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Filed for Record 7-27-07 at 3:10:10 P.M.
Instrument # 2007-27628
Lloyd J. Dowling Register of Deeds Sarpy Cty, NE

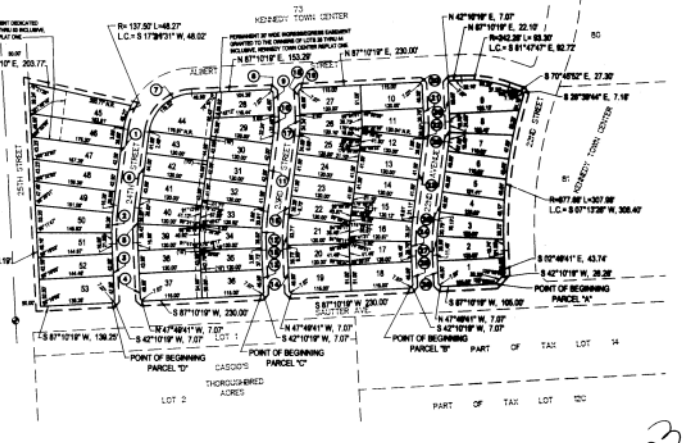
2007 – 27628

2007-27628

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	8,288 sq.ft.	13	4,980 sq.ft.	25	5,078 sq.ft.	37	6,467 sq.ft.	49	6,828 sq.ft.
2	5,450 sq.ft.	14	4,980 sq.ft.	26	5,563 sq.ft.	38	5,377 sq.ft.	50	6,822 sq.ft.
3	5,312 sq.ft.	15	5,048 sq.ft.	27	6,107 sq.ft.	39	5,991 sq.ft.	51	6,439 sq.ft.
4	4,822 sq.ft.	16	5,278 sq.ft.	28	5,882 sq.ft.	40	5,543 sq.ft.	52	6,144 sq.ft.
5	4,810 sq.ft.	17	5,186 sq.ft.	29	5,577 sq.ft.	41	5,278 sq.ft.	53	7,567 sq.ft.
6	4,780 sq.ft.	18	5,107 sq.ft.	30	5,040 sq.ft.	42	5,280 sq.ft.		
7	5,106 sq.ft.	19	5,107 sq.ft.	31	5,040 sq.ft.	43	5,280 sq.ft.		
8	5,521 sq.ft.	20	5,107 sq.ft.	32	5,037 sq.ft.	44	8,719 sq.ft.		
9	7,999 sq.ft.	21	5,430 sq.ft.	33	5,292 sq.ft.	45	9,857 sq.ft.		
10	8,106 sq.ft.	22	5,026 sq.ft.	34	5,306 sq.ft.	46	7,846 sq.ft.		
11	5,714 sq.ft.	23	4,980 sq.ft.	35	5,088 sq.ft.	47	7,270 sq.ft.		
12	4,981 sq.ft.	24	4,980 sq.ft.	36	5,887 sq.ft.	48	6,843 sq.ft.		

1. S 07°28'07" W, 149.66'
2. R= 425.00' L=78.38' L.C.= S 02°19'13" W, 78.27'
3. S 02°49'41" E, 108.86'
4. N 02°49'41" W, 108.86'
5. R= 375.00' L=67.39' L.C.= N 02°18'13" E, 67.30'
6. N 07°28'07" E, 149.66'
7. R= 87.50' L=121.72' L.C.= N 47°19'13" E, 112.14'
8. S 47°49'41" E, 7.07'
9. S 02°49'41" E, 48.83'
10. R= 175.00' L=31.45' L.C.= S 02°19'13" W, 31.41'
11. S 07°28'07" W, 153.86'
12. R= 425.00' L=78.38' L.C.= S 02°19'13" W, 78.27'
13. S 02°49'41" E, 82.73'
14. N 02°49'41" W, 82.73'
15. R= 375.00' L=67.39' L.C.= N 02°18'13" E, 67.30'
16. N 07°28'07" E, 153.86'
17. R= 225.00' L=40.43' L.C.= N 02°18'13" E, 40.38'
18. N 02°49'41" W, 48.83'
19. N 42°10'19" E, 7.07'
20. S 47°49'41" E, 7.07'
21. S 02°49'41" E, 74.76'
22. R= 175.00' L=31.45' L.C.= S 02°19'13" W, 31.41'
23. S 07°28'07" W, 153.73'
24. R= 436.88' L=78.88' L.C.= S 02°19'13" W, 78.76'
25. S 02°49'41" E, 56.45'
26. N 02°49'41" W, 56.45'
27. R= 376.88' L=67.99' L.C.= N 02°19'13" E, 67.90'
28. N 07°28'07" E, 153.73'
29. R= 225.00' L=40.43' L.C.= N 02°19'13" E, 40.38'
30. N 07°28'07" E, 74.76'

1 inch = 100 ft.



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 REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOTS 1 THRU 72, INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

A REPLATTING OF LOTS 1 THRU 12 INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 22ND STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE; THENCE S87°10'19"W (ASSUMED BEARING) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 1, KENNEDY TOWN CENTER, A DISTANCE OF 106.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, AND THE EASTERLY RIGHT-OF-WAY LINE OF 22ND AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 22ND AVENUE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 1 THRU 12 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES: THENCE N47°49'41"W, A DISTANCE OF 7.07 FEET; THENCE N02°49'41"W, A DISTANCE OF 56.45 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 376.88 FEET, A DISTANCE OF 67.99 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°19'13"E, A DISTANCE OF 67.90 FEET; THENCE N07°28'07"E, A DISTANCE OF 153.73 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 40.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°19'13"E, A DISTANCE OF 40.38 FEET; THENCE N02°49'41"W, A DISTANCE OF 74.76 FEET; THENCE N42°10'19"E, A DISTANCE OF 7.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 22ND AVENUE, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 12, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE N87°10'19"E, A DISTANCE OF 22.10 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 342.38 FEET, A DISTANCE OF 89.30 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°47'47"E, A DISTANCE OF 92.72 FEET; THENCE S70°45'52"E, A DISTANCE OF 27.30 FEET; THENCE S35°39'44"E, A DISTANCE OF 7.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET, AND SAID WESTERLY RIGHT-OF-WAY LINE OF 22ND STREET ; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 22ND STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 1 THRU 12 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 377.88 FEET, A DISTANCE OF 307.99 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S67°13'26"W, A DISTANCE OF 308.40 FEET; THENCE S02°49'41"E, A DISTANCE OF 43.74 FEET; THENCE S42°10'19"W, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 80,194 SQUARE FEET OR 1.152 ACRES, MORE OR LESS.

AND ALSO,

PARCEL "B"

A REPLATTING OF LOTS 13 THRU 36 INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 22ND AVENUE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE; THENCE S87°10'19"W (ASSUMED BEARING) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOTS 24 AND 25, KENNEDY TOWN CENTER, A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, AND THE EASTERLY RIGHT-OF-WAY LINE OF 23RD STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 23RD STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 25 THRU 36 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE N47°49'41"W, A DISTANCE OF 7.07 FEET; THENCE N02°49'41"W, A DISTANCE OF 82.73 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 375.00 FEET, A DISTANCE OF 67.39 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°18'13"E, A DISTANCE OF 67.30 FEET; THENCE N07°28'07"E, A DISTANCE OF 153.86 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 40.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°18'13"E, A DISTANCE OF 40.38 FEET; THENCE N 02°49'41" W, A DISTANCE OF 48.83 FEET; THENCE N42°10'19"E, A DISTANCE OF 7.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 36, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 23RD STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 36 AND 13, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE N87°10'19"E, A DISTANCE OF 230.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET, AND SAID WESTERLY RIGHT-OF-WAY LINE OF 22ND AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 22ND AVENUE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 13 THRU 24 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE S47°49'41"E, A DISTANCE OF 7.07 FEET; THENCE S02°49'41"E, A DISTANCE OF 74.76 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 31.45 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°19'13"W, A DISTANCE OF 31.41 FEET; THENCE S07°28'07"W, A DISTANCE OF 153.73 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 436.88 FEET, A DISTANCE OF 78.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°19'13"W, A DISTANCE OF 78.76 FEET; THENCE S02°49'41"E, A DISTANCE OF 56.45 FEET; THENCE S42°10'19"W, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 80,788 SQUARE FEET OR 2.222 ACRES, MORE OR LESS.

AND ALSO,

PARCEL "C"

A REPLATTING OF LOTS 37 THRU 60 INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 48, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 23RD STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE; THENCE S87°10'19"W (ASSUMED BEARING) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOTS 48 AND 49, KENNEDY TOWN CENTER , A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, AND THE EASTERLY RIGHT-OF-WAY LINE OF 24TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 24TH STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 49 THRU 60 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE N47°49'41"W, A DISTANCE OF 7.07 FEET; THENCE N02°49'41"W, A DISTANCE OF 108.86 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 375.00 FEET, A DISTANCE OF 67.39 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°18'13"E, A DISTANCE OF 67.30 FEET; THENCE N07°28'07"E, A DISTANCE OF 149.66 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 87.50 FEET, A DISTANCE OF 121.72 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N47°19'13"E, A DISTANCE OF 112.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 60, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 24TH STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET; THENCE N87°10'19"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 60 AND 37, KENNEDY TOWN CENTER, A DISTANCE OF 183.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 37, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALBERT STREET, AND SAID WESTERLY RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 23RD STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 37 THRU 48 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE S47°49'41"E, A DISTANCE OF 7.07 FEET; THENCE S02°49'41"E, A DISTANCE OF 48.83 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 31.46 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°19'13"W, A DISTANCE OF 31.41 FEET; THENCE S07°28'07"W, A DISTANCE OF 153.86 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 436.88 FEET, A DISTANCE OF 78.39 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°19'13"W, A DISTANCE OF 78.27 FEET; THENCE S02°49'41"E, A DISTANCE OF 82.73 FEET; THENCE S42°10'19"W, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 95,488 SQUARE FEET OR 2.192 ACRES, MORE OR LESS.

AND ALSO,

KENNEDY TOWN CENTER REPLAT ONE

LOTS 1 THRU 53 INCLUSIVE

BEING A REPLATTING OF ALL OF LOTS 1 THRU 72, INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

PARCEL "D"

A REPLATTING OF LOTS 61 THRU 72 INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 61, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 24TH STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE; THENCE S87°10'19"W (ASSUMED BEARING) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 61, KENNEDY TOWN CENTER , A DISTANCE OF 136.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 61, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, AND THE EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE N03°04'44"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 61 THRU 72 INCLUSIVE, KENNEDY TOWN CENTER, A DISTANCE OF 436.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 72, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 73, SAID KENNEDY TOWN CENTER; THENCE S77°26'10"E ALONG THE NORTHERLY LINE OF SAID LOT 72, KENNEDY TOWN CENTER, SAID LINE ALSO BEING THE SOUTHERLY WHICH BEARS SOUTH LINE OF SAID LOT 73, KENNEDY TOWN CENTER, A DISTANCE OF 203.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, KENNEDY TOWN CENTER, SAID POINT ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF 24TH STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 24TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 61 THRU 72 INCLUSIVE, KENNEDY TOWN CENTER ON THE FOLLOWING DESCRIBED COURSES; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 137.50 FEET, A DISTANCE OF 48.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S17°31'21"W, A DISTANCE OF 48.02 FEET; THENCE S07°28'07"W, A DISTANCE OF 149.66 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 425.00 FEET, A DISTANCE OF 78.38 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°19'13"W, A DISTANCE OF 78.27 FEET; THENCE S02°49'41"E, A DISTANCE OF 108.86 FEET; THENCE S42°10'19"W, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 85,703 SQUARE FEET OR 1.508 ACRES, MORE OR LESS.

SAID TRACTS CONTAIN AN AREA OF 308,182 SQUARE FEET OR 7.074 ACRES, MORE OR LESS.

NEBRASKA REGISTERED JASON HEADLEY, LS-604 LAND SURVEYOR JASON HEADLEY LS-604

06-12-07
DATE

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 under the name of KENNEDY TOWN CENTER REPLAT ONE (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 the 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 Aquila, 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. Denhem
member

CHANDLER-KUCERA 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. Beyer
Manager

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

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 25TH STREET 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.

REVIEW OF COUNTY SURVEYOR
This plat of the KENNEDY TOWN CENTER REPLAT ONE (lots numbered as shown) was reviewed by the Sarpy County Surveyor.
THOMAS A. LYNCH NEBRASKA JULY 26, 2007
SARPY COUNTY SURVEYOR DATE

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
This plat of KENNEDY TOWN CENTER REPLAT ONE (lots numbered as shown) was approved by the Bellevue City Planning Commission.
8/2/2007
CHAIRMAN OF CITY PLANNING COMMISSION DATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st

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 in this office.
Rick Jones by Ste Johnson 7/31/07
SARPY COUNTY TREASURER DATE

BELLEVUE CITY COUNCIL APPROVAL
This plat of KENNEDY TOWN CENTER REPLAT ONE (lots numbered as shown) was approved by the City Council of Bellevue on the 11TH day of JUNE 2007. 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 Ed Babbitt
ATTEST Lay Dammast
CITY CLERK
CITY OF BELLEVUE SARPY COUNTY, NEB. FEB 29 1:15

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
On this 13TH day of JULY 2007, before me, the undersigned, a Notary Public in and for said County, personally came Thomas C. Denhem, 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.
Homer R. Hunt
Notary Public
GENERAL SEAL State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2011

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
On this 13TH day of JULY 2007, before me, the undersigned, a Notary Public in and for said County, personally came Larry D. Beyer, Manager of Chandler Properties, 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.
Homer R. Hunt
Notary Public
GENERAL SEAL State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2011

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
On this 20TH day of JUNE 2007, 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.
Homer R. Hunt
Notary Public
GENERAL SEAL State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2011

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
On this 20TH day of JUNE 2007, 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.
Homer R. Hunt
Notary Public
GENERAL SEAL State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2011

E&A CONSULTING GROUP, INC.
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KENNEDY TOWN CENTER REPLAT ONE
BELLEVUE, NEBRASKA

FINAL PLAT

Proj No.	F2005.120.01	Revisions	Date
Date	04/19/2007	1	
Designed By	MAH		
Drawn By	LSO		
Scale	1" = 100'		
Sheet	1 of 1		

2007-27628