

NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15-T14N-R12E OF THE 6TH P.M.

# 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

### 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 8.60 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°07'11"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 928.32 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 9, 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



HIGHWAY 75

KENNEDY FREEWAY

S 11°40'23" E, 1230.84'

68.25'

87°09'19"

TAX LOT 13B

TAX LOT 16B

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



KENNEDY TOWN CENTER  
BELLEVUE, NEBRASKA



**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 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

CHANDLER-KUCERA  
PARTNERS, L.L.C PARTNERS, L.L.C  
a Nebraska limited liability company

By: Thomas C. Denham  
member

By: Michael G. Kucera  
member

CHANDLER PROPERTIES, LLC  
a Nebraska limited liability company

By: CORNERSTONE COMMERCIAL  
REAL ESTATE SERVICES LLC, Manager  
a Nebraska limited liability company

By: Larry D. Bayer  
Manager

By: Michael G. Kucera  
Manager

THOROUGHLY RECORDED  
ACRES.

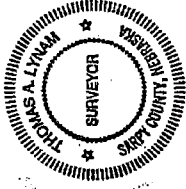
PART OF TAX LOT 12C

LOT 2

REVIEW OF COUNTY SURVEYOR

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

Thomas A. Lyman DATE Aug 25, 2006  
SARPY COUNTY SURVEYOR



ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF SARPY )

On this 30<sup>TH</sup> day of AUGUST, 2006  
undersigned, a Notary Public in and for said County, personal member of CRKF05, LLC, who is personally known to be the affixed to the Dedication on this plat and acknowledged the deed as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last ab



Samuel R. Hunt  
Notary Public

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

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

Sharon Hanson DATE 09/01/06  
CHAIRMAN OF CITY PLANNING COMMISSION

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF SARPY )

On this 30<sup>TH</sup> day of AUGUST, 2006  
undersigned, a Notary Public in and for said County, personally c member of Chandler-Kucera Partners, LLC, who is personally kn person whose name is affixed to the Dedication on this plat and e be his voluntary act and deed as such officer of said LLC.

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



Samuel R. Hunt  
Notary Public

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, 26TH STREET, CHANDLER ROAD OR SAUTTER AVENUE FROM ANY LOTS ABUTTING SAID STREETS.
5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

BELLEVUE CITY COUNCIL APPROVAL

This plat of KENNEDY TOWN CENTER (lots numbered as shown) was approved by the City Council of Bellevue on this 14<sup>th</sup> day of AUGUST, 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:

[Signature]  
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.

Richard J. [Signature] DATE 8.17.06  
SARPY COUNTY TREASURER



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31<sup>ST</sup> OF THIS YEAR.



PART OF

COUNTER 9 P.E. SS  
 VERIFY 9-2-06 D.E. SS  
 PROOF SS  
 FEES 66.00  
 CHECK # \_\_\_\_\_  
 CHG. 2-1-A CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

viewed by the

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

On this 30<sup>TH</sup> day of August, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Thomas C. Dearham, 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



viewed by the

6

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

On this 30<sup>TH</sup> day of August, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Michael G. Kucera, managing member of Comerstone 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



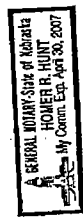
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

On this 30<sup>TH</sup> 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.

Homer R. Hunt  
Notary Public



at the property  
the records of

AND LEVIED FOR THE  
TAXES NEITHER DUE NOR  
PAID CERTIFICATION  
14-DECEMBER 30th

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

On this 30<sup>TH</sup> 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.

Homer R. Hunt  
Notary Public



2000-21018

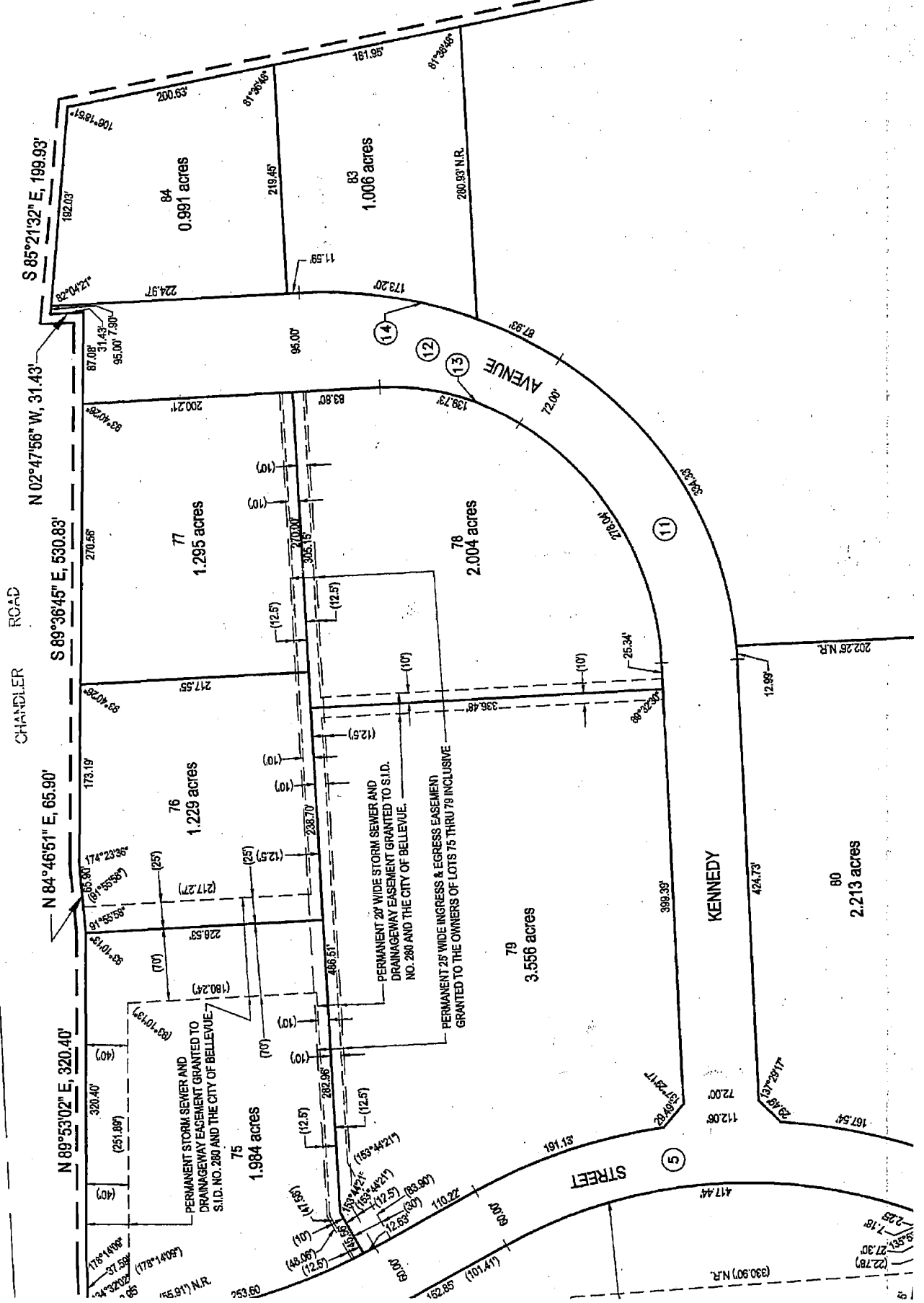
NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16-T14N-R12E OF THE 6TH P.M.

HIGHWAY 75

KENNEDY FREEWAY

S 11°40'23" E, 1230.84'

848.26'



N 03° 25' 00" E, 50.00'  
25TH STREET

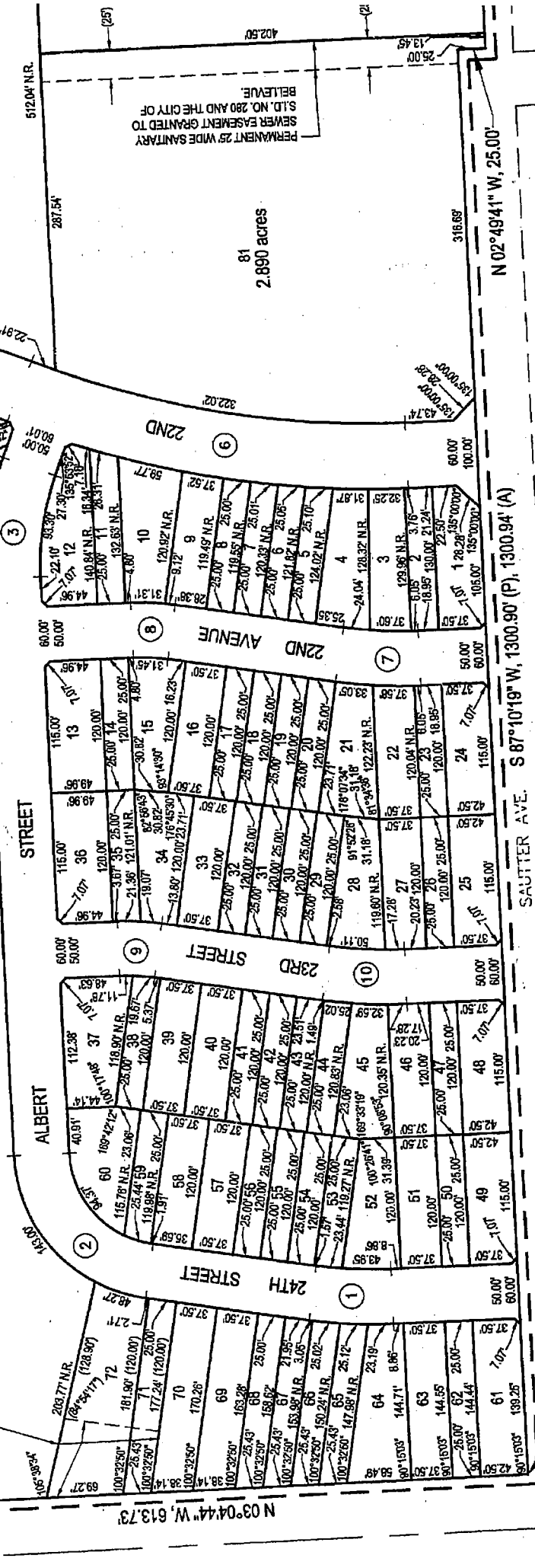
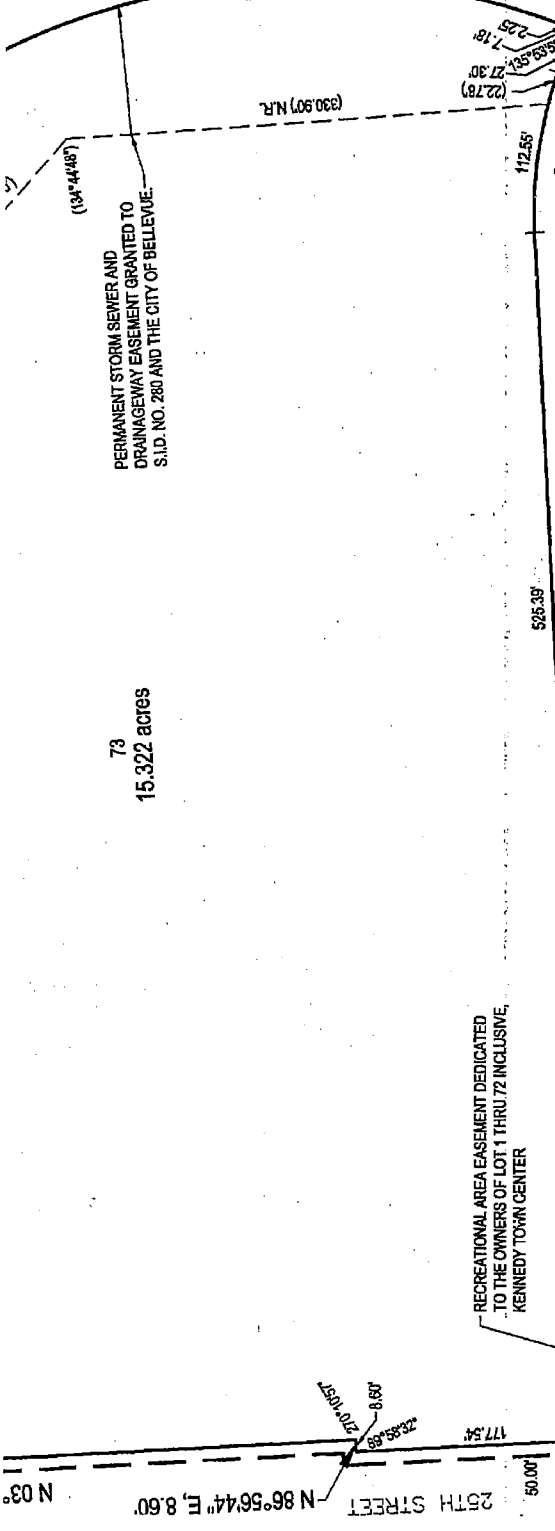
73  
15.322 ACRES

PERMANENT STORM SEWER AND  
DRAINAGEWAY EASEMENT GRANTED TO  
S.I.D. NO. 280 AND THE CITY OF BELLEVUE.

3.500 ACRES  
STREET  
112.08'  
72.00'  
398.39'

KENNEDY  
80  
2.213 ACRES

417.44'  
167.54'  
29.152' (131°28'17")  
424.73'  
612.04' N.R.  
287.54'  
402.50'  
19.45'  
25.00'



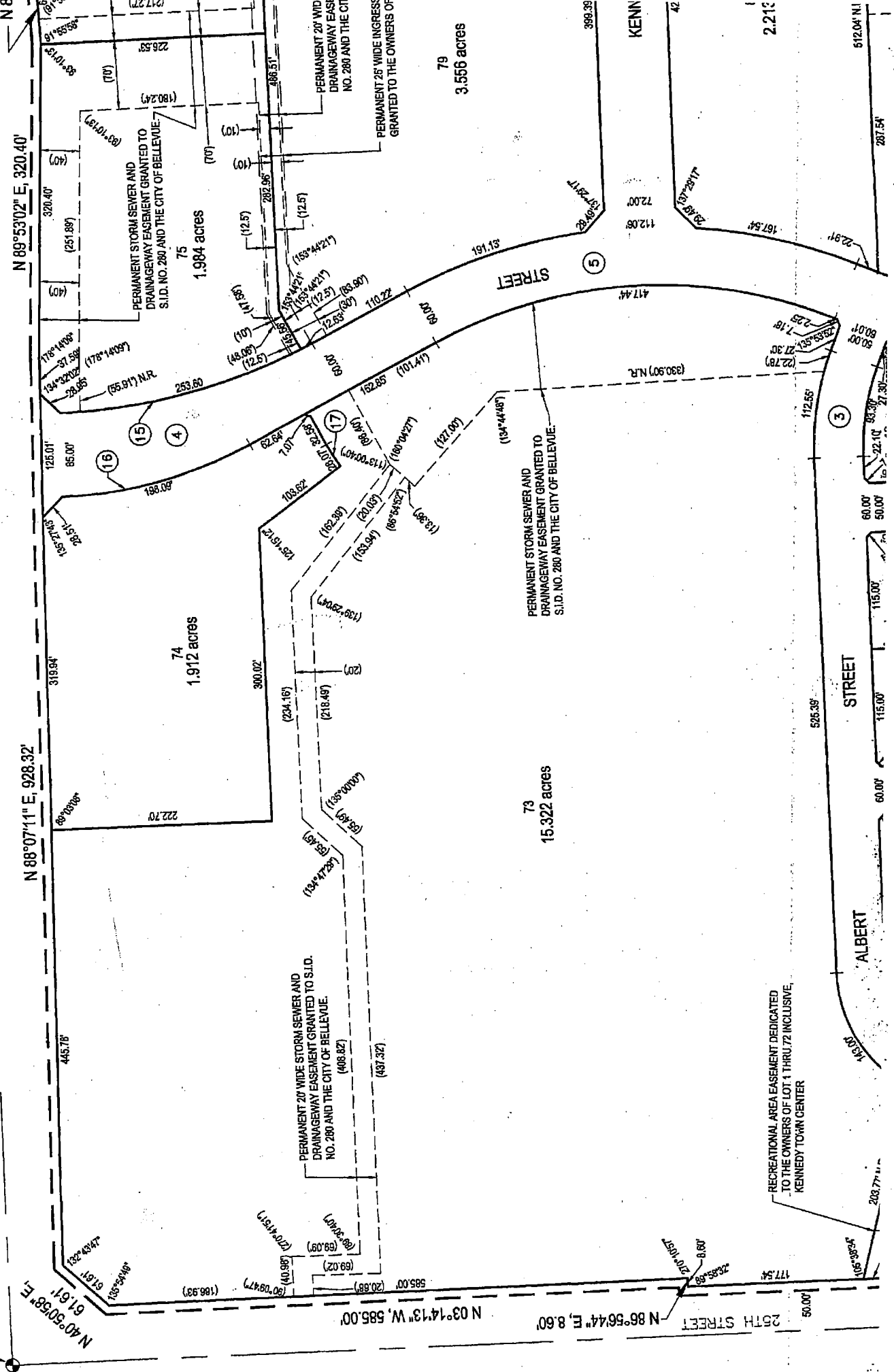
POINT OF BEGINNING  
SOUTHWEST CORNER OF THE NW  
1/4 OF THE SW 1/4 OF SECTION  
15-114N-R13E OF THE 6TH P.M.,  
CASCIO'S  
THOROUGHBER  
ACRES

SAUTTER AVE. S 87°10'19" W, 1300.90' (P), 1300.94' (A)  
N 02°49'41" W, 25.00'

PERMANENT 25 WIDE SANITARY  
SEWER EASEMENT GRANTED TO  
S.I.D. NO. 280 AND THE CITY OF  
BELLEVUE

LOT 14  
PART OF TAX LOT 14

NORTHWEST CORNER  
OF THE NW 1/4 OF THE SW 1/4 OF  
SECTION 15-T14N-R13E OF THE 6TH P.M.,



N 89°53'02" E, 320.40'

N 88°07'11" E, 928.32'

N 40°30'58" E,  
61.61'

N 03°14'13" W, 585.00'

N 86°56'44" E, 8.60'

25TH STREET

74  
1.912 acres

73  
15.322 acres

75  
1.984 acres

79  
3.556 acres

PERMANENT 20' WIDE STORM SEWER AND  
DRAINAGEWAY EASEMENT GRANTED TO S.I.D.  
NO. 280 AND THE CITY OF BELLEVUE.

PERMANENT STORM SEWER AND  
DRAINAGEWAY EASEMENT GRANTED TO  
S.I.D. NO. 280 AND THE CITY OF BELLEVUE.

PERMANENT 20' WIDE  
DRAINAGEWAY EASE  
NO. 280 AND THE CIT  
PERMANENT 25' WIDE INGRESS  
GRANTED TO THE OWNERS OF

PERMANENT STORM SEWER AND  
DRAINAGEWAY EASEMENT GRANTED TO  
S.I.D. NO. 280 AND THE CITY OF BELLEVUE.

RECREATIONAL AREA EASEMENT DEDICATED  
TO THE OWNERS OF LOT 1 THRU 72 INCLUSIVE,  
KENNEDY TOWN CENTER

STREET

STREET

ALBERT

KENN

2.213

512.04' N 1

287.54'

22.91'

167.54'

112.55'

50.00'

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N 02°47'56" W, 31.43'

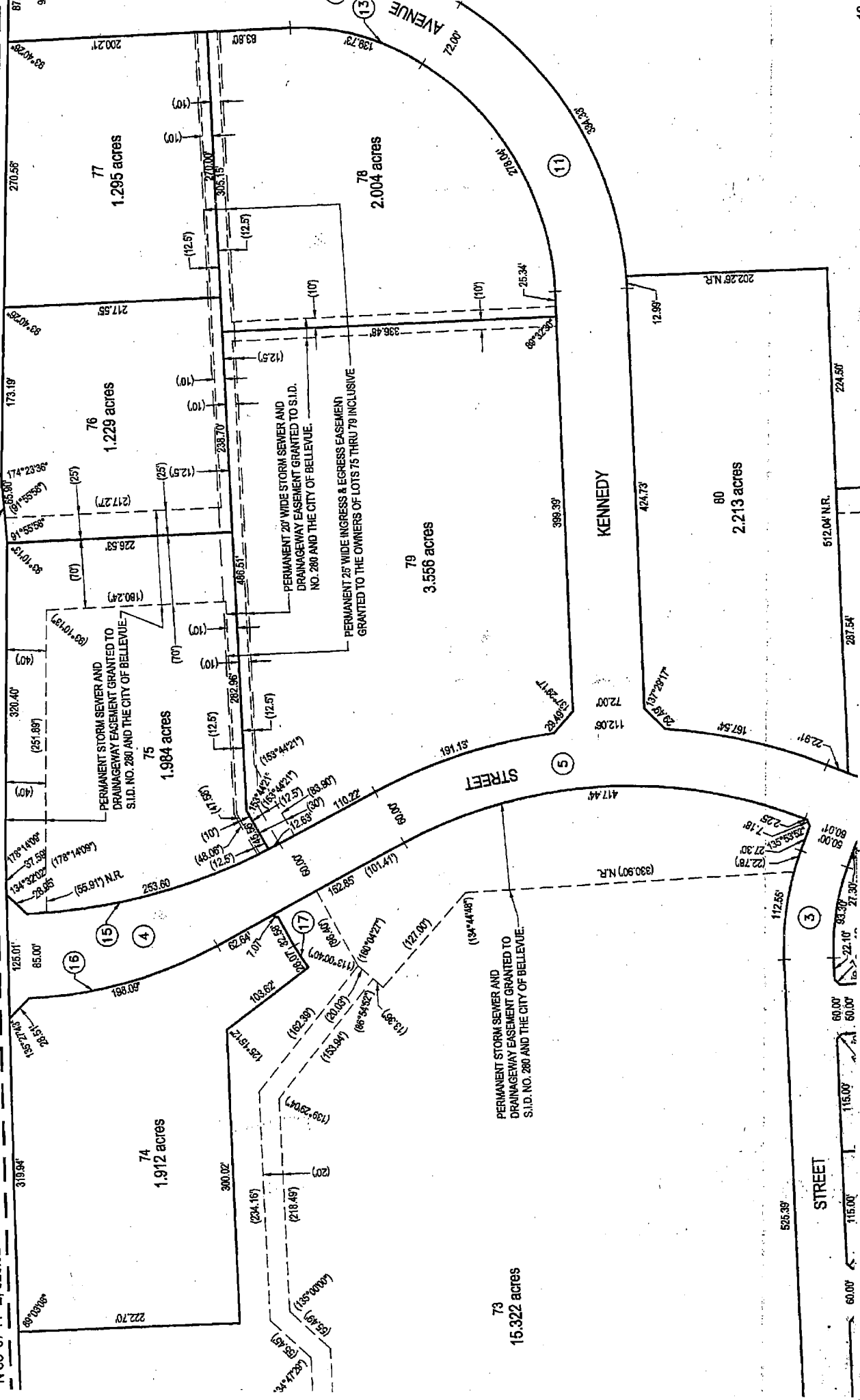
CHANDLER ROAD

N 84°46'51" E, 65.90'

S 89°36'45" E, 530.83'

N 89°53'02" E, 320.40'

N 88°07'11" E, 928.32'



KENNEDY FREEWAY

S 11°40'23" E, 1230.84'

848.26'

8148.14'

TAX LOT 15B

LOT 68

18th STREET

SAUTTER AVE.

PART OF LOT 69

PART OF LOT 69

ESTATES

CHILDS

LOT 82

21st STREET

23rd STREET

OF TAX LOT 14

N 02°49'41" W, 25.00'

S 87°10'19" W, 974.92'

82  
13.745 acres

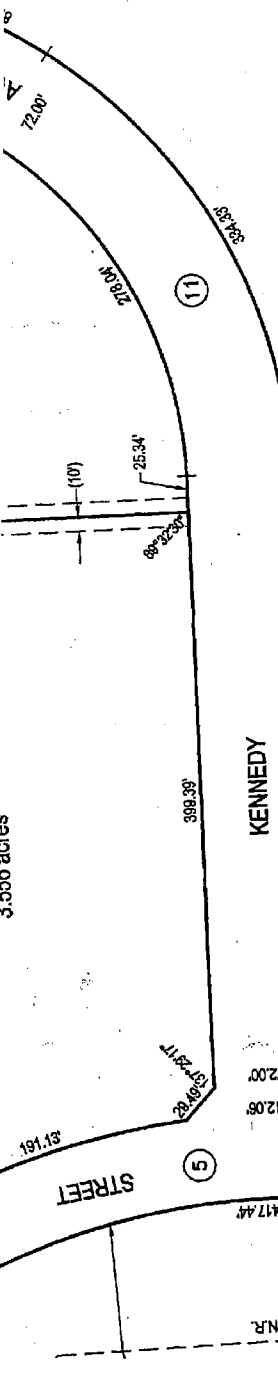
80  
2.213 acres

81  
2.890 acres

PERMANENT 25' WIDE SANITARY SEWER EASEMENT GRANTED TO BELLEVUE S.D. NO. 280 AND THE CITY OF

KENNEDY

3.550 ACRES



STREET

22ND

STREET

(A)

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60.00'

100.00'

43.74'

155.0000'

28.28'

316.68'

25.00'

13.45'

402.60'

224.50'

612.04' N.R.

287.54'

22.91'

167.54'

29.40'

112.08'

72.00'

398.33'

87°29'17"

81°40'14"

81°40'14"

32.25'

31.87'

37.52'

59.77'

84.41'

26.31'

50.00'

22.78'

27.30'

25.56'

2.25'

1.78'

80.07'

(330.90') N.R.

417.44'

424.73'

12.88'

202.28' N.R.

27.94'

25.34'

25.34'

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# KENNEDY CENTER

LOTS 1 THRU 16, INCLUSIVE AND OUTLOTS 1 AND 2, AN ADDITION TO THE CITY OF BELLEVUE

BEING A PLATING OF PART OF THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 15, T14N, R16E OF THE 6TH PM, SHERIDAN COUNTY, NEBRASKA.

Map No. 07  
 Filed for Record on 06-11-1997  
 28088  
 CHANDLER

County: 07  
 Verify: 07  
 Date: 06-11-1997  
 Cash: 28088  
 R O A D

ALL RECORDS  
 (SEE RECORDS DOCUMENTS)  
 625068

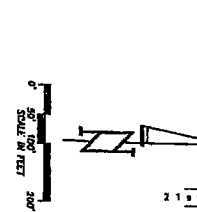
THE CORNER OF THE NE 1/4  
 15-14-12 OF THE 6TH PM,  
 SHERIDAN COUNTY, NEBRASKA.

THE CORNER OF THE NE 1/4  
 15-14-12 OF THE 6TH PM,  
 SHERIDAN COUNTY, NEBRASKA.

CURVE NO.	BEARING	DATA	WARRANT	ARC
1	89°34'15"	372.915'	61.97'	135.80'
2	54°03'00"	372.915'	100.00'	181.80'
3	280°32'30"	372.915'	109.84'	211.80'
4	332°27'00"	372.915'	81.41'	172.84'
5	174°14'00"	372.915'	43.88'	83.47'
6	71°52'00"	372.915'	18.07'	34.82'
7	175°14'00"	612.925'	81.72'	142.24'
8	115°01'00"	612.925'	92.40'	124.24'
9	157°24'00"	612.925'	84.46'	170.10'

90° CORNER OF THE NW 1/4  
 15-14-12 OF THE 6TH PM,  
 SHERIDAN COUNTY, NEBRASKA.  
 (Point of Beginning)

- NOTES:**
1. THERE SHALL BE NO OTHER VEHICULAR ACCESS TO THE TRACT EXCEPT AS SHOWN ON THIS PLAT.
  2. THERE SHALL BE NO OTHER VEHICULAR ACCESS TO THE TRACT EXCEPT AS SHOWN ON THIS PLAT.
  3. THERE SHALL BE NO OTHER VEHICULAR ACCESS TO THE TRACT EXCEPT AS SHOWN ON THIS PLAT.
  4. THERE SHALL BE NO OTHER VEHICULAR ACCESS TO THE TRACT EXCEPT AS SHOWN ON THIS PLAT.
  5. ALL DIMENSIONS AND ANGLES IN THIS PLAT SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT OF 1917.
  6. ALL DIMENSIONS AND ANGLES IN THIS PLAT SHALL BE IN ACCORDANCE WITH THE SURVEYING ACT OF 1917.



REVIEW BY SHERIDAN COUNTY SURVEYOR'S OFFICE AND LISTED IN THE PUBLIC RECORDS OF SHERIDAN COUNTY, NEBRASKA, ON 06-11-1997.

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

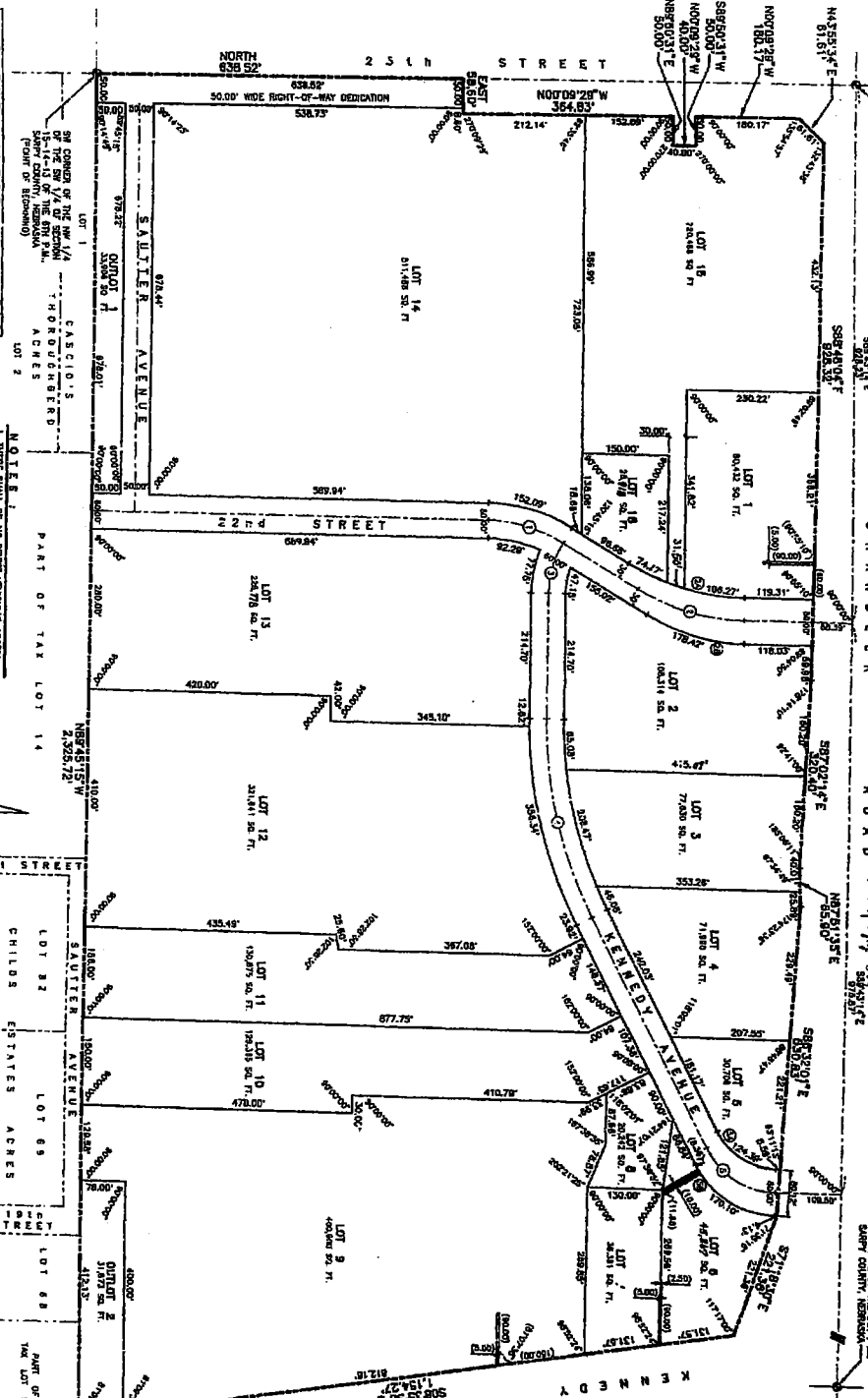
APPROVAL OF BELLEVUE CITY COUNCIL

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

APPROVAL OF BELLEVUE CITY COUNCIL

APPROVAL OF BELLEVUE CITY COUNCIL



**ACKNOWLEDGMENT OF NOTARY**

I, **Joseph J. Dornier**, Notary Public for the State of Nebraska, do hereby certify that the foregoing plat was acknowledged before me this 28th day of June, 1997, by **Joseph J. Dornier**, County Clerk of Sheridan County, Nebraska, and **Joseph J. Dornier**, County Clerk of Sheridan County, Nebraska.

**APPROVAL OF BELLEVUE CITY PLANNING COMMISSION**

**APPROVAL OF BELLEVUE CITY COUNCIL**

1038-101

**2 THOMPSON, DRESSSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 1038 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 330-8800

**KENNEDY CENTER**

**FINAL PLAT**

THE RECORDS OF SHERIDAN COUNTY, NEBRASKA, CONTAIN THE ORIGINAL RECORDS OF THE SHERIDAN COUNTY SURVEYOR'S OFFICE. THESE RECORDS ARE THE ONLY AUTHORITY FOR THE LOCATION AND BOUNDARIES OF THE TRACTS SHOWN ON THIS PLAT. ANY PERSON WHOSE INTEREST IN THE TRACTS SHOWN ON THIS PLAT IS NOT SHOWN ON THE RECORDS OF SHERIDAN COUNTY SURVEYOR'S OFFICE IS DEEMED TO HAVE ACQUIRED THE SAME BY ADVERSE POSSESSION OR OTHERWISE. THE RECORDS OF SHERIDAN COUNTY SURVEYOR'S OFFICE ARE THE ONLY AUTHORITY FOR THE LOCATION AND BOUNDARIES OF THE TRACTS SHOWN ON THIS PLAT. ANY PERSON WHOSE INTEREST IN THE TRACTS SHOWN ON THIS PLAT IS NOT SHOWN ON THE RECORDS OF SHERIDAN COUNTY SURVEYOR'S OFFICE IS DEEMED TO HAVE ACQUIRED THE SAME BY ADVERSE POSSESSION OR OTHERWISE.

DATE: 06-11-1997

FILED FOR RECORD: 06-11-1997

RECORDED: 06-11-1997

INDEXED: 06-11-1997

FILED: 06-11-1997

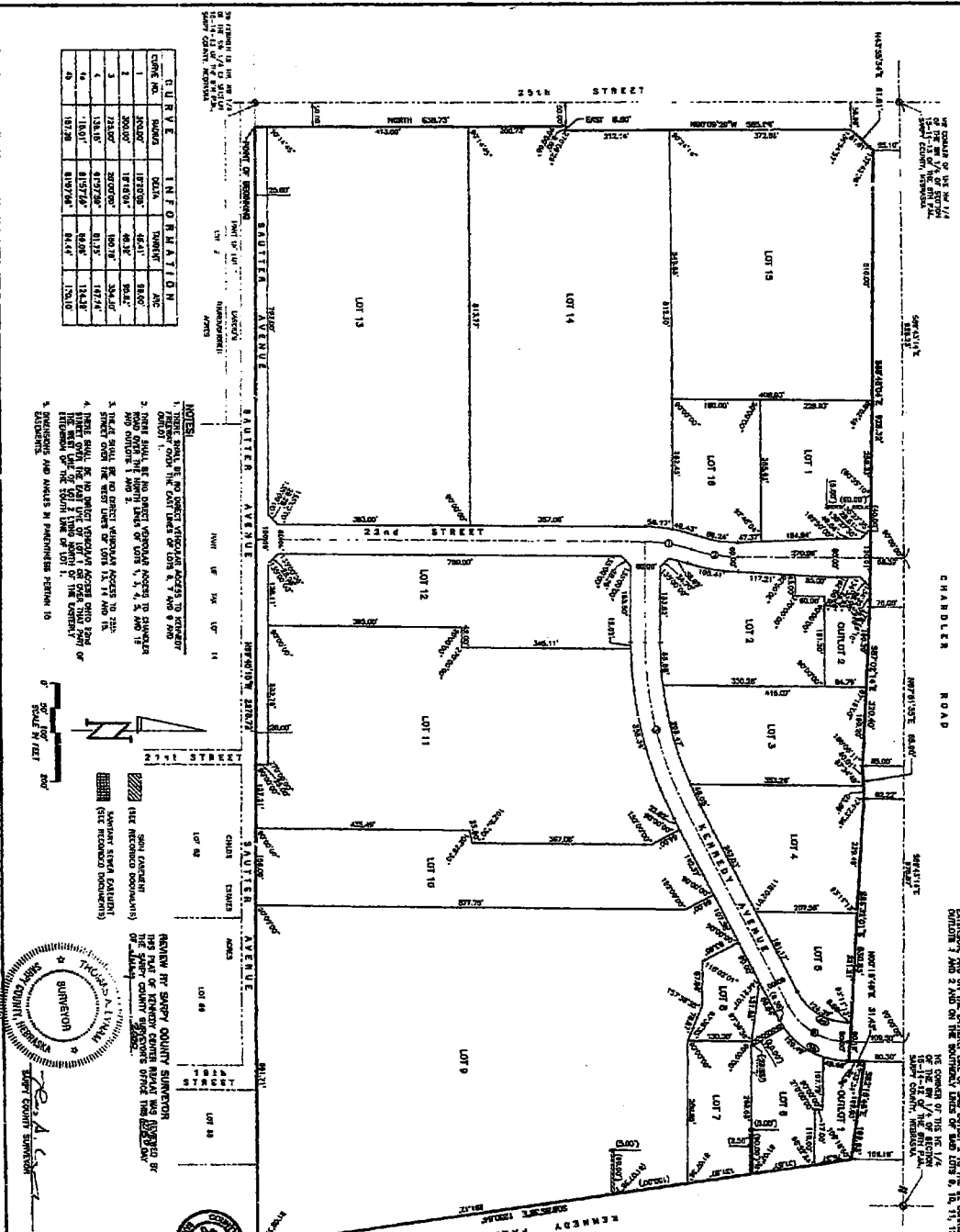


3000 26042  
 DEC 22 1998  
 REGISTERED IN 18 505

# KENNEDY CENTER REPLAT

LOTS 1 THRU 16, INCLUSIVE AND OUTLOTS 1 AND 2, AN ADDITION TO THE CITY OF BELLEVUE

BEING A REPLAT OF LOTS 1 THRU 16, INCLUDING AND OUTLOTS 1 AND 2, HEREIN SET FORTH IN CITY COUNTY, WASHINGTON, TERRITORY, WITH ALL OF NORTON AVENUE, SOUTH AVENUE AND 22ND STREET FROM WEST SIDE OF CHAMBERLAIN ROAD AND WEST OF 22ND STREET BEGINNING 500 FEET WEST OF THE CENTER LINE OF CHAMBERLAIN ROAD.



CURVE	INFORMATION
1	200.00' 173.00'
2	200.00' 173.00'
3	200.00' 173.00'
4	200.00' 173.00'
5	200.00' 173.00'
6	200.00' 173.00'
7	200.00' 173.00'
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12	200.00' 173.00'
13	200.00' 173.00'
14	200.00' 173.00'
15	200.00' 173.00'
16	200.00' 173.00'
17	200.00' 173.00'
18	200.00' 173.00'
19	200.00' 173.00'
20	200.00' 173.00'

- NOTES:**
1. THERE SHALL BE NO CORNER STAKE ACCESS TO EXISTING PROPERTY FROM THE CENTER LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10.
  2. THERE SHALL BE NO CORNER STAKE ACCESS TO EXISTING PROPERTY FROM THE CENTER LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10.
  3. THERE SHALL BE NO CORNER STAKE ACCESS TO EXISTING PROPERTY FROM THE CENTER LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10.
  4. THERE SHALL BE NO CORNER STAKE ACCESS TO EXISTING PROPERTY FROM THE CENTER LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10.
  5. DIMENSIONS AND ANGLES IN PARENTHESIS REFER TO EXISTING.



APPROVAL OF BELLEVUE CITY COUNCIL  
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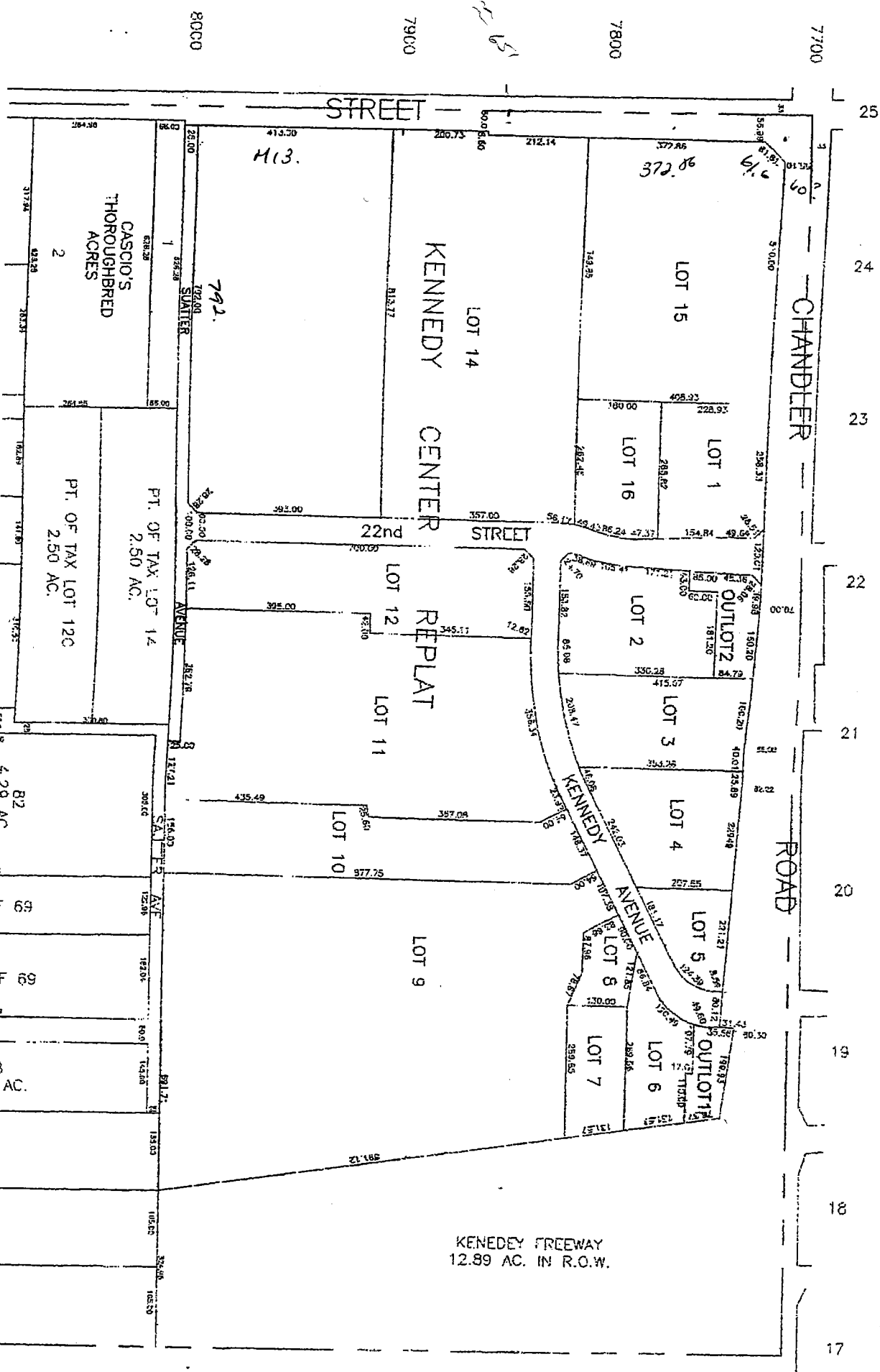


11/30/01

SW 1/4 SEC. 15-T14N-R13E  
SCALE 1" = 200'

1054

This map constitutes a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. Therefore no representations regarding the accuracy of the size, dimensions, measurements, condition, platting or location of the within described area are made. Should such information be required for construction, zoning or other purposes, the services of a private surveyor and/or title search should be secured.



7700  
7800  
7900  
8000

25  
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22  
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19  
18  
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STREET

CHANDLER ROAD

KENNEDY AVENUE

22nd STREET

CASCIO'S THOROUGHbred ACRES

PT. OF TAX LOT 12C 2.50 AC.

PT. OF TAX LOT 14 2.50 AC.

KENEDEY FREEWAY 12.89 AC. IN R.O.W.

LOT 15  
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2013-19478

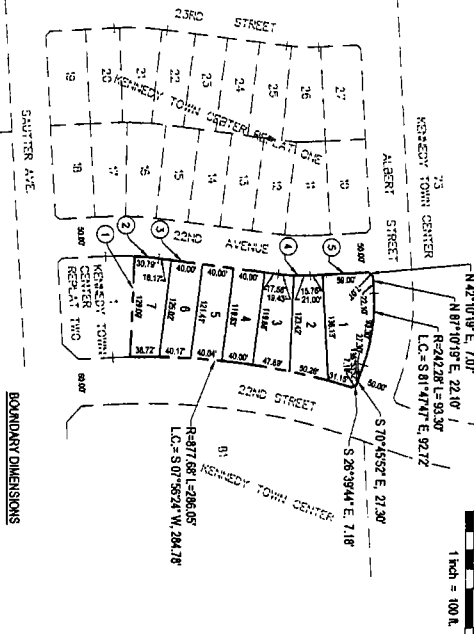
# KENNEDY TOWN CENTER REPLAT FIVE

## LOTS 1 THRU 7 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 2 THRU 5, INCLUSIVE, KENNEDY TOWN CENTER REPLAT TWO, A SUBDIVISION LOCATED IN THE SW/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 19 EAST OF THE 81<sup>ST</sup> W. SHERIDAN COUNTY, NEBRASKA

### LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTIES



LOT AREAS	BOUNDARY DIMENSIONS
LOT 1 7,969 SQUARE FEET	① N 87°12'57" W, 129.09'
LOT 2 5,507 SQUARE FEET	② R-378.89' L=20.78'
LOT 3 5,507 SQUARE FEET	③ L.C.=N 03°07'33" E, 30.79'
LOT 4 4,700 SQUARE FEET	④ N 07°29'07" E, 163.73'
LOT 5 4,815 SQUARE FEET	⑤ R-228.00' L=40.43'
LOT 6 4,822 SQUARE FEET	L.C.=N 02°18'19" E, 40.38'
LOT 7 5,312 SQUARE FEET	⑥ N 02°49'41" W, 74.76'

### NOTES

1. ALL ANGLES ARE IN UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE BOUND. TO CORNER STRIPS UNLESS SHOWN AS (N/S)
3. DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO ALBERT STREET FROM LOT 1.
4. THE CHANGES FOR REPLICAS ON CORNER LOTS ARE SET AT THE FEET (F) FROM THE INTERSECTION OF BOUNDARY LINES. NO ANGLES ARE SHOWN WHEN RIGHT-OF-WAY LINES HAVE A 90° ANGLE.

### COUNTY TREASURERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER AND HAVE DETERMINED THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE AND THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE AND THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE.

*Red Johnson*  
COUNTY ENGINEER  
DATE 6-18-13

TAXES ACCESSED AND LEVIED FOR THE CURRENT YEAR ARE HEREIN DUE AND PAID. THIS SUBDIVISION CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

REVIEW BY SHERIDAN COUNTY PUBLIC WORKS ENGINEER  
THIS PLAT OF KENNEDY TOWN CENTER REPLAT FIVE WAS REVIEWED BY THE SHERIDAN COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE AND THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE.

APPROVAL OF BELLEVUE CITY ENGINEER  
THIS PLAT OF KENNEDY TOWN CENTER REPLAT FIVE WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 27<sup>TH</sup> DAY OF JULY, 2013.

APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR  
THIS PLAT OF KENNEDY TOWN CENTER REPLAT FIVE WAS APPROVED BY THE BELLEVUE CITY PLANNING DIRECTOR ON THIS 27<sup>TH</sup> DAY OF JULY, 2013.

### REPLICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CHANDLER PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBODIED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS TO BE NUMBERED AND LAYED AS SHOWN, SAID SURVEYING TO BE HEREAFTER KNOWN AS KENNEDY TOWN CENTER REPLAT FIVE (THE LOTS NUMBERED AS SHOWN) AND THE NECESSARY PLAT AND RECORDS OF SAID SURVEYING TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE AND THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE.

CHANDLER PROPERTIES, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: *John H. H. H.*  
MANAGER  
DATE 6/11/2013

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF SHERIDAN

ON THIS 11<sup>TH</sup> DAY OF June 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LARRY D. SAUER, MANAGER OF CHANDLER PROPERTIES, LLC, WHO IS PERSONALLY KNOWN TO BE THE DEEDED PERSON TO WHOM SAID SURVEYING WAS REFERRED TO IN THE PUBLIC RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE AND THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE.



BELLEVUE CITY ENGINEER  
THIS PLAT OF KENNEDY TOWN CENTER REPLAT FIVE WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 27<sup>TH</sup> DAY OF JULY, 2013.

BELLEVUE CITY PLANNING DIRECTOR  
THIS PLAT OF KENNEDY TOWN CENTER REPLAT FIVE WAS APPROVED BY THE BELLEVUE CITY PLANNING DIRECTOR ON THIS 27<sup>TH</sup> DAY OF JULY, 2013.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND I HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEBRASKA SUBDIVISION ACT AND THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE AND THAT THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER ARE CORRECT AND COMPLETE.

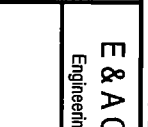
JOHN HENLEY, LS-584  
DATE 6/11/2013

Proj. No.	PROJ. 130118
Date	5/15/13
Drawn by	THH
Scale	1" = 100'
Sheet	1 of 1

Revision	Date	Description
1		

FINAL PLAT

KENNEDY TOWN CENTER REPLAT FIVE  
BELLEVUE, NEBRASKA



E & A CONSULTING GROUP, INC.  
Engineering • Planning • Environmental & Field Services  
300 West 117th Street Omaha, NE 68154  
Phone: 402.885.4700 Fax: 402.885.3589  
www.eandagroup.com



2011-30507

# KENNEDY TOWN CENTER REPLAT THREE

## LOTS 1 THRU 6 INCLUSIVE

BEING A REPLATTING OF ALL OF LOTS 76 THRU 80, INCLUSIVE AND ALSO LOTS 82 THRU 84, INCLUSIVE AND INCLUDED VACATED KENNEDY AVENUE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAY OF KENNEDY AVENUE, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA

### DEDICATION

Know all men by these presents that We, Kennedy Town Center, LLC, a Nebraska limited liability company, owner 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 REPLAT THREE (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, CenturyLink 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,

### SURVEYOR'S CERTIFICATE

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 THREE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOTS 76 THRU 80, INCLUSIVE AND ALSO LOTS 82 THRU 84, INCLUSIVE AND INCLUDED VACATED KENNEDY AVENUE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAY OF KENNEDY AVENUE, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 84, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF KENNEDY FREEWAY; THENCE S11°40'23"E (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOTS 84, 83 AND 82, KENNEDY TOWN CENTER, 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 82, KENNEDY TOWN CENTER, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TAX LOT 168, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 15; THENCE S87°10'19"W ALONG THE SOUTHERLY LINE OF SAID LOT 82, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID NORTHERLY LINE OF TAX LOT 168, AND ALSO THE NORTHERLY LINE OF TAX LOT 138, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 15, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 981.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 82, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 81, SAID KENNEDY TOWN CENTER; THENCE N02°49'17"W ALONG THE WESTERLY LINE OF SAID LOT 82, KENNEDY TOWN CENTER, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 81, KENNEDY TOWN CENTER, A DISTANCE OF 477.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 81, KENNEDY TOWN CENTER, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 80, KENNEDY TOWN CENTER; THENCE S87°10'19"W ALONG SAID SOUTH LINE OF LOT 80, KENNEDY TOWN CENTER, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 81, KENNEDY



E&A CONSULTING GROUP, INC.  
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PHONE: (402) 895-4700 FAX: (402) 895-3596  
www.eacg.com

LOTS 1 THRU 15  
 BEING A REPLATTING OF ALL OF LOTS 76 THRU 90  
 INCLUDED VACATED KENNEDY AVENUE, KENNEDY  
 SECTION 15; AND ALSO TOGETHER WITH THE  
 LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 E

DEDICATION

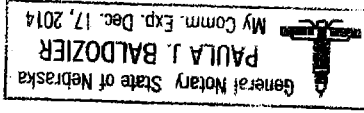
Know all men by these presents that We, Kennedy Town Center, LLC, a Nebraska limited liability company, owner of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as KENNEDY TOWN CENTER REPLAT THREE (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, CenturyLink 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 the rear boundary lines of all interior lots; an eight-foot (8') wide strip of land abutting the rear boundary lines of all exterior 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.

KENNEDY TOWN CENTER, LLC  
 a Nebraska limited liability company  
 By: Douglas J. Long  
 Member

KENNEDY TOWN CENTER, LLC  
 a Nebraska limited liability company  
 By: Pat Chudomelka  
 Member

KENNEDY TOWN CENTER, LLC  
 a Nebraska limited liability company

By: Michael G. Kucera  
 Member



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF SARPY )

On this 23 day of October, 2011, before me, the undersigned, a Notary Public in and for said County, personally came Michael G. Kucera, member of KENNEDY TOWN CENTER, 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 volunteer / act and deed.



*Wayne A. Kunkling*

REGISTER OF DEEDS

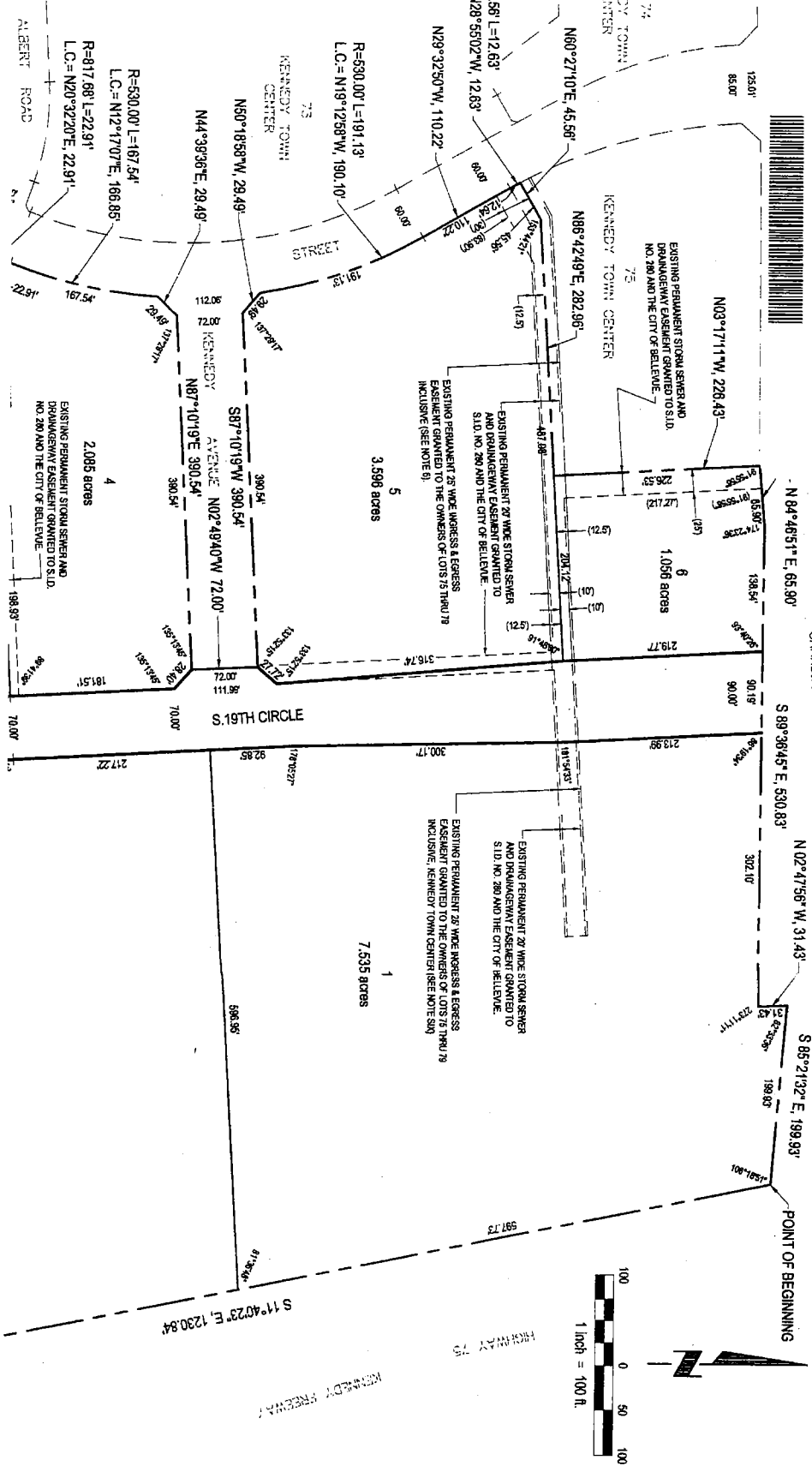


REC'D UNIV LITREUI SHORT MOR

CHANDLER ROAD

NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15-114N-17E OF THE 8TH P.M.

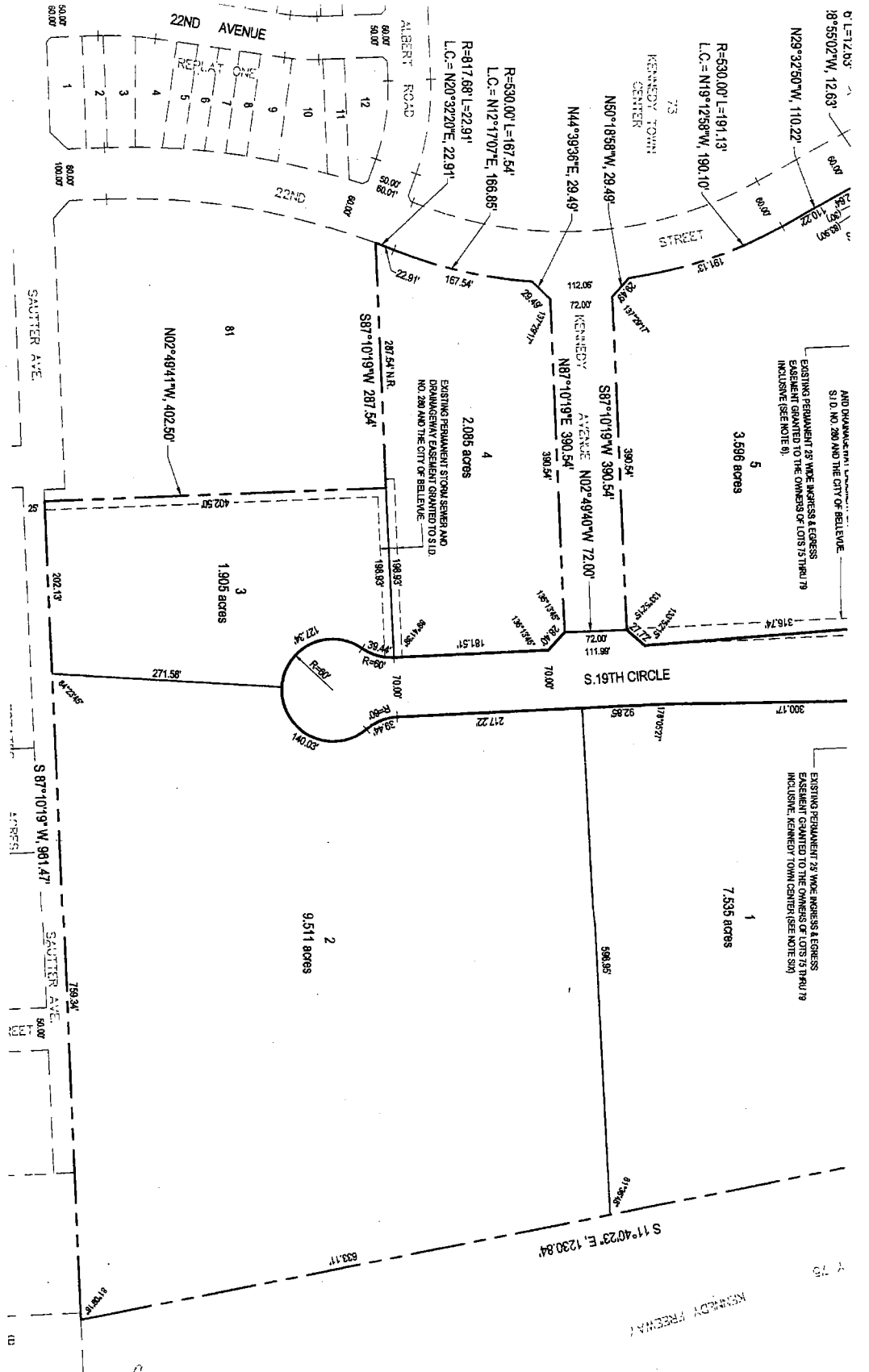
**KEN**



**DEDICATION**

Know all men by these presents that W liability company, owner of the property, numbered within the plat have caused be numbered and named as shown, SE TOWN CENTER REPLAT THREE (lots number approve of the disposition of our property dedicable to the public for public use, the grant easements as shown on this plat Omaha Public Power District, Century been granted a franchise to provide a utility their successors and assigns, to erect, cables, conduits and other related facilities carrying and transmission of electric transmission of signals and sounds of television system, and the reception of wide strip of land abutting all front and of land abutting the rear boundary line strip of land abutting the rear boundary herein defined as those lots forming the Said sixteen-foot (16') wide easement the adjacent land is surveyed, platted; easement to Metropolitan Utilities District assigns, to erect, install, operate, maintain related facilities, and to extend thereon through, under and across a five-foot ( and circles, whether public or private, placed in the said easement ways, but or rights herein granted.

KENNEDY TOWN CENTER, LLC  
a Nebraska limited liability company



AND DRAWN AND PLATTED BY BELLEVUE  
S.D. NO. 280 AND THE CITY OF BELLEVUE.  
EXISTING PERMANENT 20' WIDE EGRESS EGRESS  
EASEMENT GRANTED TO THE OWNERS OF LOTS 15 THRU 19  
INCLUSIVE (SEE NOTE 6)

EXISTING PERMANENT 20' WIDE EGRESS EGRESS  
EASEMENT GRANTED TO THE OWNERS OF LOTS 15 THRU 19  
INCLUSIVE, KENNEDY TOWN CENTER (SEE NOTE 6)

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their successors and assigns, to erect, o  
cables, conduits and other related facilit  
carrying and transmission of electric cur  
transmission of signals and sounds of all  
television system, and the reception on,  
wide strip of land abutting all front and si  
of land abutting the rear boundary lines c  
strip of land about the rear boundary li  
herein defined as those lots forming the  
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related facilities, and to extend thereon p  
through, under and across a five-foot (5')  
and circles, whether public or private. N  
placed in the said easement ways, but th  
landscaping and other purposes that do  
or rights herein granted.

KENNEDY TOWN CENTER, LLC  
a Nebraska limited liability company

By: *D. Douglas*  
Douglas, D.  
Member

KENNEDY TOWN CENTER, LLC  
a Nebraska limited liability company

By: *M. Michael*  
Michael, M.  
Member

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF STAFFOR )

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 PARENTHESSES ARE FOR THE LOCATION OF EASEMENTS.

4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CHANDLER ROAD OR TO HIGHWAY 75 KENNEDY FREEWAY 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.

6. AN EXISTING INGRESS AND EGRESS EASEMENT, WAS GRANTED TO THE OWNERS OF LOTS 75 THRU 79 INCLUSIVE, KENNEDY TOWN CENTER, INSTRUMENT NO. 2006-31078. SAID LOTS 76 THRU 79 INCLUSIVE, KENNEDY TOWN CENTER, REPLATTED TO LOTS 1, 5 & 6 INCLUSIVE, KENNEDY TOWN CENTER REPLAT THREE.

PART OF TAX LOT 14

SAUTTER AVE

