

2004-42240

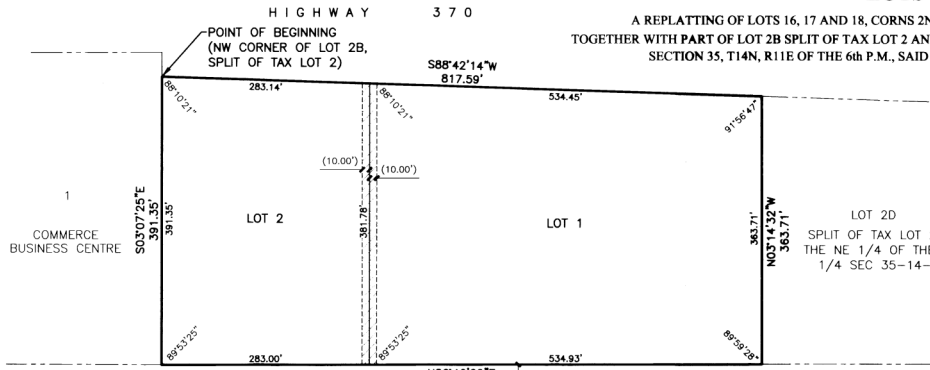
# CORNS 2ND ADDITION REPLAT 1

## LOTS 1, 2, 3, 4 AND 5

A REPLATTING OF LOTS 16, 17 AND 18, CORNS 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF LOT 2B SPLIT OF TAX LOT 2 AND PART OF LOT 2C SPLIT OF TAX LOT 2, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6th P.M., SAID SARPY COUNTY, TOGETHER WITH PART OF 152nd AVENUE.

COUNTY NE C.E. RE  
VERIFY MAP D.E. RE  
PROOF MAP  
FEES \$ 20.00  
CHECK# \_\_\_\_\_ CASH 20.00  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

Filed for Record Nov 3 2004 2:59 p.m.  
Instrument # 2004-42240  
Linda A. Dressen, Register of Deeds, Sarpy Co., NE



NOTES:  
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	30°00'00"	53.89'	104.72'	200.00'
2	30°11'23"	74.17'	144.90'	275.00'

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNS 2ND ADDITION REPLAT 1, LOTS 1, 2, 3, 4 AND 5, BEING A REPLATTING OF LOTS 16, 17 AND 18, CORNS 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF LOT 2B SPLIT OF TAX LOT 2 AND PART OF LOT 2C SPLIT OF TAX LOT 2, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6th P.M., SAID SARPY COUNTY, TOGETHER WITH PART OF 152nd AVENUE ADJOINING SAID LOTS, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 2B SPLIT OF TAX LOT 2; THENCE S03°07'25"E (ASSUMED BEARING) 391.35 FEET ON THE WEST LINE OF SAID LOT 2B SPLIT OF TAX LOT 2 TO THE NORTH LINE OF THE 100.00 FOOT WIDE SHEPARD STREET RIGHT-OF-WAY; THENCE N86°46'00"E 817.93 FEET ON THE NORTH LINE OF SAID LOT 2C SPLIT OF TAX LOT 2; THENCE N03°14'32"W 363.71 FEET ON THE EAST LINE OF SAID LOT 2C SPLIT OF TAX LOT 2 TO THE NE CORNER THEREOF; THENCE S88°42'14"W 817.59 FEET ON THE NORTH LINES OF SAID LOT 2C SPLIT OF TAX LOT 2 AND LOT 2B SPLIT OF TAX LOT 2 TO THE POINT OF BEGINNING;

AND

BEGINNING AT THE SW CORNER OF SAID LOT 16; THENCE N03°07'25"W (ASSUMED BEARING) 685.01 FEET ON THE WEST LINES OF SAID LOT 16 AND SAID LOT 2B SPLIT OF TAX LOT 2 TO THE SOUTH LINE OF THE 100.00 FOOT WIDE SHEPARD STREET RIGHT-OF-WAY; THENCE N86°46'00"E 541.03 FEET ON THE SOUTH LINE OF THE 100.00 FOOT WIDE SHEPARD STREET RIGHT-OF-WAY TO THE EAST LINE OF SAID LOT 17; THENCE S03°14'32"E 383.57 FEET ON THE EAST LINE OF SAID LOT 17 TO THE SE CORNER THEREOF; THENCE S24°18'40"E 326.39 FEET ON THE EAST LINE OF SAID LOT 18 TO THE SE CORNER THEREOF; THENCE S87°02'45"W 296.90 FEET ON THE SOUTH LINE OF SAID LOT 18 TO THE SW CORNER THEREOF; THENCE S86°57'23"W 66.00 FEET TO THE SE CORNER OF SAID LOT 16; THENCE S87°02'45"W 296.89 FEET ON THE SOUTH LINE OF SAID LOT 16 TO THE POINT OF BEGINNING.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DODD ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF NOVEMBER, 2004 BY CHARLES J. CERVENY.



### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DODD ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF NOVEMBER, 2004 BY KENNETH W. SCHLOSSER.



### APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF CORNS 2ND ADDITION REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 3 DAY OF NOV, 2004.

### SARPY 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 THEREIN IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE AND THE TAXES ASSESSED AND LEVIED FOR THE PRESENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th

REVIEW BY THE SARPY COUNTY SURVEYOR OF THIS YEAR.  
THIS PLAT OF CORNS 2ND ADDITION REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 2 DAY OF NOVEMBER, 2004.



THOMAS A. LYMAN  
SARPY COUNTY SURVEYOR

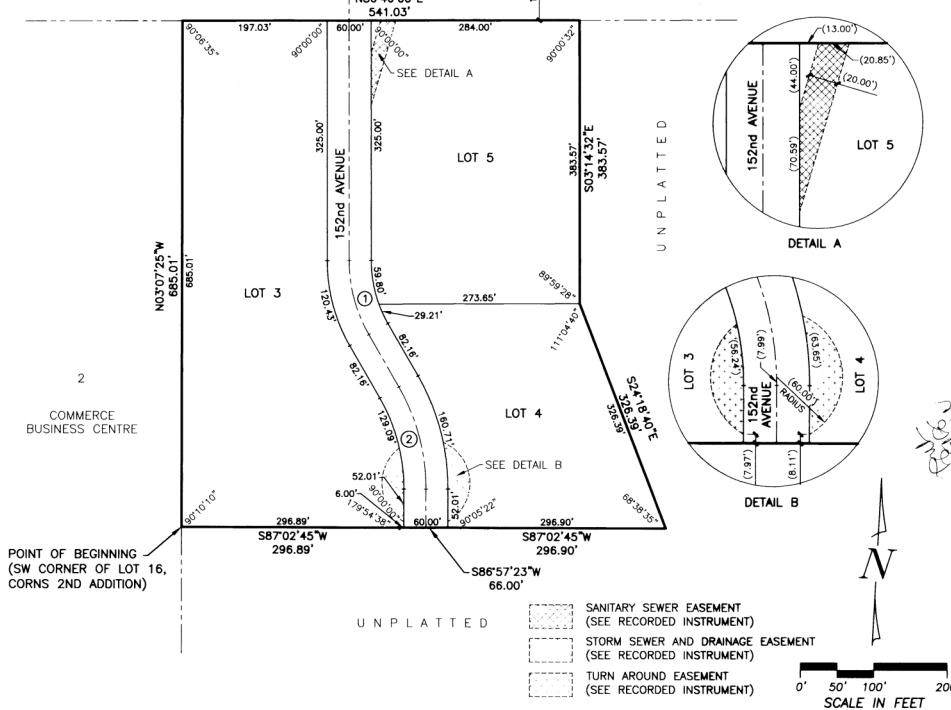
SEPTEMBER 15, 2004  
DATE:

JAMES D. WARNER  
NEBRASKA R.L.S. 308

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHARLES J. CERVENY AND KENNETH W. SCHLOSSER, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CORNS 2ND ADDITION REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND 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 LOT LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BY: Charles J. Cervený  
CHARLES J. CERVENY

BY: Kenneth W. Schlosser  
KENNETH W. SCHLOSSER



1" = 100'  
DATE: SEPT. 15, 2004  
DRAWN BY: JUP  
CHECKED BY: JWH  
REVISION:  
CORNS 2ND ADDITION REPLAT 1  
ADMINISTRATIVE REPLAT  
THOMPSON, DRESSEN & BORNEN, INC.  
Consulting Engineers & Land Surveyors  
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TEL: (402) 342-0800 FAX: (402) 342-0801  
EMAIL: TD2MAIL@TDSBCO.COM WEB: WWW.TDSBCO.COM  
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