

95-07179

CORNHUSKER CENTER REPLAT I

AN ADDITION TO THE CITY OF BELLEVUE, LOTS 1 AND 2, BEING A REPLAT OF LOTS 3 AND 4 CORNHUSKER CENTER IN THE NW 1/4 OF SECTION 27, T14N, R13E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYORS CERTIFICATION

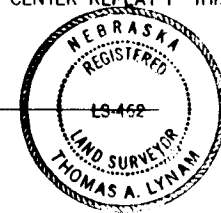
I, GARY D. TINKHAM, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND DESCRIBED BELOW AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED AT ALL CORNERS OF SAID TRACT OF LAND AND THAT A BOND WILL BE PLACED WITH THE CITY OF BELLEVUE TO INSURE THAT ALL PERMANENT MONUMENTS WILL BE PLACED AT ALL LOT CORNERS, BEND POINTS AND ENDS OF ALL CURVES IN THE SUBDIVISION EMBRACED HEREON, SAID TRACT OF LAND DESCRIBED AS FOLLOWS: ALL OF LOTS 3 AND 4 CORNHUSKER CENTER, AN ADDITION TO THE CITY OF BELLEVUE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 10°43'32" EAST (AN ASSUMED BEARING) FOR 246.00 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 11°52'21" EAST FOR 453.86 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 08°47'54" EAST FOR 3.60 FEET; THENCE SOUTH 76°00'25" WEST FOR 624.73 FEET ALONG THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 13°59'35" EAST FOR 189.65 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE NORTH 89°47'05" WEST FOR 314.02 FEET ALONG THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 00°01'44" EAST FOR 1037.08 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE SOUTH 89°58'16" EAST FOR 71.68 FEET ALONG THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 04°53'24" EAST FOR 66.06 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE SOUTH 04°53'24" EAST FOR 66.06 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE NORTH 89°15'49" EAST FOR 60.16 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE NORTH 04°53'24" WEST FOR 53.47 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE NORTH 90°00'00" EAST FOR 600.80 FEET ALONG THE NORTH LINE OF SAID LOT 3; TO THE POINT OF BEGINNING. CONTAINS 15.89 ACRES MORE OR LESS.

Gary D. Tinkham
GARY D. TINKHAM RLS 365
DATE 4-13-95

APPROVAL OF SARPY COUNTY SURVEYOR

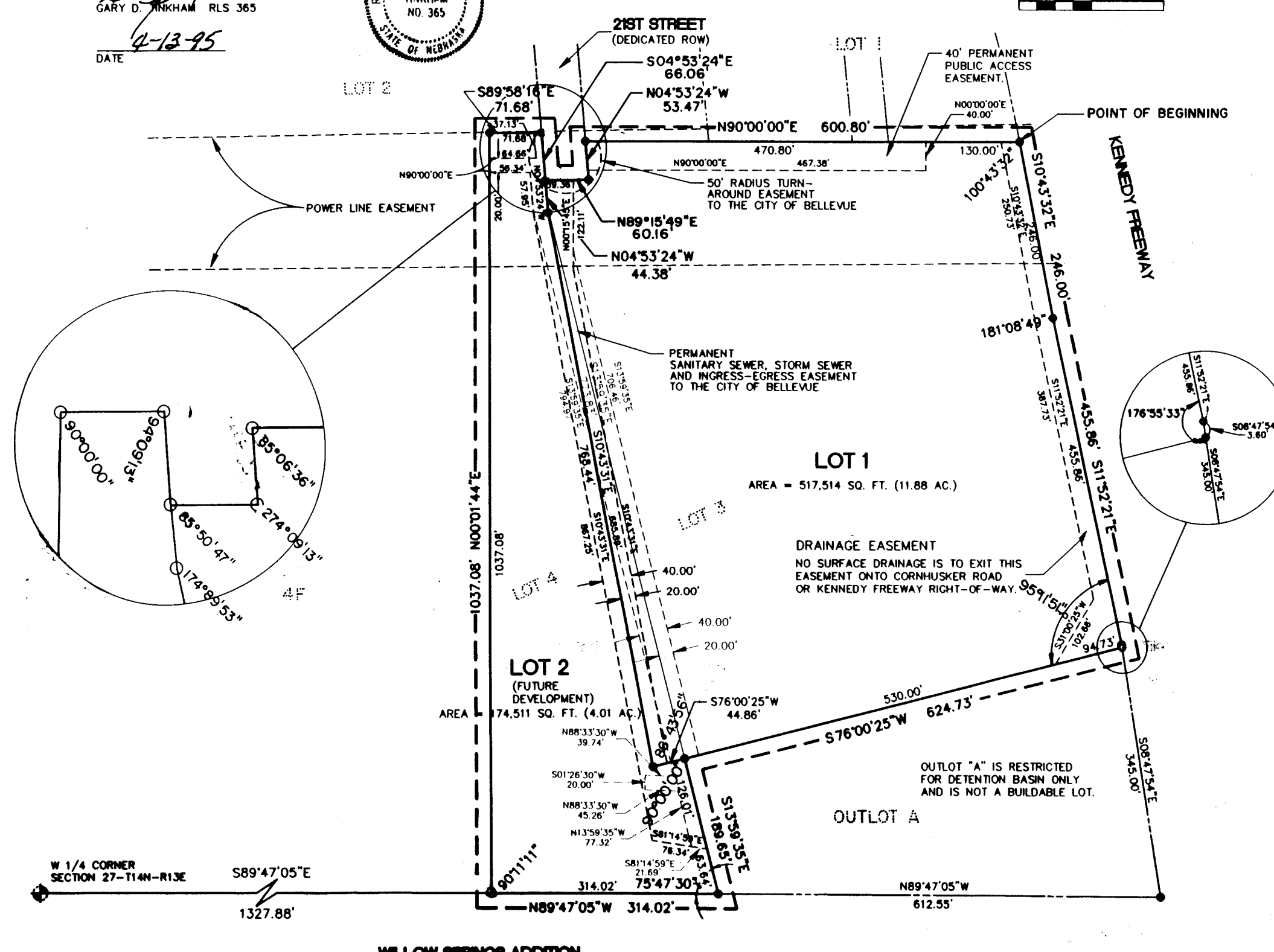
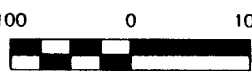
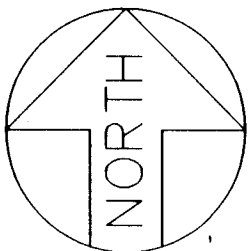
I HEREBY APPROVE THIS PLAT OF "CORNHUSKER CENTER REPLAT I" THIS 14th DAY OF April, 1995.

Thomas A. Lyman
SARPY COUNTY SURVEYOR



LEGEND:

- - PINS SET (#5 REBAR)
- - PINS FOUND



Counter W W
Verify W
D.E. W
Proof W
Firm _____
Mail _____
Fee # 1780
Ok Cash Chg
2 stamped copies 500

Filed For Record 5-22-95 at 11:50 A M
Instrument # 95-07179
Lloyd J. Dowding Register of Deeds Sarpy Cty, NE

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS "CORNHUSKER CENTER REPLAT I" LOTS 1 AND 2 INCLUSIVE AND WE DO HEREBY RATIFY AND APPROVE, OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND EASEMENTS AS SHOWN HEREON, WE DO ALSO GRANT:

A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD) AND U.S. WEST COMMUNICATIONS, INC. (USWC) ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND 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 REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HERIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR PEOPLES NATURAL GAS, 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, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CUL-DE-SACS. NO PERMANENT BUILDINGS 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 THEREOF, WE DO HEREBY SET OUR HANDS THIS 13th DAY OF April, 1995.

Rick L. North
RICK L. NORTH, MEMBER, DIAL REALTY - BELLEVUE L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF, WE DO HEREBY SET OUR HANDS THIS 12 DAY OF April, 1995.

Mary Prochaska
MARY PROCHASKA, VICE PRESIDENT OF MENARD INC., A WISCONSIN CORPORATION.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
COUNTY OF Douglas) SS

ON THIS 15th DAY OF April, 1995, BEFORE ME A NOTARY PUBLIC IN THE FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED RICK L. NORTH, MEMBER DIAL REALTY - L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 3/29/95
Angela Howard
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Wisconsin)
COUNTY OF Essex) SS

ON THIS 12 DAY OF April, 1995, BEFORE ME A NOTARY PUBLIC IN THE FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED MARY PROCHASKA, VICE PRESIDENT OF MENARD INC., A WISCONSIN CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION expires is permanent
Paul H. Miller
NOTARY PUBLIC

APPROVAL OF THE BELLEVUE CITY PUBLIC WORKS DIRECTOR

THIS PLAT OF "CORNHUSKER CENTER REPLAT I" WAS APPROVED BY THE BELLEVUE CITY PUBLIC WORKS DIRECTOR ON THE DAY OF 14th of May, 1995.

D. Neffe
PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ADMINISTRATOR

THIS PLAT OF "CORNHUSKER CENTER REPLAT I" WAS APPROVED BY THE BELLEVUE CITY ADMINISTRATOR ON THE 14th DAY OF May, 1995.

La. G. Prid
BELLEVUE CITY ADMINISTRATOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF "CORNHUSKER CENTER REPLAT I" WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THE 5th DAY OF May, 1995.

John J. Oller
BELLEVUE CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THE COUNTY TREASURER'S OFFICE.

DATE _____
Paul J. ...
SARPY COUNTY TREASURER



IS ONLY VALID UNTIL
DECEMBER 30th OF THIS YEAR
4/14/95
C-H

DESIGNED	DRAWN	CHECKED	DATE
			3/29/95

THE SCHRAMMER ASSOCIATES INC.
SURVEYING • ENGINEERING • PLANNING

CORNHUSKER CENTER REPLAT I
Cornhusker Road and Kennedy Freeway
Bellevue, Nebraska
Sarpy County

JOB NO. 354804
SHEET C-1
1 of 1

FINAL PLAT