

### BELLEVUE BUSINESS PARK

A PORTION OF THE 1/4 SECTION IN THE EAST HALF OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 12 EAST OF THE 5TH PM, SHERIDAN COUNTY, MONTANA

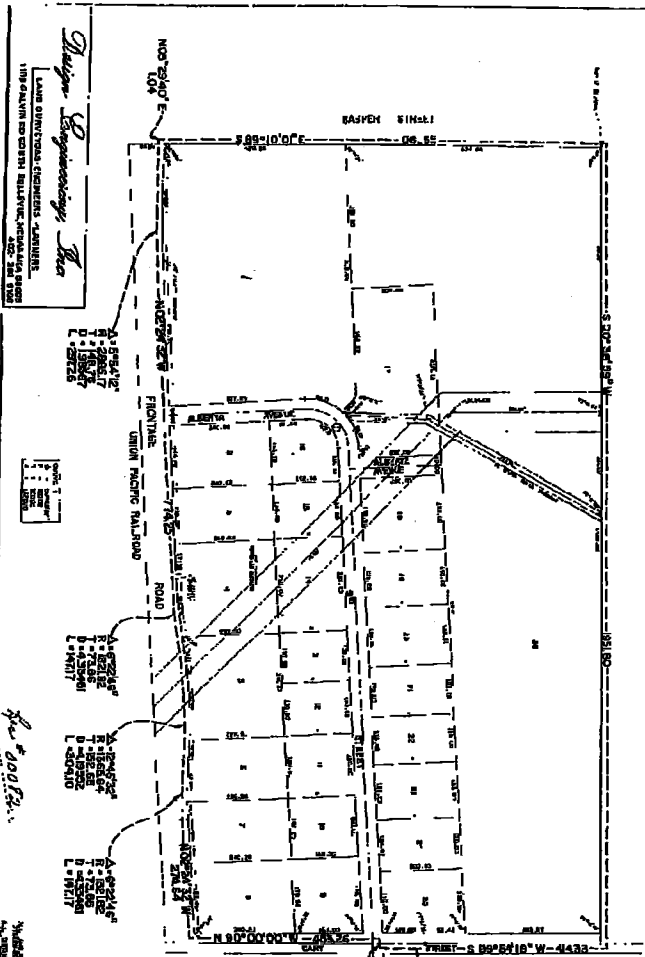


11/23/99 Revised by: Steven J. Stasny



Steven J. Stasny  
Professional Engineer  
No. 11222  
State of Montana

STATE OF MONTANA  
SHERIDAN COUNTY REGISTER  
RECORDS & CLERK  
100 SOUTH 2ND STREET, SUITE 200  
BILLINGS, MONTANA 59101  
PHONE: (406) 245-2222  
FAX: (406) 245-2223



Steven J. Stasny  
Professional Engineer  
No. 11222  
State of Montana  
1180 CALVIN DR. BOZEMAN, MONTANA 59717  
406.552.1111

THIS PLAN IS THE PROPERTY OF STEVEN J. STASNY, P.E. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEVEN J. STASNY, P.E.

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Montana. I am a member of the Montana Board of Professional Engineers, No. 11222, State of Montana.

DATE OF PLAN: 11/23/99  
DATE OF REVISION: 11/23/99

PROJECT: BELLEVUE BUSINESS PARK  
OWNER: [Redacted]  
DESIGNED BY: Steven J. Stasny  
CHECKED BY: [Redacted]

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.  
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINES UNLESS OTHERWISE NOTED.  
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.  
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.  
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECTION UNLESS OTHERWISE NOTED.  
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWNSHIP UNLESS OTHERWISE NOTED.  
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RANGE UNLESS OTHERWISE NOTED.  
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.  
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.  
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTRY UNLESS OTHERWISE NOTED.

case 47-123

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
97-010137

97 MAY 23 PM 12:34

*George J. [unclear]*  
REGISTER OF DEEDS

97-10137

Counter  *SK*  
Verify   
D.E.   
Proof   
Fee: 1.00  
Ck   
Cash   
Change   
259 stamped  
copy

\*\*\*\*\*

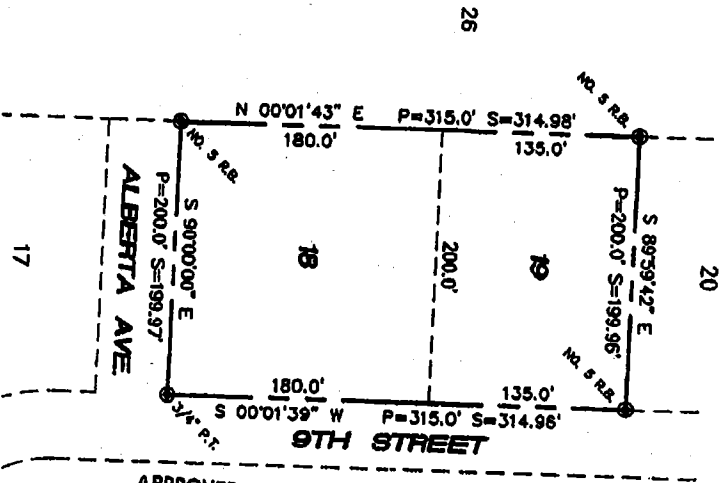
THIS PAGE ADDED FOR  
RECORDING INFORMATION

97-10137A (105)

# LAND SURVEYOR'S CERTIFICATE LOT CONSOLIDATION

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LEGAL DESCRIPTION: LOTS 18 AND 19, BELLEVUE BUSINESS PARK, AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.



APPROVED AS A ( ) LOT LINE ADJUSTMENT (  ) LOT CONSOLIDATION UNDER CHAPTER 5A OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS, IN LIEU OF REPLATTING. APPROVAL SHALL BECOME NULL AND VOID IF NOT FILED WITH THE SARPY COUNTY REGISTER OF DEEDS OFFICE WITHIN THIRTY (30) DAYS FROM THE DATE OF APPROVAL.

DATE 5-21-97  
 CITY ADMINISTRATOR/DESIGNEE Ann E. Phil  
 OFFICIAL PROPERTY ADDRESS 9006 South 9th Street

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED ABOVE AS SHOWN BY THE RECORDS OF THIS OFFICE.



*B. J. Jensen*  
 Sarpy County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.



SIGNATURE OF LAND SURVEYOR *Gary S. Jensen*  
 REGISTRATION NO. 478  
 DATE OF SURVEY 05-01-97  
 PROJECT NO. 97-078

BOOK & PAGE 97-2-36

SCALE 1"=100'  
 W.O.#97-078  
 MAY 1, 1997



- L = LEGAL DIMENSION
- S = SURVEY DIMENSION
- P = PLAT DIMENSION
- ⊙ = PROPERTY CORNER FOUND
- = OPEN TOP PIPE
- P.T. = FINISH TOP PIPE
- R.B. = REBAR
- X = CUT "X" IN CONCRETE

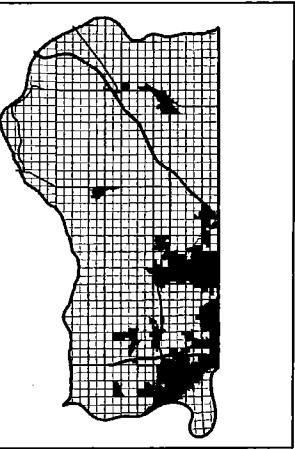
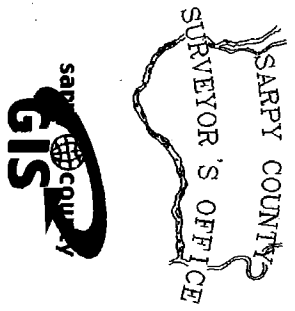
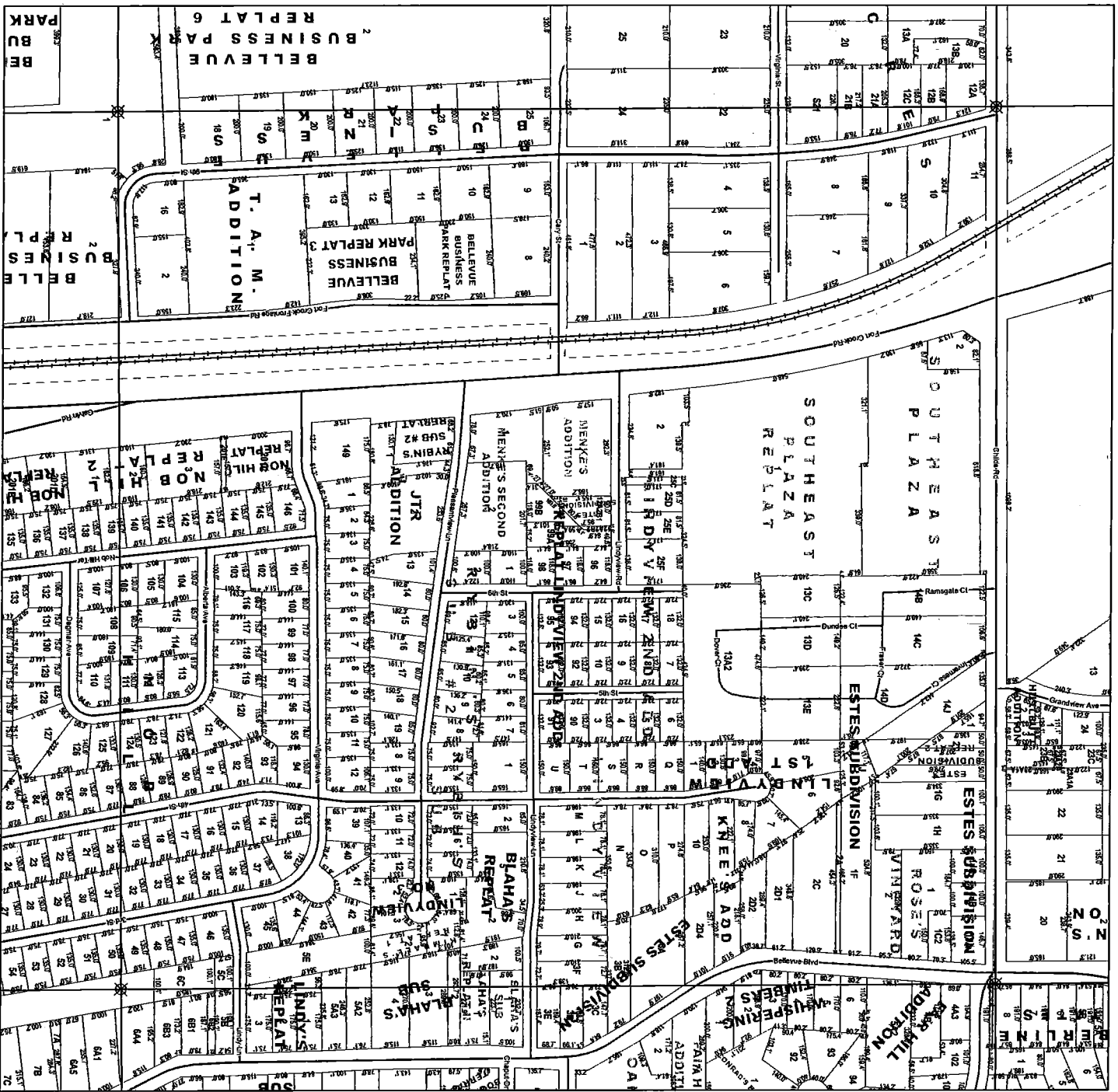


**Hill-Farrell Associates, Inc.**  
 Land Surveyors, Land Planners, Construction Surveys  
 1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

97-010137

# NW1/4 SEC 23 T14N R13E

1 Inch = 200 feet



**Legend**

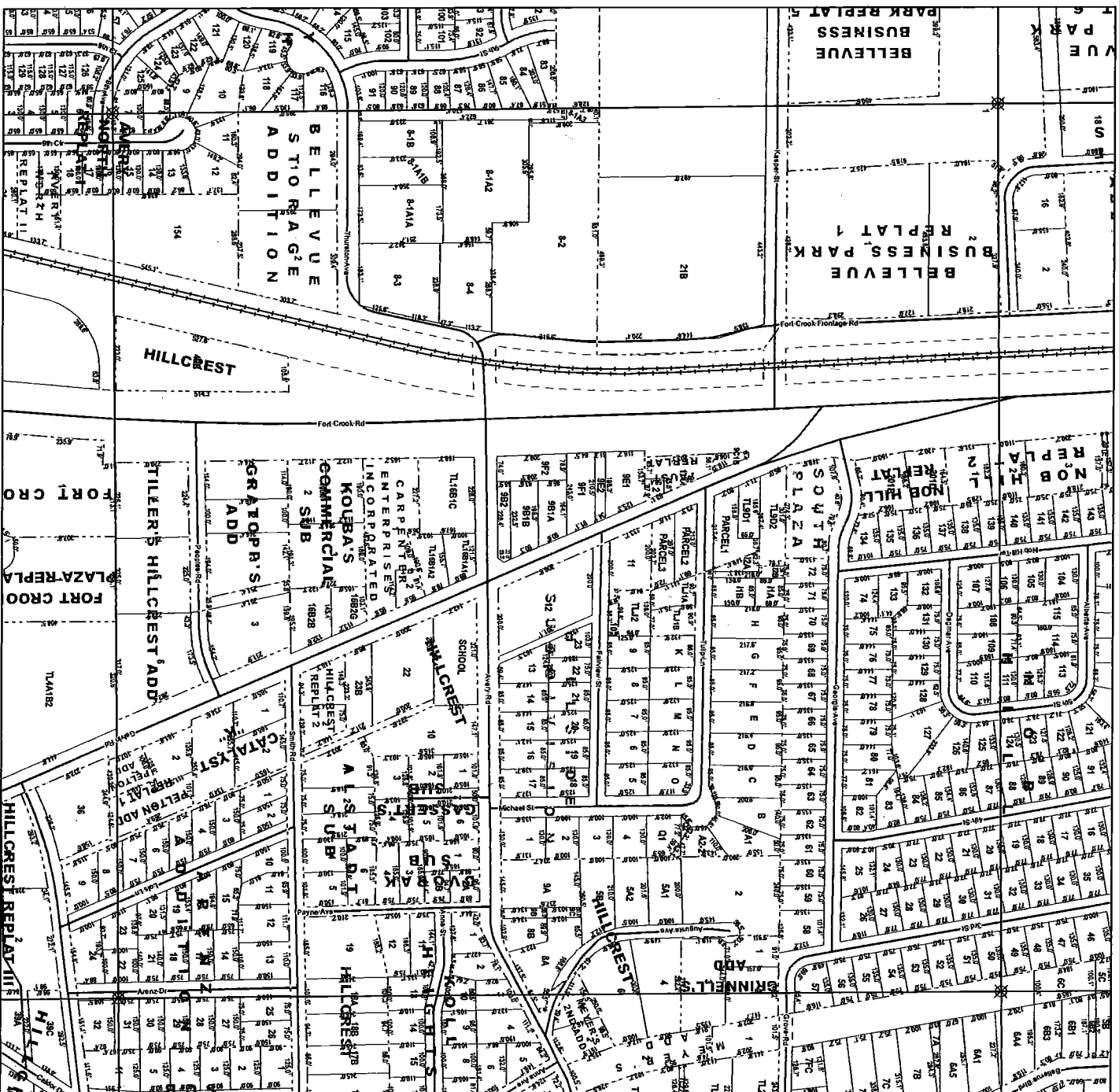
- ☒ Quarters/Sections
- ☒ Corners
- ▭ Subdivisions
- ▭ Rights of Way
- ▭ Lots
- ▭ Blocks
- ▭ Railroads
- ▭ Street Centerline

## NOTICE

This map contains a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. There are no representations regarding the accuracy of the size, dimensions, measurements, color, shading, or location of the within described area are made. Should such information be required for construction, zoning, or other purposes, the services of a private surveyor and/or title search should be secured.

This Map Was Printed On:  
10/29/2012

**SW1/4 SEC 23 T14N R13E**  
1 inch = 200 feet



- Legend**
- ☒ Corners
  - ▭ Quarter/Sections
  - ▭ Subdivisions
  - ▭ Rights of Way
  - ▭ Lots
  - ▭ Blocks
  - Street Centerline
  - Railroads

**NOTICE**

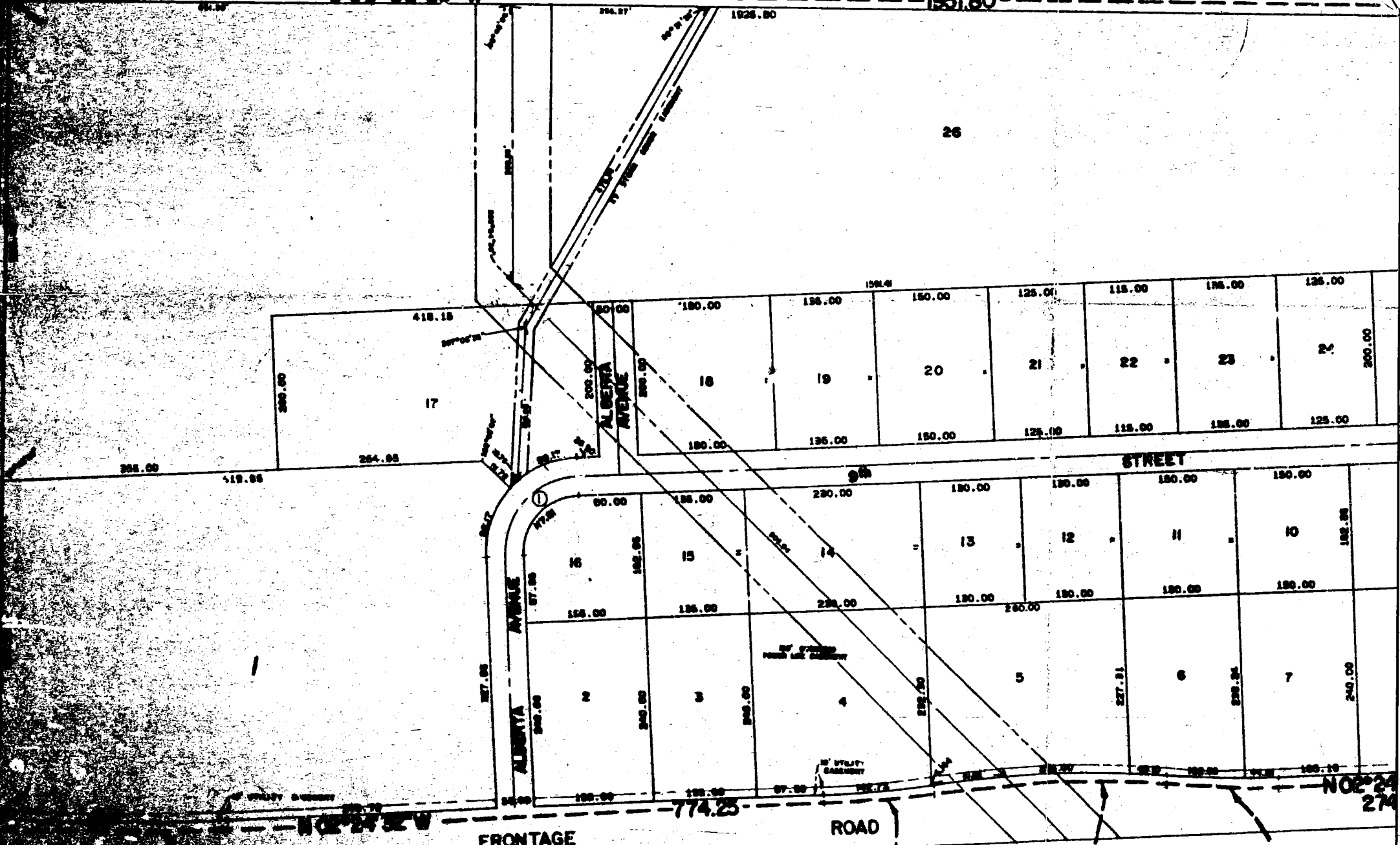
This map constitutes a representation based on information provided to the Surveyor's Office by the plat owner, and is not a warranty of accuracy. The plat owner is responsible for the accuracy of the size, dimensions, measurements, location, platting, or location of the within described area. Should such information be required for construction, zoning, or other purposes, the services of a private surveyor and/or the section should be secured.

**This Map Was Printed On:**  
3/25/2010

SARPY COUNTY  
SURVEYOR'S OFFICE

S 00° 36' 59" W

1951.80



$\Delta = 5^{\circ} 54' 12''$   
 $R = 2966.17$   
 $T = 147.17$   
 $D = 4.33461$   
 $L = 147.17$

$\Delta = 6^{\circ} 22' 46''$   
 $R = 1321.82$   
 $T = 73.66$   
 $D = 4.33461$   
 $L = 147.17$

$\Delta = 12^{\circ} 45' 32''$   
 $R = 1365.64$   
 $T = 152.68$   
 $D = 4.19582$   
 $L = 304.10$

$\Delta = 6^{\circ}$   
 $R = 1$   
 $T = 7$   
 $D = 1$   
 $L = 1$



ALL STATES RECORDS OF

THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF LAND, GRANTS AND BOUNDARIES PERTAINING TO BELLEVUE PLATTING PLAN, A PART OF TAX LOT 7A, BEING 14 ACRES, MORE OR LESS, AND THE WEST HALF OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 10TH T.M., SAGEY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE 1/4 7th, THENCE 89°10'01" E (AS BEING 1061.35 FEET, THENCE 80°35'49" E ALONG THE WEST BOUNDARY OF A PORTAGE ROAD A DISTANCE OF 1.04 FEET, THENCE COURSES ALONG THE WEST BOUNDARY OF A PORTAGE ROAD ALONG A CURVE TO THE LEFT, BEING 5°34'15", BEARING 3465.17 FEET, AN ARC LENGTH OF 297.35 FEET, THENCE 80°25'31" W A DISTANCE OF 774.25 FEET, THENCE ALONG A CURVE TO THE LEFT, BEING 6°22'46", BEARING 1321.83 FEET, AND AN ARC LENGTH OF 147.17 FEET, THENCE ALONG A CURVE TO THE RIGHT, BEING 12°43'15", BEARING 1365.64 FEET, AN ARC LENGTH OF 364.18 FEET, THENCE ALONG A CURVE TO THE LEFT, BEING 6°22'46", BEING 274.64 FEET, THENCE 89°06'00" W ALONG THE NORTH BOUNDARY OF CANY STREET, A DISTANCE OF 453.26 FEET, THENCE 80°21'33" W A DISTANCE OF 25.83 FEET TO THE CENTERLINE OF CANY STREET, THENCE 89°06'00" W ALONG THE CENTERLINE OF CANY STREET A DISTANCE OF 105.51 FEET, THENCE 88°54'18" W A DISTANCE OF 416.33 FEET, THENCE 80°36'59" W A DISTANCE OF 1951.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.70 ACRES.

20th DAY OF July 1978

DONALD A. WIERLAND, L.S. 223

RECITATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MIDLAND PROPERTIES, INC., (OWNER), BANK OF BELLEVUE (MORTGAGEE), R. JOE DEWITS, DONALD L. GARRETT, WILLIAM E. PETERTRICK, WILLIAM J. NORMAN, ARTHUR BROOKS, (OWNERS), BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, AND BEING AS SHOWN, SAID ADDITION TO BE HERINAFTER KNOWN AS BELLEVUE BUSINESS PARK, AND WE DO HEREBY RAFFITY AND APPROVE OF THE DISPOSITION OF THE PROPERTY BY POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, TO THE OPEN PUBLIC ASSIGNS, TO ELECT, OPERATE, MAINTAIN, REPAIR AND RENEW, Poles, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUND OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE SIXTEEN (16') WIDE PARCELS OF THE ABOVE DESCRIBED ADDITION, SAID WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID PARCELS, BUT THE SAME WAY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS 20th DAY OF July 1978

MIDLAND PROPERTIES, INC. BANK OF BELLEVUE

*Donald L. Garrett* DONALD L. GARRETT, PRESIDENT  
*William E. Petertrick* WILLIAM E. PETERTRICK, PRESIDENT  
*R. Joe Dewits* R. JOE DEWITS, SECRETARY/TREASURER  
*William J. Norman* WILLIAM J. NORMAN, SECRETARY/TREASURER

00'00" W 105.51

21'35" W 205.51



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION:

THIS PLAT A RESULT OF TAX LOT 7A WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS 22 DAY OF July 1978.

CHAIRMAN OF BELLEVUE CITY PLANNING COMMISSION

*William J. Norman* WILLIAM J. NORMAN, CHAIRMAN  
*William J. Norman* WILLIAM J. NORMAN, SECRETARY/TREASURER

ACKNOWLEDGMENT OF DEED BY STATE OF NEBRASKA

COUNTY OF SAGEY )



ON THIS 20th DAY OF July 1978 BEFORE ME, DONALD A. WIERLAND, A REGISTERED LAND SURVEYOR AND PUBLIC ADMINISTRATOR, CHARLES R. JOE DEWITS, ARTHUR BROOKS, WILLIAM E. PETERTRICK AND WILLIAM J. NORMAN, ALL OF THEM THE EXISTING PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING, THEY DID ACKNOWLEDGE THE EXECUTION TO BE THEIR VOLUNTARY ACT AND DEED.

ACKNOWLEDGMENT OF DEED BY COUNTY OF SAGEY )

ON THIS 5th DAY OF July 1978 BEFORE ME, DONALD A. WIERLAND, A REGISTERED LAND SURVEYOR AND PUBLIC ADMINISTRATOR, JOHN R. BERTHOLD, SECRETARY/TREASURER OF BELLEVUE, NEBRASKA, PERSONALLY KNOWN TO ME AND THE EXISTING PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING, THEY DID ACKNOWLEDGE THE EXECUTION TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 9 Aug 1978

