

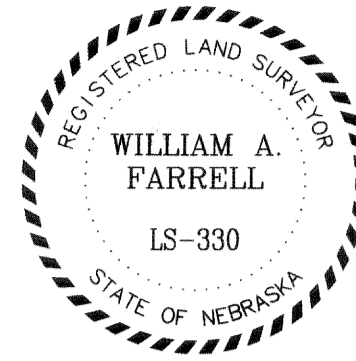
2008-29170

BELLEVUE PROFESSIONAL PARK ADDITION

BEING A REPLAT OF TAX LOT B2B1B, TAX LOT B2B1A1B AND TAX LOT B2B2, SW 1/4 SECTION 34, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LOTS 1, 2, 3 and OUTLOT "A"

Filed for Record 10-22-08 at 1:50 P.M.
Instrument # 2008-29170
Lloyd J. Dowling Register of Deed Sarpy Cty, NE

COUNTER ah C.E.
VERIFY ah D.E.
PROOF ah
FEES \$ 17.50
CHECK #
CHG. HFA CASH
REFUND CREDIT
SHORT NCR



SURVEYORS CERTIFICATE

I, WILLIAM A. FARRELL, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, AND ANGLE POINTS IN " BELLEVUE PROFESSIONAL PARK ADDITION", BEING A REPLAT OF TAX LOT B2B1B; TAX LOT B2B1A1B AND TAX LOT B2B2, LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TAX LOT B2B2, THENCE N 89°46'32" E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID TAX LOT B2B2, 546.02 FEET TO THE NORTHEAST CORNER OF TAX LOT B2B1A1B; THENCE S 00°11'05" E, 500.11 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT B2B1A1B; THENCE S 89°46'32" W, 594.76 FEET TO THE SOUTHWEST CORNER OF TAX LOT B2B1A1B; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY OF SOUTH 25th STREET ALONG THE FOLLOWING SIX(6) COURSES: 1.) N 07°43'28" W, 15.65 FEET 2.) N 00°02'43" W, 104.37 FEET 3.) N 08°29'51" E, 207.57 FEET 4.) N 01°38'49" E, 75.10 FEET 5.) N 12°47'50" E, 68.11 FEET 6.) N 02°22'16" E, 33.67 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 6.617 ACRES.

DATE 8/27/2008

WILLIAM A. FARRELL, L.S. NO. 330

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 25th STREET PARTNERS, L.L.C. AND THE CITY OF BELLEVUE, NEBRASKA, 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "BELLEVUE PROFESSIONAL PARK ADDITION", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT THE PERMANENT EASEMENT'S AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND QWEST 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 ERRECT, 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 BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS 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 OR LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF I DO SET MY

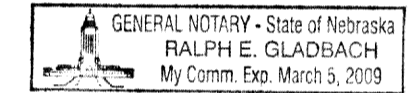
NAME THIS 3rd DAY OF October 2008.

Dennis Hoth
25th STREET PARTNERS, L.L.C.
DENNIS HOTH, MANAGING PARTNER

Ed Babbitt
ED BABBITT, MAYOR CITY OF BELLEVUE, NEBRASKA

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS



ON THIS 3rd DAY OF October, 2008, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS HOTH PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

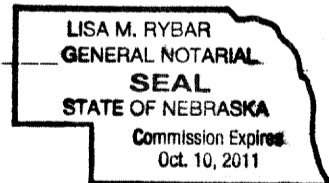
DATE: 10/3/08 Ralph E. Gladbach
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

ON THIS 22 DAY OF October, 2008, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME EDWARD BABBITT PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE: 10/22/08 Lisa M. Rybar
NOTARY PUBLIC



APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " BELLEVUE PROFESSIONAL PARK ADDITION " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 25th DAY OF August, 2008. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: Jay Dammas CITY CLERK Ed Babbitt MAYOR

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " BELLEVUE PROFESSIONAL PARK ADDITION " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 26th DAY OF June, 2008.

Sharon Hansen
CHAIRPERSON, BELLEVUE PLANNING COMMISSION

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.

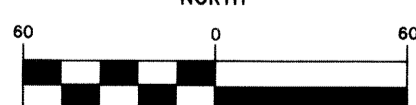
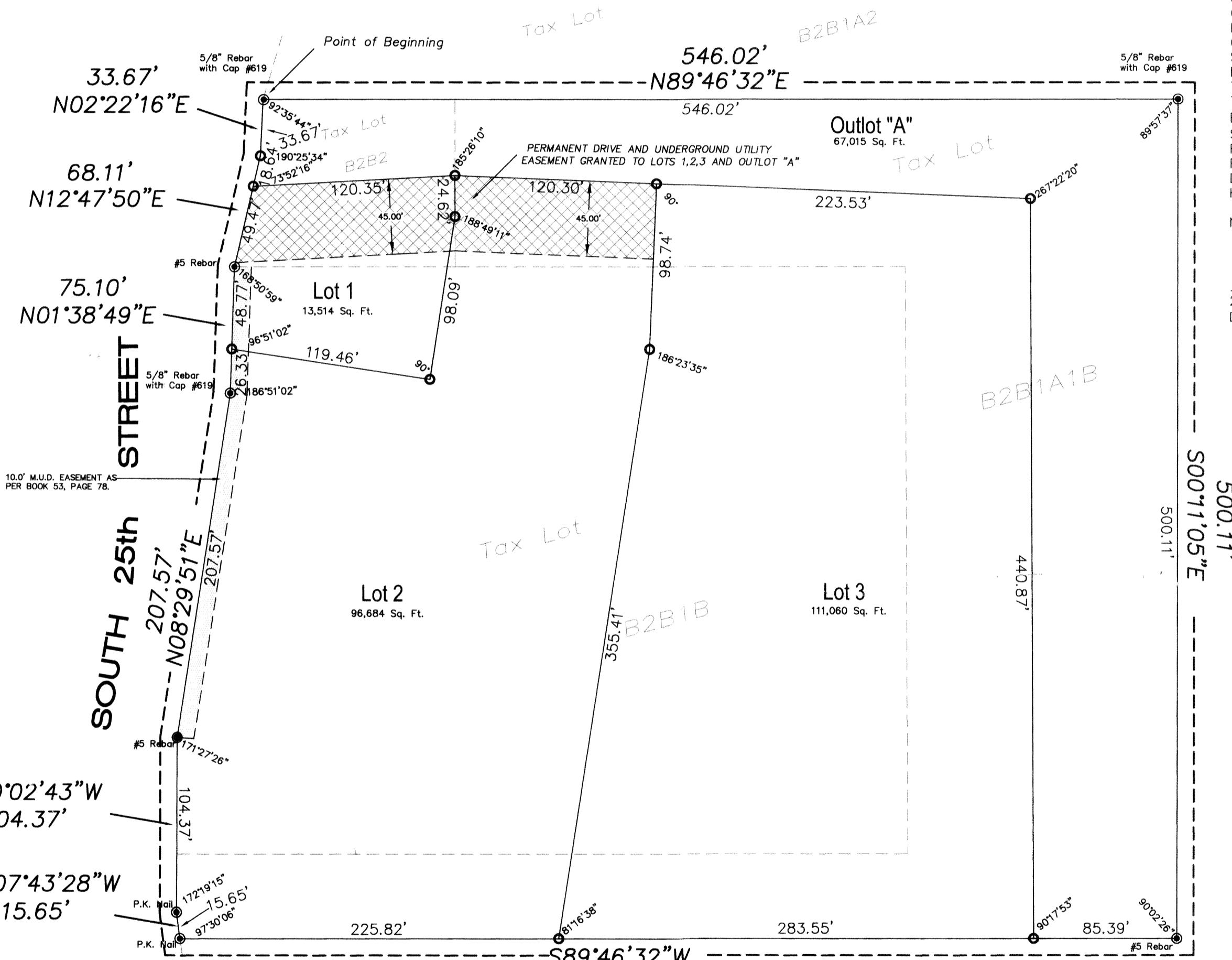
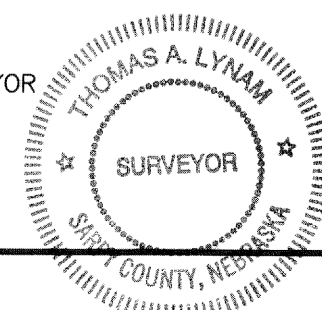
DATE: 10-9-08 Vicki Pomesly
SARPY COUNTY TREASURER



REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF " BELLEVUE PROFESSIONAL PARK ADDITION " WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 9th DAY OF October, 2008.

Thomas A. Lynam
SARPY COUNTY SURVEYOR



1 inch = 60 ft.

- = Property Corner Found (Size Noted)
- = Property Corner Set (5/8" Rebar with cap #330)

SURVEYED JMJ

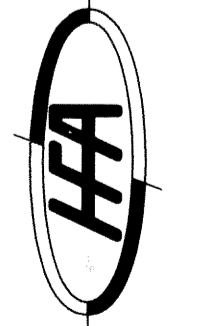
DRAWN RDH

CHECKED WAF

DATE: 5/22/2008
8/27/2008

BELLEVUE PROFESSIONAL PARK ADDITION
BELLEVUE, NEBRASKA
FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1820 Hillcrest Drive, Bellevue, NE. 68005 (402)291-6100



PROJECT NO.
S/Hoth-25thand370\

Platting\Final Plat.dwg

SHEET NO.
1 OF 1

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