thence N36°10'47"W 68.61 feet; thence N06°50'47"W 14.59 feet; thence N83°09'13"E 18.00 feet; thence N06°50'47"W 38.41 feet; thence N86°43'34"E 91.81 feet to the point of beginning.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

February 27, 1989 — James Warner
DATE — JAMES D. WARNER, R.L.S. 308

FILED [illegible]
INSTRUMENT NUMBER 89-05525
1989 MAY 12 AM 8:55
[illegible]
REGISTER OF DEEDS

W 19.00
254
Stamped copy

DEDICATION

Know all men by these presents, that we: Richard F. Hosking, Bruce N. Carl and Patricia A. Carl (husband and wife) being the Owners, and ~~Norwest Bank Nebraska, National Association,~~ and Occidental Savings and Loan Association (a Nebraska Corporation) being the mortgage holders of the land described within the surveyor's certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Waldruh Replat No. 2 and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do further grant a perpetual easement to the Omaha Public Power District, Peoples Natural Gas, Metropolitan Utilities District, Northwestern Bell Telephone Company, 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, pipes 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 Lots 26 and 33, and a ten (10') foot wide strip of land abutting the front lot lines of Lots 20, 21, 23, 24, 25, 28, 29, 30, 31 and 32, but the same may be used for gardens, shrubs, landscaping, non-public roads, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Richard F. Hosking
RICHARD F. HOSKING

[illegible] V.P.
~~NORWEST BANK NEBRASKA, NATIONAL ASSOCIATION~~

Bruce N. Carl
BRUCE N. CARL

Paul M. Lamoureux V.P.
OCCIDENTAL SAVINGS AND LOAN ASSOCIATION

Patricia A. Carl
PATRICIA A. CARL

Toria A. Carpenter

GENERAL NOTARY-State of Nebraska TORIA A. CARPENTER My Comm. Exp. Nov. 21, 1991

GENERAL NOTARY-State of Nebraska DALL M. EYSTER My Comm. Exp. April 27, 1990

Dall M. Eyster 4-22-89

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of SARPY) ss

The foregoing instrument was acknowledged before me this 13 day of APRIL, 1989 by Richard F. Hosking.

Donna M. Langbehn
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska DONNA M. LANGBEHN My Comm. Exp. Dec. 29, 1991

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of) ss

The foregoing instrument was acknowledged before me this 13 day of April, 1989 by Bruce N. Carl and Patricia A. Carl.

GENERAL NOTARY-State of Nebraska DALL M. EYSTER My Comm. Exp. April 27, 1990

Dall M. Eyster
NOTARY PUBLIC

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Waldruh Replat No. 2 was approved by the Sarpy County Surveyor's Office on this 13 day of April, 1989.

Ronald A. Rystrom
SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-241 LAND SURVEYOR RONALD A. RYSTROM

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of Waldruh Replat No. 2 was approved by the Bellevue City Planning Commission this 21st day of April, 1989.

Carol Lynne Swayne
CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

This plat of Waldruh Replat No. 2 was approved and accepted by the Bellevue City Council this 8 day of May, 1989. Approval of this plat becomes null and void if not recorded within 90 days of above date.

Inez M. Boyd
MAYOR

Beverly Hardy
CITY CLERK

SARPY 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 21 day of April, 1989.

DEPUTY

Kathleen A. Ingram
SARPY COUNTY TREASURER

KATHLEEN A. INGRAM SARPY COUNTY TREASURER Seal

89-05525

SCALE: as shown	WALDRUH REPLAT NO. 2
DATE: Feb. 27, 1989	
DRAWN BY: [illegible]	Final Plat
CHECKED BY:	
REVISION:	

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
OMAHA NEBRASKA 68154
TELEPHONE (402) 330-8860

JOB NUMBER
399-111

Waldruh Replat No. 2