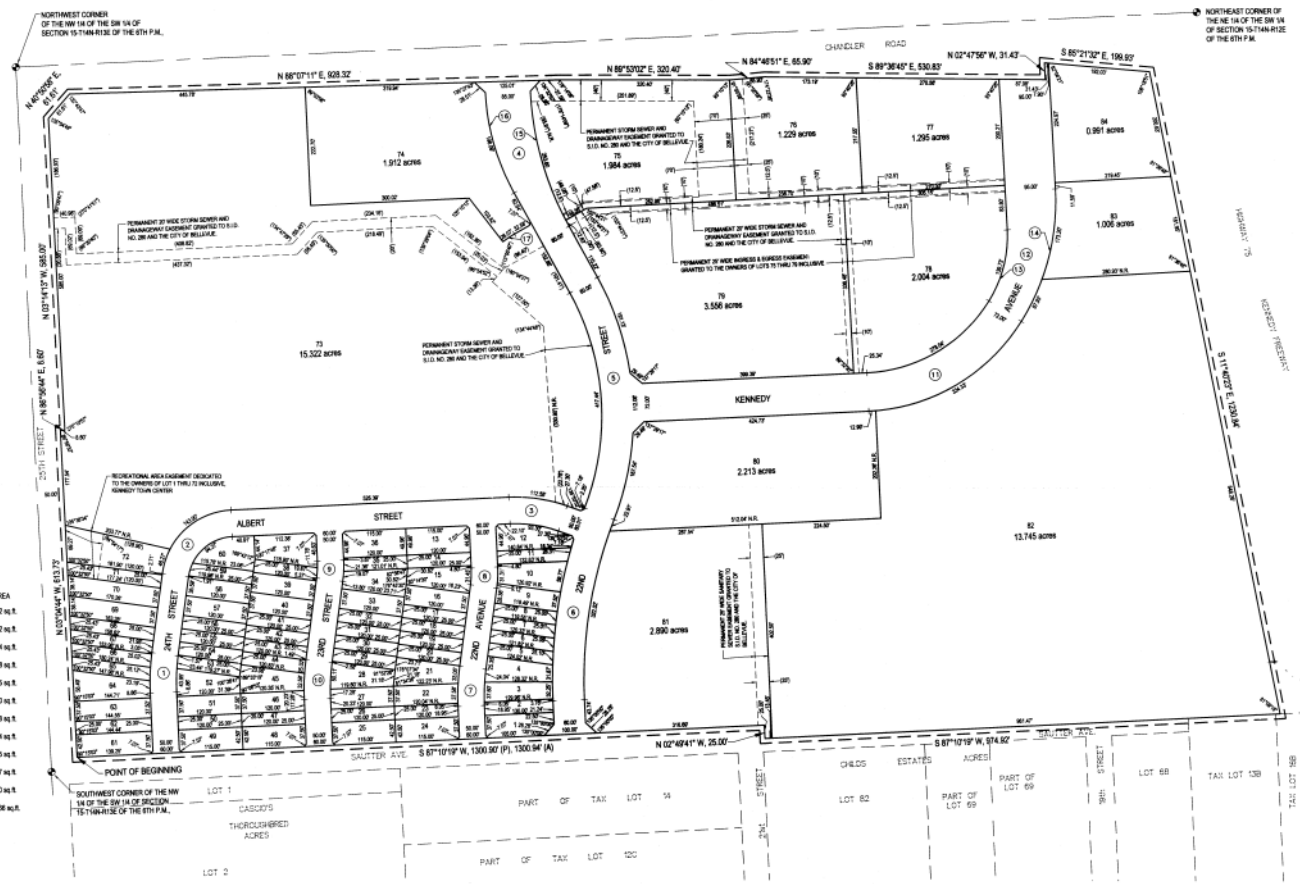
2006 – 31078

KENNEDY TOWN CENTER

LOTS 1 THRU 84 INCLUSIVE

BEING A REPLATTING OF ALL OF LOTS 1 THRU 16, INCLUSIVE, AND OUTLOTS 1 AND 2, KENNEDY CENTER REPLAT, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15; AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAYS OF 22ND STREET AND KENNEDY AVENUE; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	430.00'	11.88'	36.04'	10°17'48"
2	112.50'	196.02'	93.90'	79°42'12"
3	267.28'	102.92'	52.11'	22°03'49"
4	500.00'	233.39'	118.66'	26°44'39"
5	500.00'	444.09'	237.89'	50°53'19"
6	847.68'	357.58'	181.49'	24°10'17"
7	401.68'	72.19'	36.19'	10°17'48"
8	200.00'	35.94'	18.02'	10°17'48"
9	200.00'	35.94'	18.02'	10°17'48"
10	400.00'	71.89'	36.04'	10°17'48"
11	325.00'	312.68'	169.63'	55°07'26"
12	325.00'	200.43'	103.52'	35°20'04"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	226.57'	139.73'	72.17'	35°20'04"
14	423.43'	261.17'	134.87'	35°20'04"
15	574.59'	296.23'	139.59'	26°52'56"
16	425.44'	198.09'	100.88'	26°40'42"

LOT-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
17	175.00'	26.87'	13.90'	8°32'03"

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	5,313 sq.ft.	13	5,982 sq.ft.	25	5,087 sq.ft.	37	6,534 sq.ft.	49	5,887 sq.ft.	61	6,122 sq.ft.
2	3,250 sq.ft.	14	3,000 sq.ft.	26	3,000 sq.ft.	38	3,012 sq.ft.	50	3,000 sq.ft.	62	3,012 sq.ft.
3	4,314 sq.ft.	15	5,002 sq.ft.	27	4,488 sq.ft.	39	4,500 sq.ft.	51	4,500 sq.ft.	63	5,424 sq.ft.
4	5,116 sq.ft.	16	4,500 sq.ft.	28	5,019 sq.ft.	40	4,500 sq.ft.	52	5,934 sq.ft.	64	6,568 sq.ft.
5	3,071 sq.ft.	17	3,000 sq.ft.	29	3,000 sq.ft.	41	3,000 sq.ft.	53	2,994 sq.ft.	65	3,725 sq.ft.
6	3,025 sq.ft.	18	3,000 sq.ft.	30	3,000 sq.ft.	42	3,000 sq.ft.	54	3,000 sq.ft.	66	3,800 sq.ft.
7	2,997 sq.ft.	19	3,000 sq.ft.	31	3,000 sq.ft.	43	3,000 sq.ft.	55	3,000 sq.ft.	67	3,968 sq.ft.
8	2,987 sq.ft.	20	3,000 sq.ft.	32	3,000 sq.ft.	44	3,007 sq.ft.	56	3,000 sq.ft.	68	4,024 sq.ft.
9	4,500 sq.ft.	21	5,309 sq.ft.	33	4,500 sq.ft.	45	5,270 sq.ft.	57	4,500 sq.ft.	69	6,255 sq.ft.
10	5,949 sq.ft.	22	4,532 sq.ft.	34	5,264 sq.ft.	46	4,502 sq.ft.	58	4,500 sq.ft.	70	6,517 sq.ft.
11	3,417 sq.ft.	23	3,000 sq.ft.	35	3,007 sq.ft.	47	3,000 sq.ft.	59	2,963 sq.ft.	71	4,490 sq.ft.
12	6,055 sq.ft.	24	5,087 sq.ft.	36	5,982 sq.ft.	48	5,087 sq.ft.	60	5,504 sq.ft.	72	11,266 sq.ft.

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO KENNEDY FREEWAY, 25TH STREET, CHANDLER ROAD OR SAUTTER AVENUE FROM ANY LOTS ABUTTING SAID STREETS.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF BELLEVUE TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN KENNEDY TOWN CENTER (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOTS 1 THRU 16, INCLUSIVE, AND OUTLOTS 1 AND 2, KENNEDY CENTER REPLAT, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15; AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAYS OF 22ND STREET AND KENNEDY AVENUE; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, KENNEDY CENTER REPLAT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAUTTER AVENUE, AND THE EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE N03°04'44"W (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOTS 13 AND 14, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 613.73 FEET; THENCE N86°56'44"E ALONG SAID WESTERLY LINE OF LOT 14, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 8.80 FEET; THENCE N03°14'13"W ALONG SAID WESTERLY LINE OF SAID LOTS 14 AND 15, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 585.00 FEET; THENCE N40°50'58"E ALONG THE WESTERLY LINE OF SAID LOT 15, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 61.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, KENNEDY CENTER REPLAT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD; THENCE N88°10'11"E ALONG SAID NORTHERLY LINE OF LOT 15, KENNEDY CENTER REPLAT, AND ALSO THE NORTHERLY LINE OF SAID LOT 1, KENNEDY CENTER REPLAT, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 22ND STREET, AND ALSO THE NORTHERLY LINE OF SAID OUTLOT 2, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 926.32 FEET; THENCE N89°53'02"E ALONG SAID NORTHERLY LINE OF OUTLOT 2, KENNEDY CENTER REPLAT, AND ALSO THE NORTHERLY LINE OF SAID LOT 3, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 320.40 FEET; THENCE N84°46'51"E ALONG SAID NORTHERLY LINE OF LOT 3, KENNEDY CENTER REPLAT, AND ALSO THE NORTHERLY LINE OF SAID LOT 4, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 65.90 FEET; THENCE S89°36'45"E ALONG SAID NORTHERLY LINE OF LOT 4, KENNEDY CENTER REPLAT, AND ALSO THE NORTHERLY LINE OF SAID LOT 5, KENNEDY CENTER REPLAT, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KENNEDY AVENUE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 530.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID OUTLOT 1, KENNEDY CENTER REPLAT, THENCE N02°47'56"W ALONG SAID WESTERLY LINE OF OUTLOT 1, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 31.43 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1, KENNEDY CENTER REPLAT; THENCE S85°21'32"E ALONG THE NORTHERLY LINE OF SAID OUTLOT 1, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 199.93 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1, KENNEDY CENTER REPLAT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, AND THE WESTERLY RIGHT-OF-WAY LINE OF KENNEDY FREEWAY; THENCE S11°40'23"E ALONG THE EASTERLY LINE OF SAID OUTLOT 1, KENNEDY CENTER REPLAT, AND ALSO THE EASTERLY LINE OF SAID LOTS 6, 7 AND 8, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF KENNEDY FREEWAY, A DISTANCE OF 1230.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, KENNEDY CENTER REPLAT, SAID POINT ALSO BEING ON THE NORTH LINE OF TAX LOT 16B, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 16; THENCE S87°10'19"W ALONG THE SOUTHERLY LINE OF SAID LOTS 9, 10 AND 11, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 974.92 FEET; THENCE N02°49'41"W ALONG SAID SOUTHERLY LINE OF LOT 11, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 25.00 FEET; THENCE S87°10'19"W ALONG SAID SOUTHERLY LINE OF LOT 11, KENNEDY CENTER REPLAT, AND ALSO THE SOUTH LINE OF SAID LOT 12, KENNEDY CENTER REPLAT, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID 22ND STREET, AND ALSO THE SOUTH LINE OF SAID LOT 13, KENNEDY CENTER REPLAT, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 1300.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,679,828 SQUARE FEET OR 61.520 ACRES, MORE OR LESS.

JASON HEADLEY, LS-604 — DATE 08-16-06

NEBRASKA REGISTERED LAND SURVEYOR JASON R. HEADLEY LS-604

DEDICATION

Know all men by these presents that We, CRKF05, LLC, a Nebraska limited liability company, CHANDLER-KUCERA PARTNERS, L.L.C., a Nebraska limited liability company and CHANDLER PROPERTIES, LLC, a Nebraska limited liability company, owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as KENNEDY TOWN CENTER (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') 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. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquilla, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings or retaining walls 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 herein granted.

CRKF05, LLC
a Nebraska limited liability company
By: Thomas C. Denham
member

CHANDLER-KUCERA PARTNERS, L.L.C.
PARTNERS, L.L.C.
a Nebraska limited liability company
By: Michael G. Kucera
member

CHANDLER PROPERTIES, LLC
a Nebraska limited liability company
By: Larry D. Bayer
Manager

By: CORNERSTONE COMMERCIAL REAL ESTATE SERVICES LLC, Manager
a Nebraska limited liability company
By: Michael G. Kucera
Manager

REVIEW OF COUNTY SURVEYOR

This plat of the KENNEDY TOWN CENTER (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

SARPY COUNTY SURVEYOR — DATE Aug. 25, 2006

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of KENNEDY TOWN CENTER (lots numbered as shown) was approved by the Bellevue City Planning Commission.

Sherm Hansen — CHAIRMAN OF CITY PLANNING COMMISSION — DATE 09/01/06

BELLEVUE CITY COUNCIL APPROVAL

This plat of KENNEDY TOWN CENTER (lots numbered as shown) was approved by the City Council of Bellevue on this 4th day of October, 2006. Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.

MAYOR

ATTEST CITY CLERK

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

SARPY COUNTY TREASURER — DATE 8.17.06

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 30TH day of AUGUST 2006 before me, the undersigned, a Notary Public in and for said County, personally came Thomas C. Denham, member of CRKF05, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public — A GENERAL NOTARY State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 30TH day of AUGUST 2006 before me, the undersigned, a Notary Public in and for said County, personally came Michael G. Kucera, managing member of Cornerstone Commercial Real Estate Services LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public — A GENERAL NOTARY State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 30TH day of AUGUST 2006 before me, the undersigned, a Notary Public in and for said County, personally came Michael G. Kucera, member of Chandler-Kucera Partners, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public — A GENERAL NOTARY State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 30TH day of AUGUST 2006, before me, the undersigned, a Notary Public in and for said County, personally came Larry D. Bayer, Manager of Chandler Properties, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said L.L.C..

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public — A GENERAL NOTARY State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

COUNTER 8 CC 8
VERIF. CC
PROOF
FEES $ 160.00
CHECK #
CHG. CASH
REFUND CREDIT
SHORT NCR

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

KENNEDY TOWN CENTER
BELLEVUE, NEBRASKA

FINAL PLAT

Proj No:	2006.037.01	Revisions		
Date:	08/16/2006	No		Date
Designed By:	MAW			
Drawn By:	LSO			

2006.037.01 Kennedy Town Center\Plat\Final Design\FINAL_PLAT-2006.dwg, 30x42 HS (Plot), Omaha, 8/16/2006 1:57:55 PM, 7238914