

2004-44260

ONE CORNHUSKER PLACE REPLAT I

BEING A REPLAT OF LOT 4, ONE CORNHUSKER PLACE, LOCATED IN THE NW1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 AND 2

Filed for Record Nov. 19, 2004 at 1:20 P.M.
2004-14260
Instrument #
Legal & Accounting Registrar of Deeds Sarpy Co., NE

COUNTER 2 C.E. 16
VERIFY 12-0 D.E. 16
PROOF 11
FEES \$ 16.50
CHECK# _____
CHG. HEFA CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

SURVEYOR'S CERTIFICATE

I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS IN "ONE CORNHUSKER PLACE REPLAT I", BEING A REPLAT OF LOT 4, ONE CORNHUSKER PLACE, LOCATED IN THE NW1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES: (1) S89°58'17"E (ASSUMED BEARING) 152.12 FEET; (2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 7.20 FEET WITH A LONG CHORD BEARING OF S87°32'3"E FOR 7.19 FEET; (3) THENCE S84°28'29"E 224.11 FEET; THENCE S00°03'35"W 302.22 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE N89°59'15"W 381.92 FEET ALONG THE SOUTH LINE OF SAID LOT 4; THENCE N00°01'27"W 324.14 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 121,377 SQUARE FEET, MORE OR LESS.

DATE: SEPTEMBER 27, 2004

Michael R. Sharp
MICHAEL R. SHARP R.L.S. NO. 515
STATE OF NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DON MAHAN, PRESIDENT OF CENTRIS FEDERAL CREDIT UNION, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS "ONE CORNHUSKER PLACE REPLAT I"; AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THIS PROPERTY AS SHOWN ON THIS PLAT. I DO ALSO GRANT PERPETUAL EASEMENTS TO 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, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. I DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID 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 HERIN GRANTED.

IN WITNESS WHEREOF I DO SET MY NAME THIS 16 DAY OF November, 2004, AS SUCH OFFICER.

Don Mahan
DON MAHAN
CENTRIS FEDERAL CREDIT UNION
BY DON MAHAN, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
ON THIS 16 DAY OF November, 2004, BEFORE ME THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DON MAHAN, PRESIDENT OF CENTRIS FEDERAL CREDIT UNION, 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 10/13/2005
Barbara K. Johnson
NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF "ONE CORNHUSKER PLACE REPLAT I" WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 16 DAY OF November, 2004. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

CMS Swinick
BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF "ONE CORNHUSKER PLACE REPLAT I" WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 16 DAY OF November, 2004.

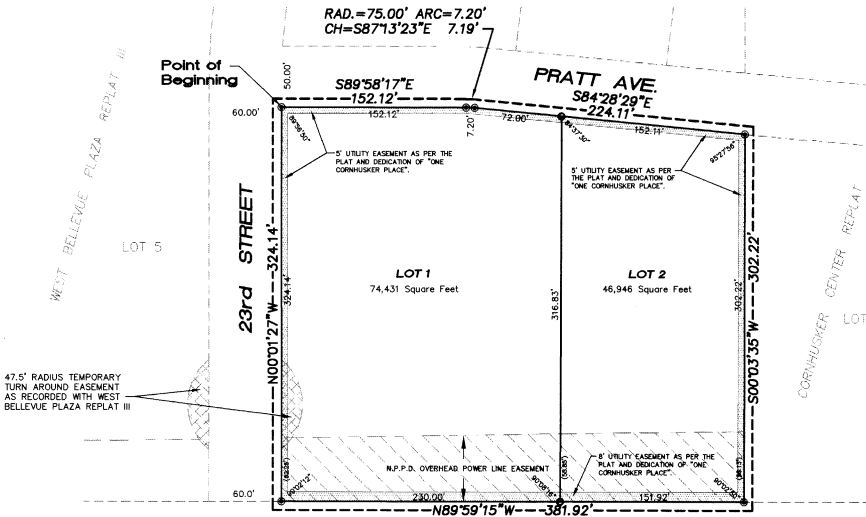
Jim W. Loh
BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

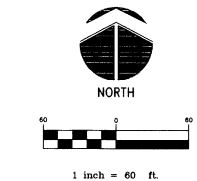
THIS PLAT OF "ONE CORNHUSKER PLACE REPLAT I" WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 16 DAY OF November, 2004.

John L. Miller
BELLEVUE CITY ENGINEER

© 2004 Hill-Farrell Associates, Inc.
This plat was prepared by Hill-Farrell Associates, Inc. Any use or alteration of this document, in part or whole, without the written permission or consent of Hill-Farrell Associates, Inc. is prohibited.



47.5' RADIUS TEMPORARY TURN AROUND EASEMENT AS RECORDED WITH WEST BELLEVUE PLAZA REPLAT III



- = FOUND #5 REBAR
- = SET #5 REBAR WITH CAP 515
- (52.25') = EASEMENT DIMENSIONS

COUNTY TREASURER'S CERTIFICATE

PAID. TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACES WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 9-27-04
Richard J. Davis
SARPY COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR
I HAVE REVIEWED THIS PLAT OF "ONE CORNHUSKER PLACE REPLAT I" THIS 27 DAY OF SEPTEMBER, 2004.

Teri A. G...
SARPY COUNTY SURVEYOR



SURVEYED: MRS
DRAWN: OBJ
CHECKED: MRS
DATE: 8-19-04

ONE CORNHUSKER PLACE REPLAT I
FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1008 Lincoln Road, Bellevue, NE 68005 (402) 291-6100

PROJECT NO. 04-273
SHEET NO. 1 OF 1

2004-44260