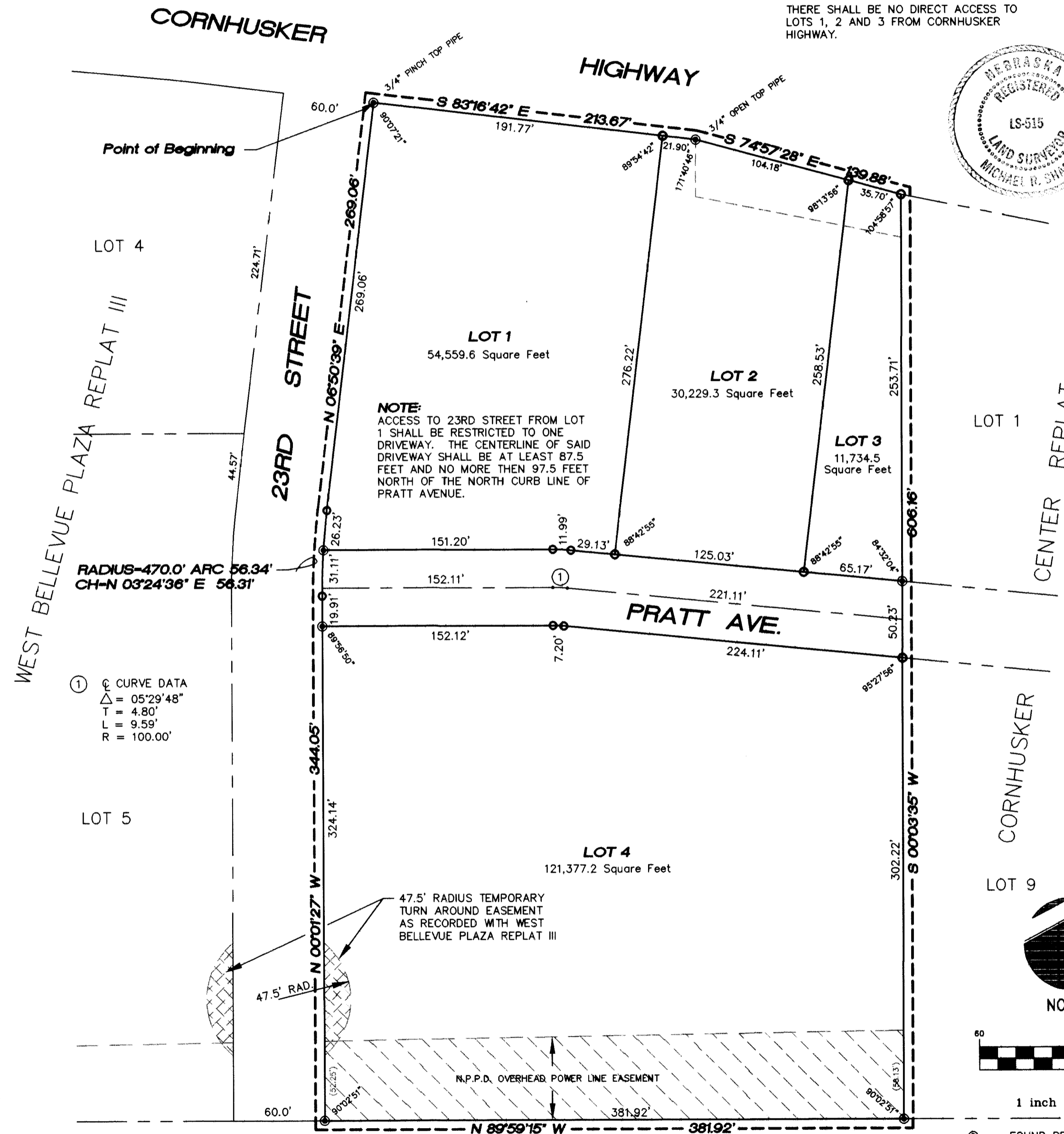


ONE CORNHUSKER PLACE

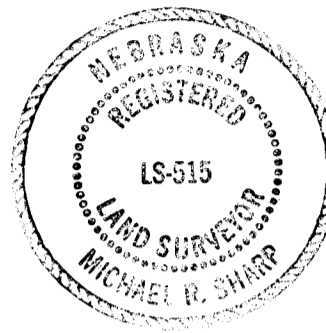
BEING A REPLAT OF LOT 1, WEST BELLEVUE PLAZA, REPLAT IV, LOCATED IN PART OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOTS 1, 2, 3 AND 4

NOTE:
THERE SHALL BE NO DIRECT ACCESS TO LOTS 1, 2 AND 3 FROM CORNHUSKER HIGHWAY.



① CURVE DATA
 Δ = 05°29'48"
 T = 4.80'
 L = 9.59'
 R = 100.00'



Filed For Record July 13, 1999 at 11:51A.M.
 Instrument # 99 022091
 Lloyd J. Dowling Register of Deed Sarpy City, NE

Counter 5
 Verify S
 D.E. ay
 Proof AK
 Fee \$ 1750
 Ck Cash Chg

SURVEYOR'S CERTIFICATE
 I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES IN "ONE CORNHUSKER PLACE", BEING A REPLAT OF LOT 1, WEST BELLEVUE PLAZA REPLAT IV, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD THE FOLLOWING TWO (2) COURSES; (1) S83°16'42"E (ASSUMED BEARING) 213.67 FEET; (2) THENCE S74°57'28"E 139.88 FEET TO THE NORTHWEST CORNER OF LOT 1, CORNHUSKER CENTER REPLAT; THENCE S00°03'35"W 606.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WEST BELLEVUE PLAZA REPLAT IV; THENCE N89°59'15"W 381.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WEST BELLEVUE PLAZA REPLAT IV AND TO THE EAST RIGHT-OF-WAY LINE OF 23RD STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) N00°01'27"W 344.05 FEET; (2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 56.34 FEET WITH A LONG CHORD BEARING N03°24'36"E FOR 56.31 FEET; (3) THENCE N06°50'39"E 269.06 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 5.44 ACRES, MORE OR LESS.

DATE: June 16, 1999
 MICHAEL R. SHARP R.L.S. NEBR. REG. NO. 515

DEDICATION
 KNOW ALL MEN BY THESE PRESENT THAT WE, ONE CORNHUSKER PLACE L.L.C. BY GERALD TORCZON, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "ONE CORNHUSKER PLACE", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. 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, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, 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 LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OF LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF WE DO SET OUR NAMES THIS 17 DAY OF June, 1999.

Gerald Torczon
 ONE CORNHUSKER PLACE L.L.C.
 BY GERALD TORCZON

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARPY)

ON THIS 17 DAY OF June, 1999, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD TORCZON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

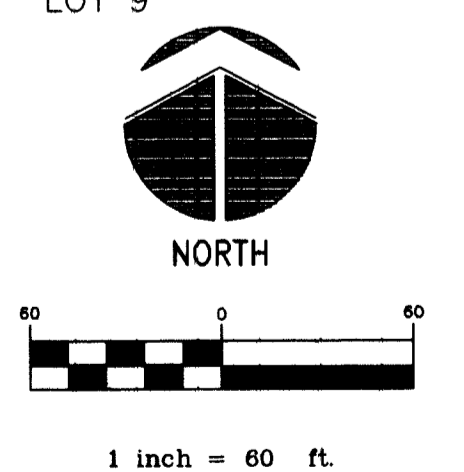
MY COMMISSION EXPIRES Jan 29, 2000
Doris J. Nichols
 NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE: 6/29/99
Russell D. DePuy
 SARPY COUNTY TREASURER
 TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BELLEVUE PLANNING COMMISSION
 THIS PLAT OF "ONE CORNHUSKER PLACE" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 27th DAY OF May, 1999.
Caryl Anne Swaine
 CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL
 THIS PLAT OF "ONE CORNHUSKER PLACE" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 14th DAY OF June, 1999.
 THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.
 ATTEST: Beverly J. Hidy CITY CLERK
James Lyon MAYOR

REVIEW OF SARPY COUNTY SURVEYOR
 I HAVE REVIEWED THIS PLAT OF "ONE CORNHUSKER PLACE" THIS 21st DAY OF June, 1999.
Eugene M. Gollehon
 SARPY COUNTY SURVEYOR



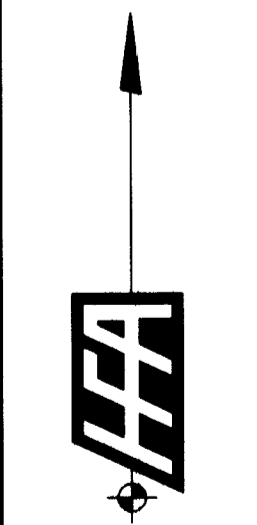
● = FOUND PROPERTY CORNER (NO. 5 REBAR UNLESS NOTED)
 ○ = SET NO. 5 REBAR

1999-22091

SURVEYED: MRS
 DRAWN: GBJ
 CHECKED: RDH
 DATE: 04/29/99

ONE CORNHUSKER PLACE
 FINAL PLAT

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



PROJECT NO.
 SHEET NO.
 1 OF 1

May 28, 1999 7:00:39 a.m.
 Drawing: S:\DWG\ONE CORNHUSKER\PLAT.DWG

22091