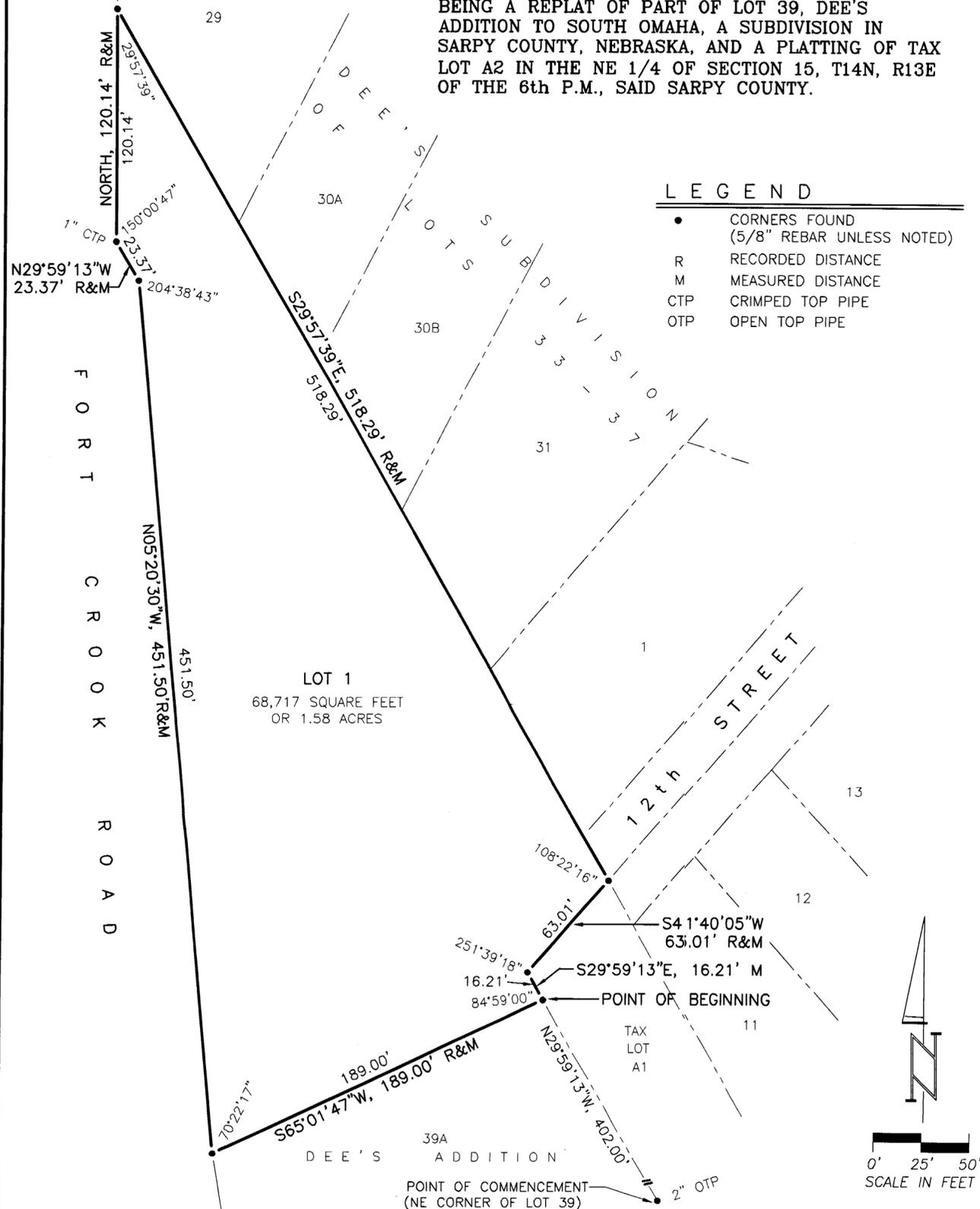


# ARRIBA PLACE

## LOT 1

BEING A REPLAT OF PART OF LOT 39, DEE'S ADDITION TO SOUTH OMAHA, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND A PLATTING OF TAX LOT A2 IN THE NE 1/4 OF SECTION 15, T14N, R13E OF THE 6th P.M., SAID SARPY COUNTY.



### LEGEND

- CORNERS FOUND (5/8" REBAR UNLESS NOTED)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE

### 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 SUBDIVISION TO BE KNOWN AS ARRIBA PLACE, LOT 1, BEING A REPLATTING OF PART OF LOT 39, DEE'S ADDITION TO SOUTH OMAHA, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH TAX LOT A2 IN THE NE 1/4 OF SECTION 15, T14N, R13E OF THE 6TH P.M., SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID LOT 39 (ALSO KNOWN AS 39A); THENCE N29°59'13"W (ASSUMED BEARING) 402.00 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 39 TO THE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF A TRACT OF LAND DESCRIBED ON A "QUITCLAIM DEED-STATE" RECORDED AS INSTRUMENT NUMBER 2000 06188 OF THE SARPY COUNTY RECORDS AND HEREIN AFTER CALLED "KOCK TRACT"; THENCE S65°01'47"W 189.00 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 39A AND ON THE SOUTHEASTERLY LINE OF SAID "KOCK TRACT" TO THE SW CORNER OF SAID "KOCK TRACT"; THENCE N05°20'30"W 451.50 FEET ON THE WESTERLY LINE OF SAID "KOCK TRACT" TO THE SOUTHWESTERLY LINE OF SAID TAX LOT A2; THENCE N29°59'13"W 23.37 FEET ON THE SOUTHWESTERLY LINE OF SAID TAX LOT A2 TO THE NW CORNER THEREOF; THENCE NORTH 120.14 FEET ON THE WEST LINE OF SAID TAX LOT A2 TO THE NW CORNER THEREOF; THENCE S29°57'39"E 518.29 FEET ON THE NORTHEASTERLY LINE OF SAID TAX LOT A2 TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE CENTERLINE OF 12TH STREET; THENCE S41°40'05"W 63.01 FEET ON THE SOUTHEASTERLY LINE OF SAID TAX LOT A2 AND ON THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF 12TH STREET TO THE SE CORNER OF SAID TAX LOT A2, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF SAID LOT 39; THENCE S29°59'13"E 16.21 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 39 TO THE POINT OF BEGINNING. CONTAINING 68,717 SQUARE FEET OR 1.58 ACRES.



DAVID H. NEEF,  
NEBRASKA R.L.S. 475

DECEMBER 23, 2003

DATE:

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, STEVE BARNEY, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ARRIBA PLACE, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, 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 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 A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

STEVE BARNEY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_ BY STEVE BARNEY.

NOTARY PUBLIC

### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

SARPY COUNTY TREASURER

### APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF ARRIBA PLACE WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

### APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF ARRIBA PLACE WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

BELLEVUE PUBLIC WORKS DIRECTOR

### APPROVAL OF BELLEVUE CITY ENGINEER

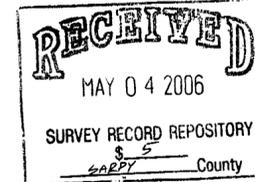
THIS PLAT OF ARRIBA PLACE WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

BELLEVUE CITY ENGINEER

### REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF ARRIBA PLACE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

SARPY COUNTY SURVEYOR



ARRIBA PLACE

DATE: DEC. 23, 2003  
DRAWN BY: RJR  
CHECKED BY: DHN  
SMALL SUBDIVISION WITH ADMINISTRATIVE APPROVAL

2 THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402) 330-8860 FAX: (402) 330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



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