

SEC. 26-T14N-R11E.  
SCALE: 1" = 400'

RAMP  
STATE ROW

RAMPA  
STATE ROW  
BLACKHOK ROAD  
STATE ROW  
WEST  
STATE ROW  
#50  
6.59 AC

146 789-92  
147  
148 SAPPBROS. REPLAT  
149 TL7 (BOX 50) 49  
150  
151  
152  
153  
154  
155

VACATED  
TAX LOT 10  
20  
105 Acres  
U.S.A.  
DAM SITE

TAX LOT 11A1  
50.27 Acres  
-0.16 Ac in TL 11B  
50.11 Ac. Road  
1.25  
48.80 Ac.  
0.784 TL 11A2  
48.08 Ac.  
TL 11B  
0.16 Ac.  
TL 4A1B  
0.16 Ac.  
TL 4A2  
0.16 Ac.

CORNHUSKER ROAD  
470 AC  
COUNTY HIGHWAY

1A1A  
4585 AC  
-1.00 in 1A1C  
4485 AC  
2A  
2394 AC

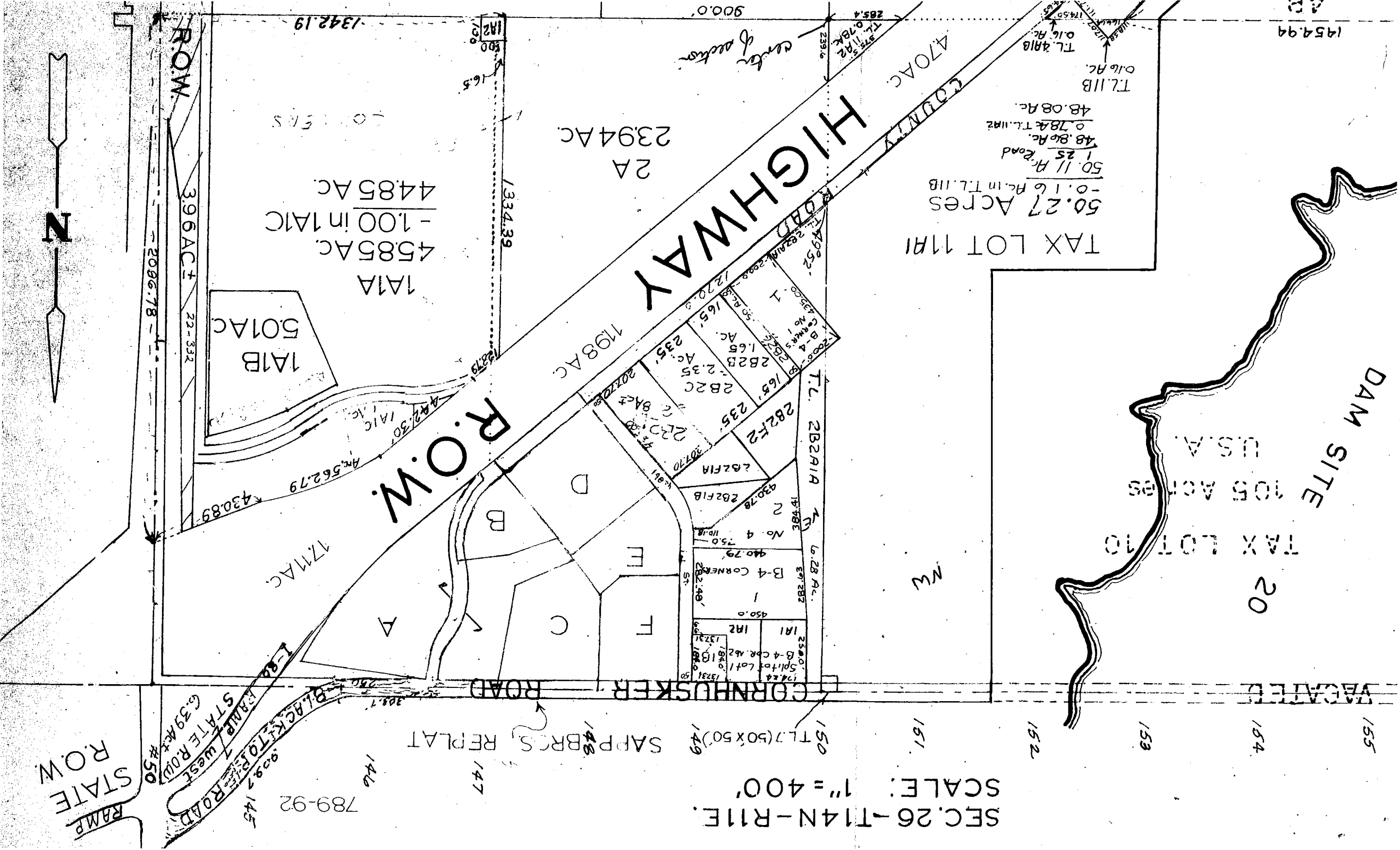
1A1B  
5.01 AC

1A1C  
177 MAC  
430.89  
562.79  
1334.39  
1342.19  
1A2  
198  
165

ROW

3.96 AC ±  
22-332

2096.78



SEC. 26 - T14N - R11E.  
SCALE: 1" = 400'

SAPPBROS. REPLAT

146  
147  
148

150  
151  
152  
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154  
155

150  
151  
152  
153  
154  
155

CORNHUSKER ROAD

VACATED

VACATED

TAX LOT 10

105 Acres

U.S.A.

DAM SITE

TAX LOT 11A

50.27 Acres  
- 0.16 Ac. in T.L. 11B  
50.11 A. Road  
1.25  
48.86 Ac.  
0.784 T.L. 11A2  
48.08 Ac.  
T.L. 11B  
0.16 Ac.  
T.L. 4A1B  
0.16 Ac.

1A1A  
4585A  
- 100 in  
4485A

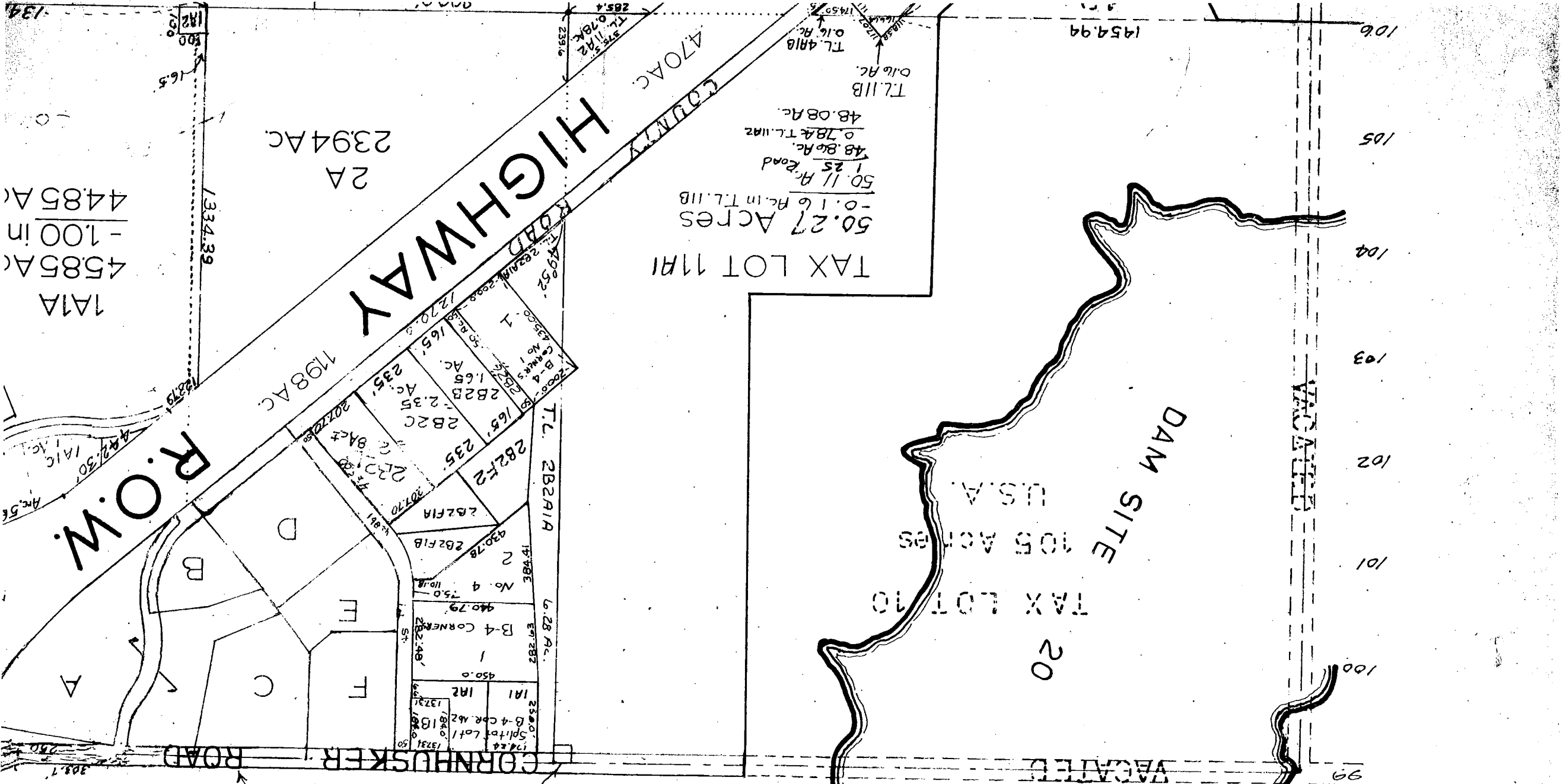
1334.39

2A  
2394Ac

134  
132  
130  
128  
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1454.94

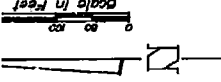
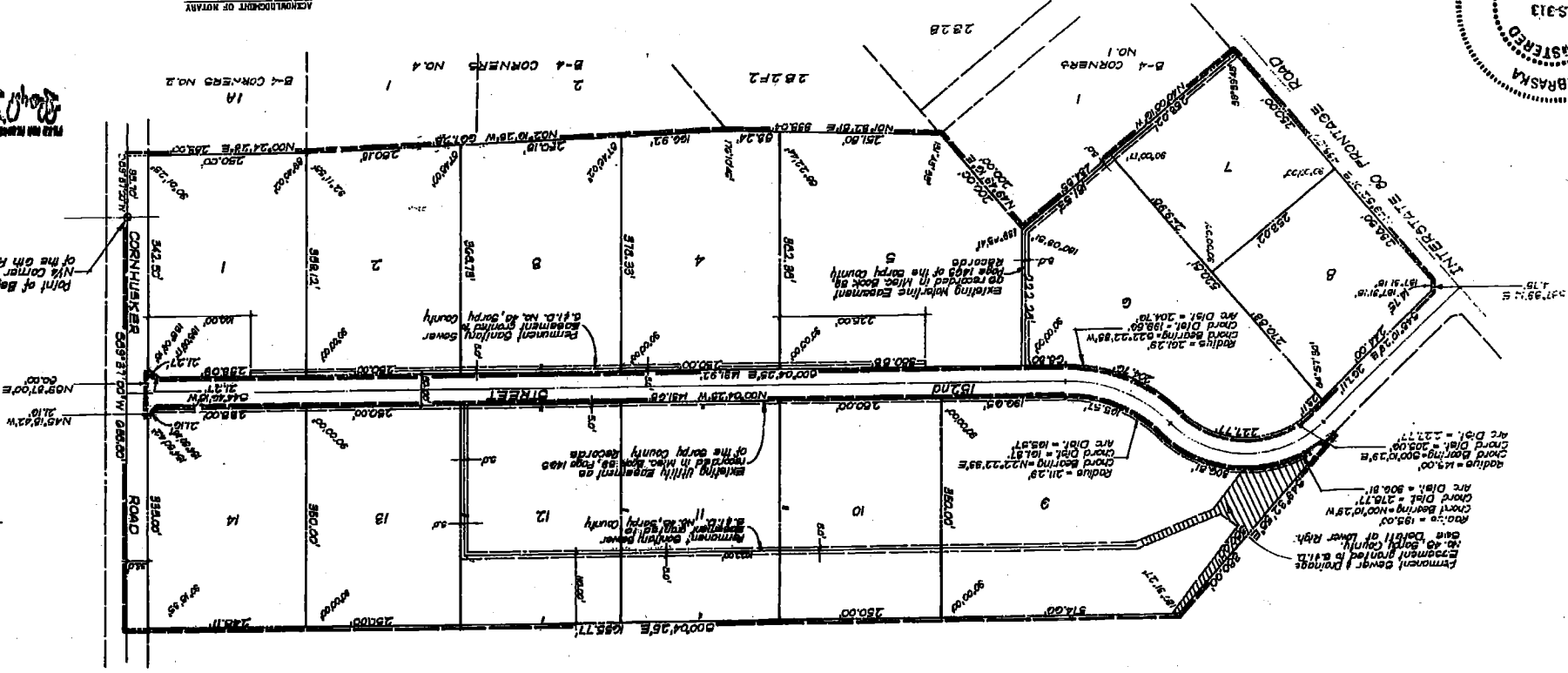
106  
105  
104  
103  
102  
101  
100  
99



# B-4 CORNERS NO. 5

Lots 1 thru 14, inclusive

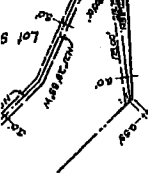
Being a plating of part of Lots 11A and 2B21A and all of Lot 9 in the North 1/2 of Section 20, T14N, R11E of the 6th R.M., Garpy County, Nebraska.



Point of Beginning  
N1/4 corner of Section 20, T14N, R11E  
of the 6th R.M., Garpy County, Nebraska.

PLAT FOR RECORD S-4-88-1134-A  
RECORDED IN DEPT. OF REVENUE 5

Garpy County, Nebraska



OWNER'S CERTIFICATE

The undersigned, being a duly qualified and licensed surveyor of the State of Nebraska, hereby certifies that the above described plat was prepared by me or under my direct supervision and that the same is a true and correct copy of the original plat as shown to me.

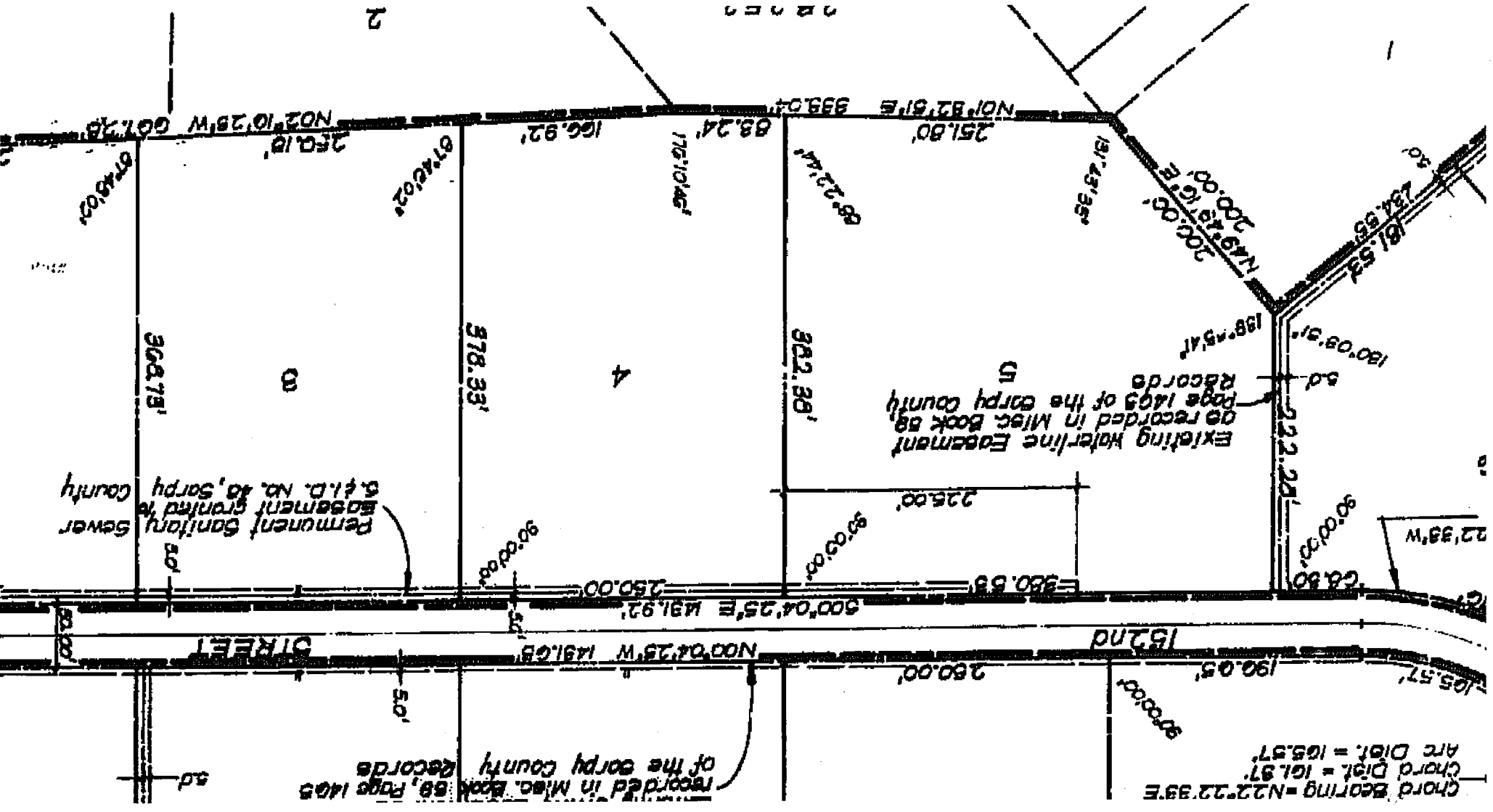
These all may be used by these parties. That no, B-4 Corners No. 5, A Nebraska Corporation has been formed, and the owners of the land and appurtenances, including the right of way, have been ascertained and shown to be the same as those shown on this plat. The undersigned, being a duly qualified and licensed surveyor of the State of Nebraska, hereby certifies that the above described plat was prepared by me or under my direct supervision and that the same is a true and correct copy of the original plat as shown to me.

LEGEND

STATE OF NEBRASKA,  
COUNTY OF GARPY

ACKNOWLEDGMENT OF NOTARY

**A. W. VAHRENWALD - State of Nebraska**  
Notary Public  
The foregoing instrument was acknowledged before me this 11th day of April, 1988, by **Garpy County, Nebraska**, a Nebraska corporation, on behalf of said corporation.  
My Comm. Expires 12/31/91



recorded in Misc. Book 88, Page 1465 of the Sarpy County Records

Chord Bearing = N22°22'33"E  
 Chord Dist. = 161.97'  
 Arc Dist. = 165.57'

Existing Waterline Easement  
 as recorded in Misc. Book 88,  
 Page 1465 of the Sarpy County  
 Records

Permanent Sanitary Sewer  
 Easement granted to  
 S.F.D. No. 40, Sarpy County

152ND  
 STREET

2

4

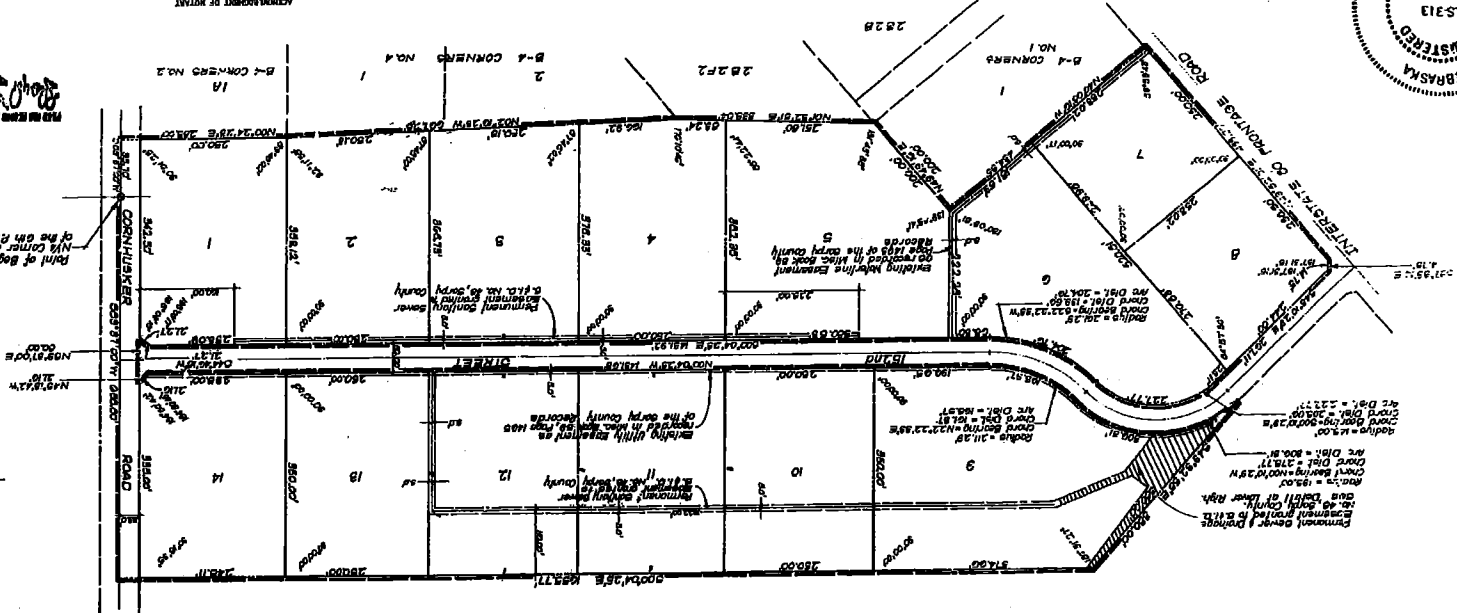
5

3

6

# B-4 CORNERS NO. 5

Lots 1 Thru 14, inclusive  
 Being a platting of part of the Lots 11A and 22A1/2 and all of the Lot 9 in the North 1/4 of Section 20, T14N, R16E of the 6th R1E, Garry County, Nebraska.



**STATE OF NEBRASKA**  
**LAND SURVEYOR**  
**REGISTERED**  
**15313**  
**GARY W. KOENIG, JR.**

BEFORE ME, the undersigned authority, on this 15th day of May, 1971, personally appeared **GARY W. KOENIG, JR.**, known to me to be the person whose name is subscribed to the foregoing platting, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

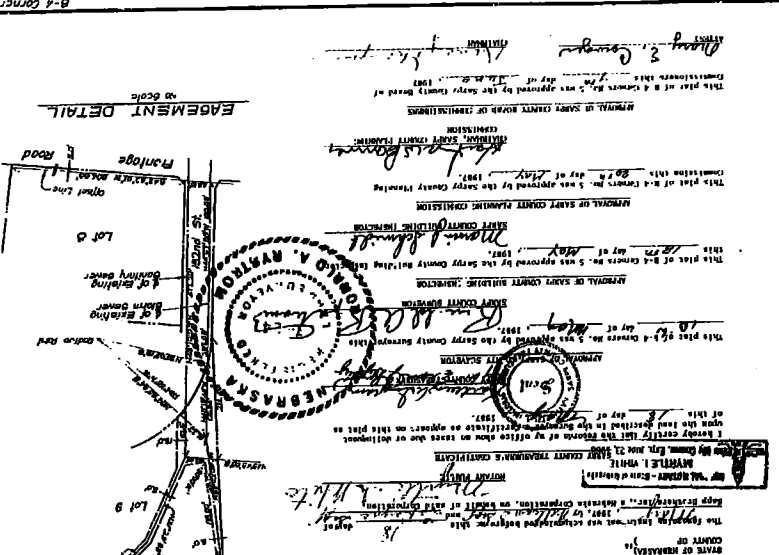
Given under my hand and seal of office this 15th day of May, 1971, at Omaha, Nebraska.

*[Signature]*  
 GARY W. KOENIG, JR., LAND SURVEYOR

BEFORE ME, the undersigned authority, on this 15th day of May, 1971, personally appeared **GARY W. KOENIG, JR.**, known to me to be the person whose name is subscribed to the foregoing platting, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of May, 1971, at Omaha, Nebraska.

*[Signature]*  
 GARY W. KOENIG, JR., LAND SURVEYOR



**THOMPSON, DREXLER & DOWNS**  
 Consulting Engineers & Land Surveyors

**Final Plat**

**B-4 CORNERS NO. 5**

Scale as shown  
 Date: 5/15/71  
 Project: B-4  
 Drawing: 1/2

B-4 CORNERS NO. 5  
 549-725

DEDICATION

Know all men by these presents: That we, B-4 Corners Inc., a Nebraska Corporation and Sapp Brothers, Inc., a Nebraska Corporation and embroaced within this plat have 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 B-4 Corners No. 5, and we do hereby dedicate to the public, for public use, the streets as shown, 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, and Northwest 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 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 and an eight (8) foot wide strip of land abutting all rear boundary lot lines and a sixteen (16) foot wide strip of land adjoining the rear boundary lot lines of all exterior lots. Said sixteen (16) foot wide easement will be reduced to an eight (8) foot wide easement when the adjacent land is surveyed, located and recorded if said sixteen (16) foot wide 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.

B-4 CORNERS, INC., A NEBRASKA CORPORATION

*[Handwritten initials]*

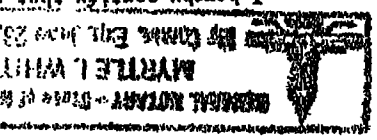
no subdivision herein and corners of said boundary points and at the ends of lots 1 thru 14 and all of Tax Lot 7 Sary County, Nebraska, the North 1/2 corner of the North 1/2 corner of West Line of 152nd S49°32'58" E, 380.00 feet 11A; thence S00°04'25" E; 1.80 feet on the North West Line of 152nd Street on a 195.00 foot and distance 275.77 feet, N22°22'33" E, chord of thence Northwesterly 16 feet to the South line East Line of 152nd Northwesterly of the West line of said lot the following courses

This plat of B-4 Corners

API

This plat of B-4 Corners

of this 18 day



Sapp Brothers, Inc., a

The foregoing instrument

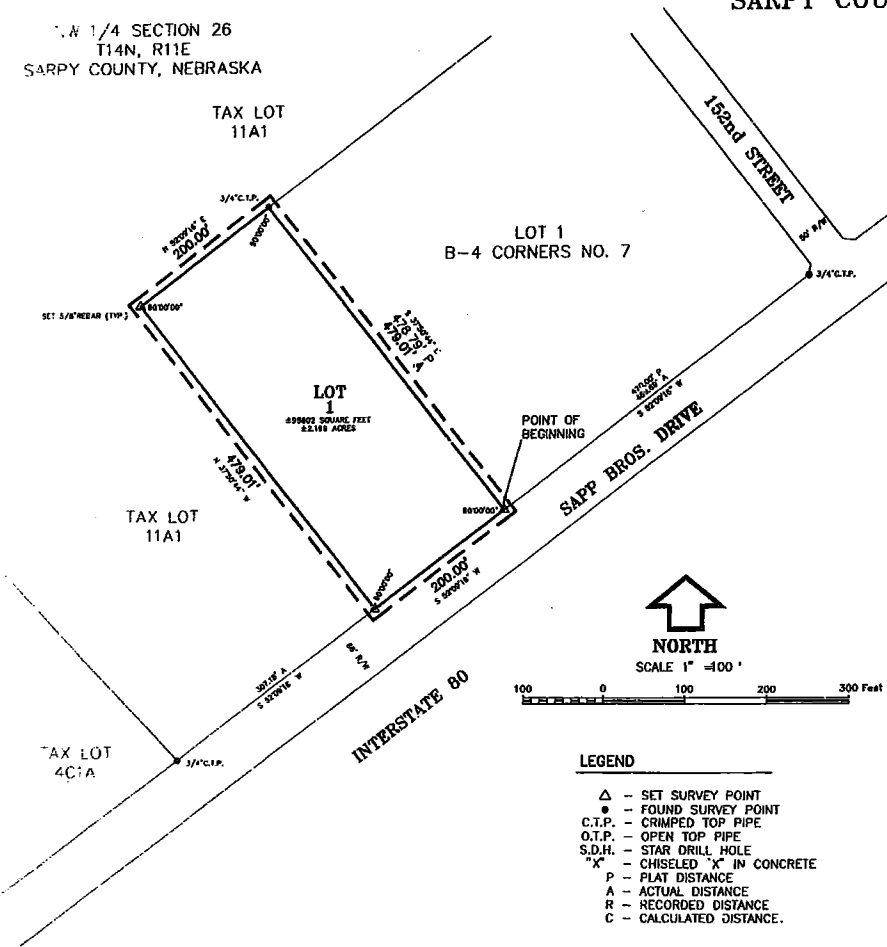
STATE OF NEBRASKA) COUNTY OF ) ss

95-18393

95-18393

**B-4 CORNERS NO. 9**  
**LOT 1**  
**BEING A SUBDIVISION OF A PORTION OF**  
**TAX LOT 11A1, SITUATED IN THE NORTHWEST 1/4**  
**OF SECTION 26, TOWNSHIP 14 NORTH,**  
**RANGE 11 EAST OF THE 6th P.M.,**  
**SARPY COUNTY, NEBRASKA**

NW 1/4 SECTION 26  
 T14N, R11E  
 SARPY COUNTY, NEBRASKA



- LEGEND**
- Δ - SET SURVEY POINT
  - - FOUND SURVEY POINT
  - C.T.P. - CRIMPED TOP PIPE
  - O.T.P. - OPEN TOP PIPE
  - S.D.H. - STAR DRILL HOLE
  - "X" - CHISELED "X" IN CONCRETE
  - P - PLAT DISTANCE
  - A - ACTUAL DISTANCE
  - R - RECORDED DISTANCE
  - C - CALCULATED DISTANCE.

**DEDICATION**

KNOW ALL MEN THESE PRESENTS:

THAT I, THE UNDERSIGNED, BEING SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS B-4 CORNERS NO. 9, THE LOTS TO BE NUMBERED AS SHOWN (LOT 1) AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND I DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THE U.S. WEST COMMUNICATIONS INC. COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIORS LOTS. I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SACS, AVENUES AND STREETS, NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 1st DAY OF September, 1995 A.D.

*W.D. Sapp*  
 W. D. SAPP, PRESIDENT  
 B-4 CORNERS, INC.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
 SS  
 COUNTY OF SARPY  
 ON THIS 1st DAY OF September, 1995 A.D.; BEFORE ME A NOTARY DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED THE ABOVE SIGNED PERSON WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION ON THIS PLAT AS OWNER, PROPRIETOR AND OR TRUSTEE OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AND HE ACKNOWLEDGED THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL OF NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: 6-27-95  
*Steven G. Rieder*



**SURVEYOR'S CERTIFICATE**

I, LARRY A. VAN FLEET, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE ACCURATELY STAKED WITH IRON REBAR, THE CORNERS OF LOT 1 OF B-4 CORNERS NO. 9, A PLAT, WHOSE LEGAL DESCRIPTION IS AS FOLLOWS:

**LEGAL DESCRIPTION:**

LOT 1, B-4 CORNERS NO. 9, BEING A SUBDIVISION OF A PORTION OF TAX LOT 11A1, SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF LOT 1, B-4 CORNERS NO. 7, AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE SOUTH 62°09'31" WEST (ASSUMED BEARING) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAPP BROTHERS DRIVE, A DISTANCE OF 200.00 FEET; THENCE NORTH 37°50'44" WEST, A DISTANCE OF 479.01 FEET; THENCE NORTH 62°10'51" EAST, A DISTANCE OF 200.00 FEET TO THE WESTERMOST CORNER OF SAID LOT 1, B-4 CORNERS NO. 7; THENCE SOUTH 37°50'44" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 1, B-4 CORNERS NO. 7, A DISTANCE OF 479.01 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 98802 SQUARE FEET (2.199 ACRES), MORE OR LESS.

DATE: 8-31-95  
*L.A. Van Fleet*  
 LARRY A. VAN FLEET, L.S. 505

**COUNTY SURVEYOR'S APPROVAL**

THIS PLAT OF WAS APPROVED AND ACCEPTED BY THE COUNTY SURVEYOR'S OFFICE OF SARPY COUNTY, NEBRASKA, THIS 6th DAY OF September, 1995 A.D.

*Tommy L. ...*  
 COUNTY SURVEYOR

**COUNTY BUILDING INSPECTOR'S APPROVAL**

THIS PLAT OF WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR'S OFFICE OF SARPY COUNTY, NEBRASKA, THIS 22nd DAY OF September, 1995 A.D.

*Don ...*  
 COUNTY BUILDING INSPECTOR

**COUNTY COMMISSIONER'S ACCEPTANCE**

THIS PLAT OF WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OFFICE OF SARPY COUNTY, NEBRASKA, THIS 1st DAY OF September, 1995 A.D.

*John ...*  
 CHAIRMAN

**COUNTY PLANNING DEPARTMENT'S ACCEPTANCE**

THIS PLAT OF WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING DEPARTMENT OF SARPY COUNTY, NEBRASKA, THIS 22nd DAY OF September, 1995 A.D.

*Donald E. Magee*  
 CHAIRMAN

**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 LEGAL DESCRIPTION AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE: THIS DAY OF August, 1995 A.D.

*...*  
 COUNTY TREASURER

PROJECT NO. <b>951259</b>	
REVISIONS	DATE
<b>EHRHART GRIFFIN &amp; ASSOCIATES</b> 3818 Omaha Street Omaha, Nebraska 68131 402 / 681-0631	
<input type="checkbox"/> ENGINEERING <input type="checkbox"/> PLANNING <input type="checkbox"/> LAND SURVEYING	<b>B-4 CORNERS NO. 9</b> <b>FINAL PLAT</b> SAPP BROS. DRIVE SARPY COUNTY, NEBRASKA
DATE: 8/31/95	DESIGNED BY: _____
DRAWN BY: _____	CHECKED BY: _____
SHEET NO. <b>1 OF 1</b>	