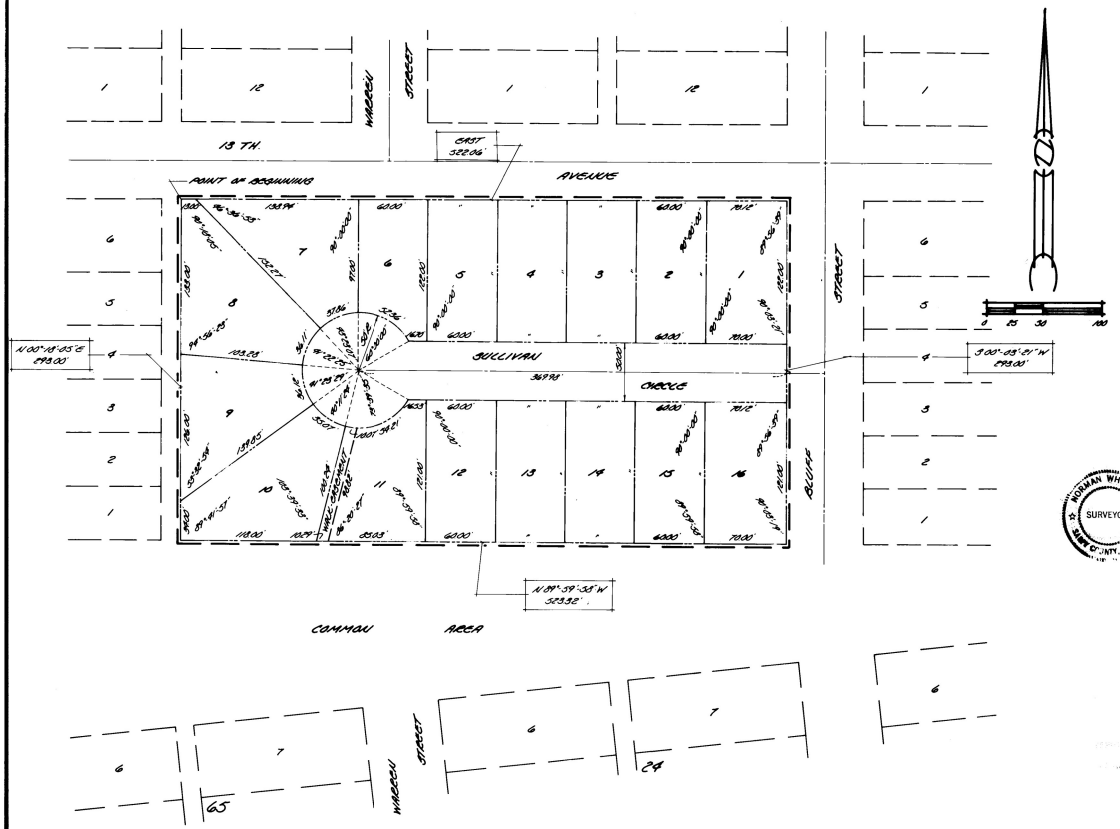
# WALK-A-PONY ADD.

LOTS 1 THRU 16 INCLUSIVE
BEING A REPLATTING OF LOTS 7 THRU 12 INCLUSIVE BLOCK 66, AND VACATED WARREN STREET ADJOINING SAID BLOCK 66 ON THE EAST, AND ALL OF BLOCK 23 AND VACATED ALLEY, ALL IN BELLEVUE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA




NEBRASKA REGISTERED LS.-308 LAND SURVEYOR JAMES D. WARNER

## SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY, AND THAT IRON PIPES WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN WALK-A-PONY ADDITION, LOTS 1 THRU 16 INCLUSIVE, BEING A REPLATTING OF LOTS 7 THRU 12 INCLUSIVE BLOCK 66 AND VACATED WARREN STREET ADJOINING SAID BLOCK 66 ON THE EAST AND ALL OF BLOCK 23 AND VACATED ALLEY, ALL IN BELLEVUE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 7 SAID BLOCK 66; THENCE EAST (ASSUMED BEARING) ON THE NORTH LINES OF LOT 7 SAID BLOCK 66 AND SAID BLOCK 23, 322.06 FEET TO THE N.E. CORNER OF SAID BLOCK 23; THENCE S 00° 03' 21" W ON THE EAST LINE OF SAID BLOCK 23, 293.00 FEET TO THE S.W. CORNER OF SAID BLOCK 23; THENCE N 89° 39' 58" W ON THE SOUTH LINES OF SAID BLOCK 23 AND LOT 12 SAID BLOCK 66, 323.32 FEET TO THE S.W. CORNER OF LOT 12 SAID BLOCK 66; THENCE N 00° 18' 05" E ON THE WEST LINE OF LOTS 7 THRU 12 SAID BLOCK 66, 293.00 FEET TO THE POINT OF BEGINNING.

April 19, 1977
DATE

James D. Warner
REGISTERED LAND SURVEYOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LARRY O. KLANDERUD AND MARLYS F. KLANDERUD (HUSBAND & WIFE) OWNERS, AND WESTERN SECURITIES COMPANY (A NEBRASKA CORPORATION) 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 AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WALK-A-PONY ADDITION, AND WE DO HEREBY RATIFY 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 AND EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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 (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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.

Larry O. Klanderud
LARRY O. KLANDERUD

Marlys F. Klanderud
MARLYS F. KLANDERUD

WESTERN SECURITIES COMPANY
R. G. Johnson

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF SARPY)

ON THIS 11th DAY OF MAY, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED LARRY O. KLANDERUD and MARLYS F. KLANDERUD, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL IN Papillion, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: Feb 24, 1980

NOTARY PUBLIC Raymond E. Godin

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF SARPY)

ON THIS 19 DAY OF MAY, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Roland C. Johnson AND _____ WHO ARE PERSONALLY KNOWN BY ME TO BE RESPECTIVELY, THE Executive Vice-President AND _____ OF WESTERN SECURITIES COMPANY (A NEBRASKA CORPORATION) AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN Bellevue, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: May 29, 1979

NOTARY PUBLIC Pamela M. Baughn

## SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 19th DAY OF May, 1977.

Kathleen A. Engman
SARPY COUNTY TREASURER

## APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF WALK-A-PONY ADDITION WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 19 DAY OF May, 1977.

Norman Whitney
SARPY COUNTY SURVEYOR

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEBR.

## APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

THIS PLAT OF WALK-A-PONY ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING DEPARTMENT THIS 23rd DAY OF May, 1977.

Raymond F. Farley
CHAIRMAN

## APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF WALK-A-PONY ADDITION WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 23rd DAY OF May, 1977.

Robert M. Nuernberg
MAYOR

_____
PRESIDENT

Mary Strickler
CITY CLERK

CITY OF BELLEVUE INCORPORATED SEAL SARPY COUNTY, NEBRASKA

6-16-77 11:10 P 7 Plats 11.50
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Ref# 67161

SCALE: AS SHOWN
DATE: 4-26-77
DRAWN BY: EMS
CHECKED BY
REVISIONS

WALK-A-PONY ADDITION

FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

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