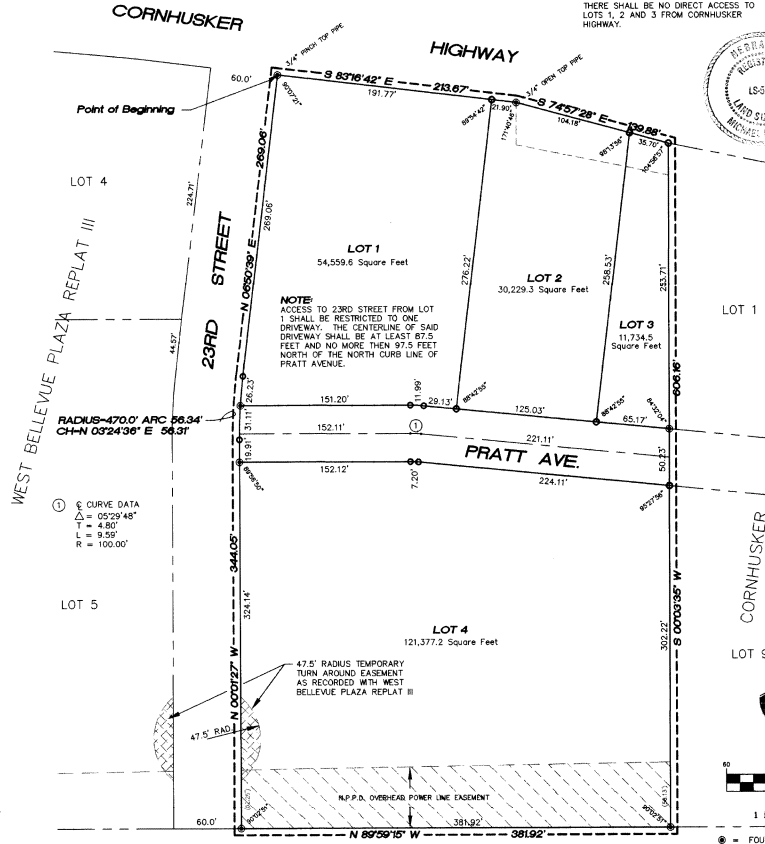


# ONE CORNHUSKER PLACE

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.



Filed For Record July 13, 1999 at 11:50 A.M.  
Instrument # 99-022091  
Lloyd J. Dowling, Registrar of Deeds, Sarpy City, NE

Counter 5  
Verity 5  
D.E. 5  
Proof 5  
Fee \$ 175.00  
Ck  Cash  Chg

SURVEYED MAP  
DRAWN ON  
CHECKED FOR  
DATE: 04/29/99

### 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 406.16 FEET TO THE SOUTHEAST 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°02'27"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 56.34 FEET; (3) THENCE N06°50'39"E 289.08 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., REG. NO. 515

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS 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, FRUIT TREES, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OF LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HERIN GRANTED. IN WITNESS WHEREOF WE DO SET OUR NAMES THIS 17 DAY OF June 1999.

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 on 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: 6/17/99  
Renee DeWitt  
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 June 1999.  
Carol Anne Christie  
CHAIRMAN, BELLEVUE PLANNING COMMISSION

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "ONE CORNHUSKER PLACE" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 16th DAY OF June 1999.  
THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.  
ATTEST: Bonnie J. Kelly Mayor

### REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "ONE CORNHUSKER PLACE" THIS 27th DAY OF June 1999.  
Elyne  
SARPY COUNTY SURVEYOR

ONE CORNHUSKER PLACE  
FINAL PLAT

Hill-Farrell Associates, Inc.  
Engineers, Land Surveyors, Land Planners  
1008 Lincoln Rd., Bellevue, NE 68005 402-231-6100

PROJECT NO.  
SHEET NO.  
1 OF 1

22091