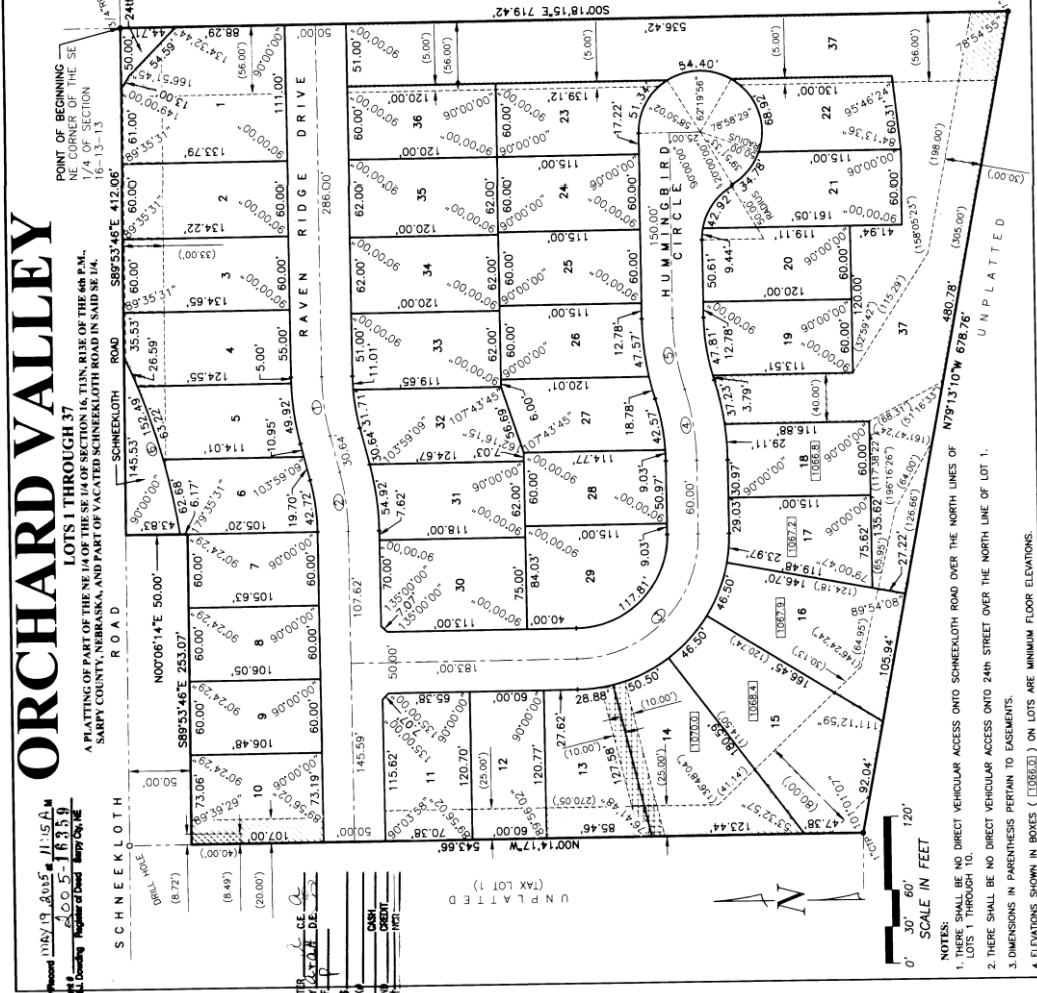


2005-16359

ORCHARD VALLEY



NOTES:
 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO SCHNEEKLOTH ROAD OVER THE NORTH LINES OF LOTS 1 THROUGH 10.
 2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 24th STREET OVER THE NORTH LINE OF LOT 1.
 3. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
 4. ELEVATIONS SHOWN IN BOXES (□) ON LOTS ARE MINIMUM FLOOR ELEVATIONS.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS OF SAID BOUNDARY TO BE SET AT 17' BENCH PLATING OF PART OF THE NE 1/4 OF THE ALL CURVES WITHIN SAID SUBDIVISION TO BE IN THE NE 1/4 OF SECTION 17, T19N, R13E, S49.11N, NEBRASKA, AND SAID PART OF VACATED SCHNEEKLOTH ROAD LYING IN SAID SE 1/4, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE 1/4; THENCE S00°18'15"E (ASSUMED BEARING) 771.72 FEET ON THE EAST LINE OF SAID SE 1/4 TO A POINT (1930.43 FEET FROM THE SE CORNER OF SAID SE 1/4) TO THE EAST LINE OF SAID SE 1/4 TO THE SOUTH LINE OF THE SE CORNER OF T19N, R13E, S49.11N; THENCE S89°53'46"E 253.07' FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE NORTH LINE OF SAID SE 1/4; THENCE S89°53'46"E 412.06 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; CONTAINING 9.14 ACRES MORE OR LESS.

DATE: FEBRUARY 14, 2005
 DAVID H. NEEF
 NEBRASKA P.L.S. #75

INDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT WE, ORCHARD VALLEY, INC., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID SURVEY TO BE MADE, AND WE DO HEREBY GRANT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE PUBLIC TO BE SURVIVED, THEIR SUCCESSORS AND ASSIGNS TO ERCT, ANY COMPANY WHICH HEREINAFTER BEING OWNERS OF SAID STREETS, CROSSINGS, DOWN GUTS 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 RECEPTION, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID STRIPS OF LAND SHALL BE NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO ADJACENT LAND IS TO BE USED FOR THE INSTALLATION OF SUCH UTILITY FACILITIES. THE FOUR CORNERS SHALL BE PLACED IN SAID EASEMENT, AND THE SAME MAY BE USED FOR GARDENS, SIROUS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT INHIBIT OR INTERFERE WITH THE SUCCESSORS AND ASSIGNS, TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPAIR AND REPLACE THEREON, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS AND CIRCLES, WHETHER FOR GARDENS, SIROUS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT INHIBIT OR INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREBY GRANTED.

ACKNOWLEDGEMENT OF NOTARY
 I, *Melvin Subbeck*, Notary Public for the State of Nebraska, do hereby acknowledge before me this 25th day of *March*, 2005, the foregoing dedication made by *Orchard Valley, Inc.* in and to the public use of the streets and easements herein described.

COUNTY TREASURER'S CERTIFICATE
 THIS PLAT HAS BEEN FILED AND REGULAR RECORDS MADE THEREON BY THE COUNTY TREASURER OF THE COUNTY OF BELLEVILLE, MISSOURI, THIS 24th DAY OF *March*, 2005.
John R. McGowan
 COUNTY TREASURER

APPROVAL OF BELLEVILLE CITY PLANNING COMMISSION
 THIS PLAN OF ORCHARD VALLEY WAS APPROVED BY THE BELLEVILLE CITY PLANNING COMMISSION THIS 24th DAY OF *March*, 2005.
John R. McGowan
 CITY CLERK

APPROVAL OF BELLEVILLE CITY COUNCIL
 THIS PLAN OF ORCHARD VALLEY WAS APPROVED AND ACCEPTED BY THE BELLEVILLE CITY COUNCIL THIS 24th DAY OF *April*, 2005.
John R. McGowan
 CITY CLERK

LEGEND

CURVE	DELTA	CURVE DATA	LENGTH	RADIUS
1	135°00'00"	24.53'	48.82'	200.00'
2	135°00'00"	24.53'	48.82'	200.00'
3	90°00'00"	100.00'	157.08'	100.00'
4	185°53'46"	253.07'	398.97'	200.00'
5	185°53'46"	253.07'	398.97'	200.00'
6	167°10'45"	76.72'	154.49'	540.00'

REVIEW BY SAPPY COUNTY SURVEYOR
 THIS PLAN OF ORCHARD VALLEY WAS REVIEWED BY THE SAPPY COUNTY SURVEYOR THIS 24th DAY OF *MARCH*, 2005.
Thomas A. Clary
 SAPPY COUNTY SURVEYOR

UTILITY EASEMENT (SEE RECORDED INSTRUMENT)
 OMAHA PUBLIC POWER DISTRICT EASEMENT RECORDED IN BOOK 6 AT PAGE 404 OF THE SAPPY COUNTY RECORDS.
 SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
 PERMANENT DRAINAGE EASEMENT RECORDED AS INSTRUMENT NO. 2001-16881 OF THE SAPPY COUNTY RECORDS.
 SANITARY SEWER EASEMENT (SEE RECORDED INSTRUMENT)
 STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

THOMPSON, DRESSER & DORNER, INC.
 1086 OLD MILL ROAD, OMAHA, NEBRASKA 68154
 TEL: (402)330-8888 FAX: (402)330-8888
 EMAIL: TDM@TDSONLINE.COM WEB: WWW.TDSONLINE.COM

ORCHARD VALLEY
 FINAL PLAT
 DRAWN BY: JAZ
 CHECKED BY: DHM
 DATE: FEB 14, 2005
 SCALE: 1" = 60'