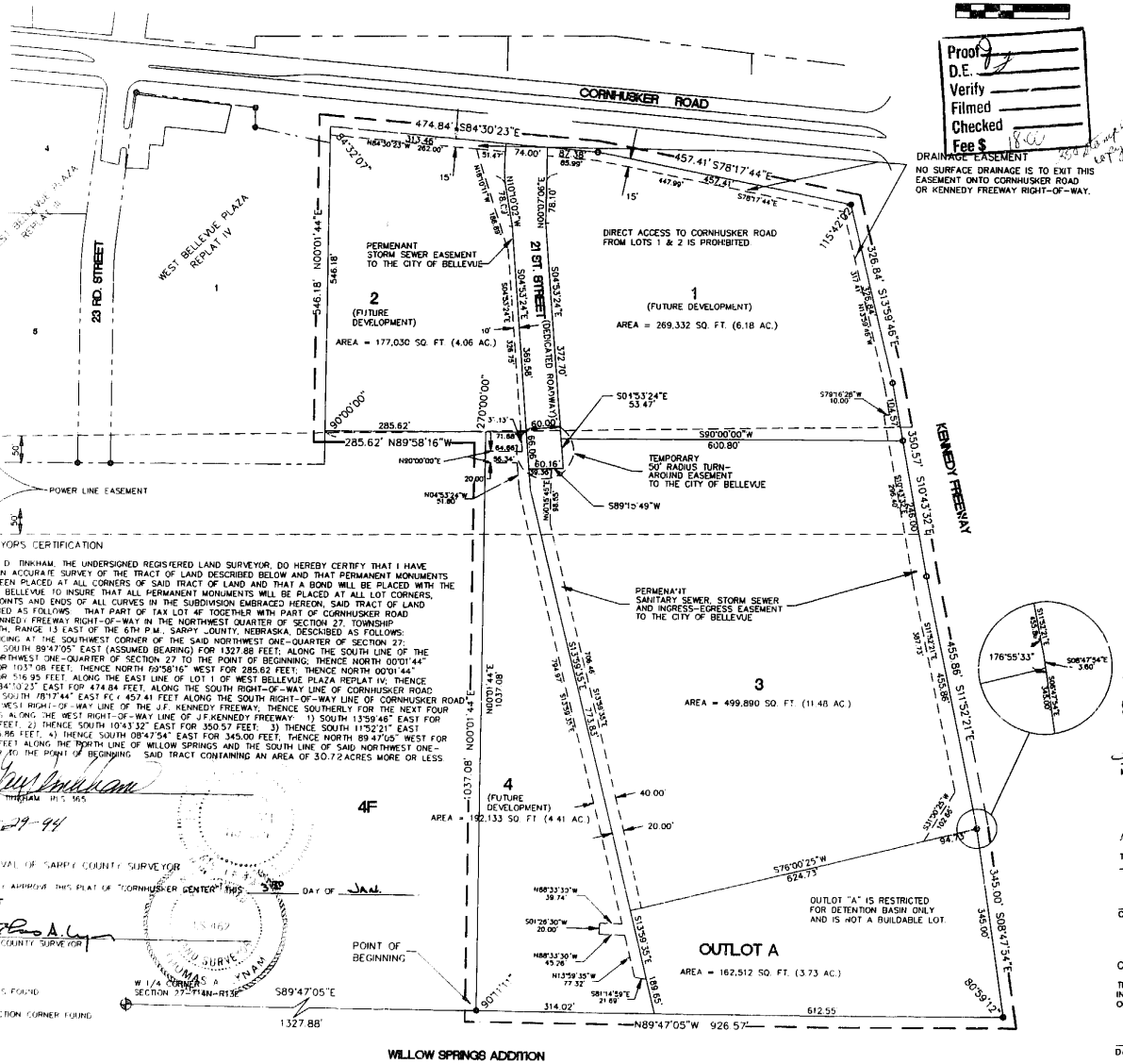
95-00927

CORNHUSKER CENTER

AN ADDITION TO THE CITY OF BELLEVUE, LOTS 1 THRU 4 INCLUSIVE AND OUTLOT "A", BEING A PART OF TAX LOT 4F IN THE NW 1/4 OF SECTION 27, T14N, R13E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND
- PINS FOUND
- SECTION CORNER FOUND

Proof
D.E.
Verify
Filmed
Checked
Fee $ 180

DRAINAGE EASEMENT
NO SURFACE DRAINAGE IS TO EXIT THIS EASEMENT ONTO CORNHUSKER ROAD OR KENNEDY FREEWAY RIGHT-OF-WAY.

SURVEYOR'S 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 PERMANENT 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: THAT PART OF TAX LOT 4F TOGETHER WITH PART OF CORNHUSKER ROAD AND KENNEDY FREEWAY RIGHT-OF-WAY IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 27; THENCE SOUTH 89°47'05" EAST (ASSUMED BEARING) FOR 1327.88 FEET, ALONG THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 00°01'44" EAST FOR 1037.08 FEET; THENCE NORTH 89°58'16" WEST FOR 285.62 FEET; THENCE NORTH 00°01'44" EAST FOR 516.95 FEET, ALONG THE EAST LINE OF LOT 1 OF WEST BELLEVUE PLAZA REPLAT IV; THENCE SOUTH 84°30'23" EAST FOR 474.84 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE SOUTH 78°17'44" EAST FOR 457.41 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD TO THE WEST RIGHT-OF-WAY LINE OF THE J.F. KENNEDY FREEWAY; THENCE SOUTHERLY FOR THE NEXT FOUR COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF J.F.KENNEDY FREEWAY: 1) SOUTH 13°59'46" EAST FOR 326.84 FEET, 2) THENCE SOUTH 10°43'32" EAST FOR 350.57 FEET, 3) THENCE SOUTH 11°52'21" EAST FOR 455.86 FEET, 4) THENCE SOUTH 08°47'54" EAST FOR 345.00 FEET; THENCE NORTH 89°47'05" WEST FOR 926.57 FEET ALONG THE NORTH LINE OF WILLOW SPRINGS AND THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING. SAID TRACT CONTAINING AN AREA OF 30.72 ACRES MORE OR LESS

Gary D. Tinkham
GARY D. TINKHAM, P.E. No. 965
DATE 11-29-94

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF "CORNHUSKER CENTER" THIS 5TH DAY OF Jan. 1995

Thomas A. Lynam
SARPY COUNTY SURVEYOR

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" LOTS 1 THRU 4 INCLUSIVE AND OUTLOT "A", AND WE DO HEREBY RATIFY AND APPROVE, OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND THE DEDICATION OF 21ST STREET 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 HEREIN 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 14TH DAY OF DECEMBER 1994.

Charles W. Pratt
CHARLES W. PRATT, TRUSTEE FOR THE WILLARD H. PRATT TRUST

IN WITNESS THEREOF, WE DO HEREBY SET OUR HANDS THIS 30 DAY OF Dec. 1994.

Dolores Barraclough
DOLORES BARRACLOUGH, TRUSTEE FOR THE WILLARD H. PRATT TRUST

ACKNOWLEDGEMENT OF NOTARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 14TH DAY OF DECEMBER, 1994, BEFORE ME A NOTARY PUBLIC IN THE FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED Charles W. Pratt TRUSTEE FOR THE WILLARD H. PRATT TRUST, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES July 3, 1998

Lilia Obaya
NOTARY PUBLIC
LILIA OBAYA
COMMISSION #1031809
Notary Public - California
ORANGE COUNTY
My Commission Expires
JULY 3, 1998

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

ON THIS 30TH DAY OF DECEMBER, 1994, BEFOR ME A NOTARY PUBLIC IN THE FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED Dolores Barraclough TRUSTEE FOR THE WILLARD H. PRATT TRUST, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES MARCH 6, 1995

Ann L. Kucera
NOTARY PUBLIC
GENERAL NOTARY-State of Nebraska
ANN L. KUCERA
My Comm. Exp. Mar. 6, 1995

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "CORNHUSKER CENTER" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THE 6th DAY OF December, 1994. APPROVAL OF THIS PLAT SHALL BECOME NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE OF APPROVAL.

Harold Banner
MAYOR

ATTEST: Beverly J. Kirby
CITY CLERK

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "CORNHUSKER CENTER" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THE 26th DAY OF September, 1994.

Kenneth Tinstman
CHAIRMAN, BELLEVUE PLANNING COMMISSION

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 THIS OFFICE.

1/24/95
DATE

SARPY COUNTY TREASURER

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

THE SCHUMACHER ASSOCIATES INC.
ARCHITECTS · ENGINEERS · PLANNERS

DESIGNED | DRAWN | CHECKED | QC'T | DATE | BY | APP. | REVISIONS
DATE 11/28/94

CORNHUSKER CENTER
Cornhusker Road and Kennedy Freeway
Bellevue, Nebraska
Sarpy County
FINAL PLAT

JOB NO. 354801
SHEET C-1
1 OF 1