2007—37509

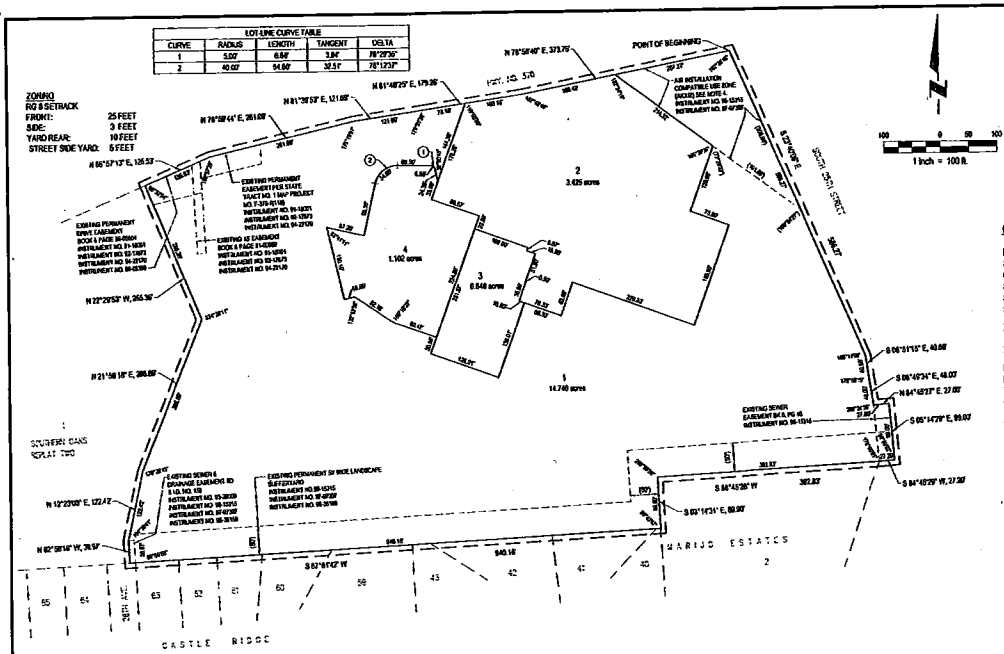
CLARKSON MEDICAL CAMPUS SUBDIVISION

LOTS 1 THRU 4, INCLUSIVE

A REPLAT OF ALL OF LOTS 90 AND 91, SOUTHERN OAKS, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 34; AND ALSO TOGETHER WITH LOTS 2, 3 AND 4, SOUTHERN OAKS REPLAT 1, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SOUTHERN OAKS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SCHUESSLER SUBDIVISION REPLAT, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 1, SCHUESSLER SUBDIVISION REPLAT II, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LOT-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	5.00'	6.88'	3.84'	78°12'30"
2	40.00'	54.80'	31.51'	78°12'30"

ZONING
R-2 SETBACK
FRONT: 25 FEET
SIDE: 3 FEET
YARD REAR: 10 FEET
STREET SIDE YARD: 5 FEET



1 inch = 100 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. THIS AREA OF LOT 1, AS SHOWN, IS SUBJECT TO ALL RESTRICTIONS ASSOCIATED WITH CONSTRUCTION AND USE IN ACCIDENT POTENTIAL ZONE 1 (APZ 1), AS ESTABLISHED BY THE DEPARTMENT OF THE AIR FORCE, OFFUTT AIR FORCE BASE.

5. THESE LOTS ARE WITHIN THE 65db AND 70db NOISE CONTOURS IN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AS ESTABLISHED BY OFFUTT AIR FORCE BASE AND NOISE REDUCTIONS OF 25db AND 30db WILL BE REQUIRED FOR RESIDENTIAL STRUCTURES; AND ALSO OUTDOOR NOISE PROBLEMS WILL BE PRESENT.

6. A PERMANENT RECIPROCAL INGRESS & EGRESS, PARKING AND PEDESTRIAN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THRU 4 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 4 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION, EXCEPT THOSE AREAS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS, AS CONSTRUCTED.

REVIEW OF COUNTY SURVEYOR

THIS PLAT OF THE CLARKSON MEDICAL CAMPUS SUBDIVISION (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE SARPY COUNTY SURVEYOR.

SARPY COUNTY SURVEYOR — DATE: Dec 19, 2007

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: 12.19.07

CURRENT YEAR'S TAXES PAID. TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DELINQUENT OF THIS YEAR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR ON THIS 20th DAY OF December, 2007

BELLEVUE PUBLIC WORKS DIRECTOR

BELLEVUE CITY ENGINEER

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 19th DAY OF DECEMBER, 2007

BELLEVUE CITY ENGINEER

Checked P.C. Pl. — Ck. P.C. — Proof D — Fees 21.00 — Check — Chg. — Cash — Refund — Credit — Short — NCR

Filed for Record 12-20-07 at 12:35 P.M.
Instrument # 2007 — 37509
Lloyd J. Dunne, Register of Deeds, Sarpy Co., NE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLARKSON REGIONAL HEALTH SERVICES, INC., 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 CLARKSON MEDICAL CAMPUS SUBDIVISION (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 ASSIONS, 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 EXCEPT THOSE LOT LINES WHICH ARE OCCUPIED BY COMMON WALLS OF BUILDINGS AS CONSTRUCTED; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS EXCEPT THOSE LOT LINES WHICH ARE OCCUPIED BY COMMON WALLS OF BUILDINGS AS CONSTRUCTED; 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.

CLARKSON REGIONAL HEALTH SERVICES, INC.

WILLIAM S. DINSMOOR, C.F.O.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 14th DAY OF December, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WILLIAM S. DINSMOOR C.F.O. OF CLARKSON REGIONAL HEALTH SERVICES, INC., 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 CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC (SEAL)

GENERAL NOTARY - State of Nebraska
BETH L. NUCMA
My Comm. Exp. Mar. 22, 2010

APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION WAS APPROVED BY THE BELLEVUE CITY PLANNING DIRECTOR ON THIS 20th DAY OF December, 2007, THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED WITH IRON PINS ALL LOTS IN CLARKSON MEDICAL CAMPUS SUBDIVISION (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF ALL OF LOTS 90 AND 91, SOUTHERN OAKS, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 34; AND ALSO TOGETHER WITH LOTS 2, 3 AND 4, SOUTHERN OAKS REPLAT 1, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SOUTHERN OAKS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SCHUESSLER SUBDIVISION REPLAT, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 1, SCHUESSLER SUBDIVISION REPLAT II, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; 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 NORTHEAST CORNER OF SAID LOT 91, SOUTHERN OAKS, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, AND THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE S23°40'08"E (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOTS 91 AND 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 566.27 FEET; THENCE S06°55'15"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 40.88 FEET; THENCE S06°49'34"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 48.00 FEET; THENCE N84°48'27"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 27.00 FEET; THENCE S05°14'29"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 99.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 90, SOUTHERN OAKS; THENCE S84°48'25"W ALONG THE SOUTH LINE OF SAID LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 27.20 FEET TO THE NORTHEAST CORNER OF LOT 2, MARIJO ESTATES, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 34; THENCE S85°42'28"W ALONG SAID SOUTH LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, MARIJO ESTATES, A DISTANCE OF 392.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 90, SOUTHERN OAKS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, MARIJO ESTATES, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO; THENCE S00°14'31"E ALONG SAID EAST LINE OF LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, MARIJO ESTATES, A DISTANCE OF 99.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 40, CASTLE RIDGE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; THENCE S87°01'42"W ALONG THE SOUTH LINE OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 40, CASTLE RIDGE, AND ALSO THE NORTH LINE OF LOTS 41, 42, 43, 59, 60, 61, 62 AND 63, SAID CASTLE RIDGE, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE, A DISTANCE OF 940.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID SOUTHERN OAKS REPLAT TWO; THENCE N02°58'16"W ALONG THE WESTERLY LINE OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 39.97 FEET; THENCE N12°23'03"E ALONG SAID WESTERLY LINE OF LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 172.42 FEET; THENCE N21°58'18"E ALONG SAID WESTERLY LINE OF LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 286.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II; THENCE N22°29'53"W ALONG THE WESTERLY LINE OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 265.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370; THENCE N66°57'13"E ALONG THE NORTHERLY LINE OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 125.53 FEET; THENCE N78°58'44"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 1, SCHUESSLER SUBDIVISION REPLAT II, AND ALSO THE NORTHERLY LINE OF SAID LOT 2, SCHUESSLER SUBDIVISION REPLAT, A DISTANCE OF 261.09 FEET; THENCE N81°28'53"E ALONG SAID NORTHERLY LINE OF LOT 2, SCHUESSLER SUBDIVISION REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 121.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SCHUESSLER SUBDIVISION REPLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, SOUTHERN OAKS REPLAT 1; THENCE N81°48'25"E ALONG THE NORTHERLY LINE OF SAID LOT 3, SOUTHERN OAKS REPLAT 1, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 179.26 FEET; THENCE N78°58'40"E ALONG SAID NORTHERLY LINE OF SAID LOT 3, SOUTHERN OAKS REPLAT 1, AND ALSO THE NORTHERLY LINE OF SAID LOT 4, SOUTHERN OAKS REPLAT 1, AND ALSO THE NORTHERLY LINE OF SAID LOT 91, SOUTHERN OAKS, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 373.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 867,422 SQUARE FEET OR 19.913 ACRES, MORE OR LESS.

NEBRASKA REGISTERED LS-655 LICENSED SURVEYOR TIMOTHY J. CONWAY

TIMOTHY J. CONWAY, L.S. 655 — DATE: 12-17-07

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
2201 NORTH 117TH STREET OMAHA, NE 68164
PHONE: (402) 895-4700 FAX: (402) 895-3389
www.eacg.com

CLARKSON MEDICAL CAMPUS SUBDIVISION
BELLEVUE, NEBRASKA

ADMINISTRATIVE SMALL SUBDIVISION PLAT

Proj. No:	P2006.120.001	Revisions	
Date:	11/15/2007	No.	Date
Designed By:	JDS		
Drawn By:	TBN		
Scale:	1" = 100'		
Sheet	1 of 1		

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12/17/2007 2:29:17 PM

2010-17791

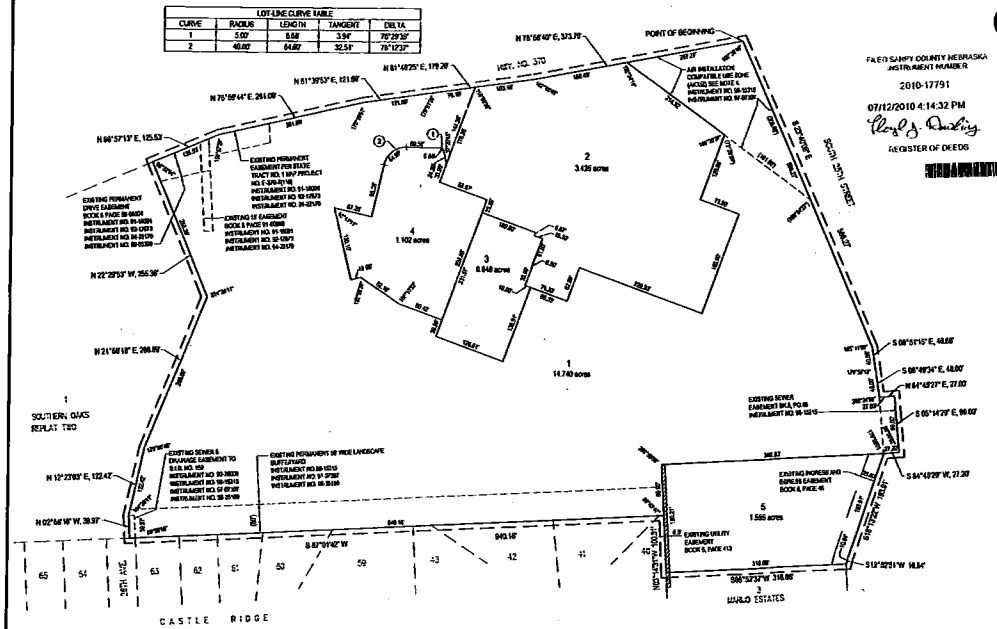
CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE

LOTS 1 THRU 5, INCLUSIVE

A REPLAT OF ALL OF LOTS 1 THRU 4 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 33; AND ALSO THE SW1/4 OF SECTION 34; AND ALSO TOGETHER WITH LOT 2, MARUO ESTATES, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 34; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2010-17791
07/12/2010 4:14:32 PM
REGISTER OF DEEDS

LOT-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	5.00'	8.68'	3.94'	70°29'35"
2	40.00'	64.60'	32.51'	75°12'37"



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. THIS AREA OF LOT 1, AS SHOWN, IS SUBJECT TO ALL RESTRICTIONS ASSOCIATED WITH CONSTRUCTION AND USE IN ACCIDENT POTENTIAL ZONE 1 (APZ 1), AS ESTABLISHED BY THE DEPARTMENT OF THE AIR FORCE, OFFUTT AIR FORCE BASE.

5. THESE LOTS ARE WITHIN THE 65db AND 70db NOISE CONTOURS IN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AS ESTABLISHED BY OFFUTT AIR FORCE BASE AND NOISE REDUCTIONS OF 25db AND 30db WILL BE REQUIRED FOR RESIDENTIAL STRUCTURES; AND ALSO OUTDOOR NOISE PROBLEMS WILL BE PRESENT.

6. A PERMANENT RECIPROCAL INGRESS & EGRESS, PARKING AND PEDESTRIAN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THRU 5 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 5 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE, EXCEPT THOSE AREAS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS, ASNT.

7. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SOUTH 25TH STREET FROM LOT 5, CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE.

REVIEW OF COUNTY SURVEYOR

THIS PLAT OF THE CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE SARPY COUNTY SURVEYOR.

July 08, 2010
SARPY COUNTY SURVEYOR DATE

THOMAS A. LYMAN SURVEYOR SARPY COUNTY, NEBRASKA

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 7-8-10

CURRENT TAXES NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR ON THIS 9th DAY OF July, 2010

BELLEVUE PUBLIC WORKS DIRECTOR

BELLEVUE CITY ENGINEER

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 8 DAY OF July

BELLEVUE CITY ENGINEER

APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE WAS APPROVED BY THE BELLEVUE CITY PLANNING DIRECTOR ON THIS 9th DAY OF July 2010. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 60 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLARKSON REGIONAL HEALTH SERVICES, INC., AND THE NEBRASKA MEDICAL CENTER 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 CLARKSON MEDICAL CAMPUS SUBDIVISION 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 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 EXCEPT THOSE LOT LINES WHICH ARE OCCUPIED BY COMMON WALLS OF BUILDINGS AS CONSTRUCTED; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS EXCEPT THOSE LOT LINES WHICH ARE OCCUPIED BY COMMON WALLS OF BUILDINGS AS CONSTRUCTED; 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.

CLARKSON REGIONAL HEALTH SERVICES, INC.

WILLIAM S. DINSMOOR, C.F.O.

THE NEBRASKA MEDICAL CENTER

BY:

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 8 DAY OF July 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WILLIAM S. DINSMOOR C.F.O. OF CLARKSON REGIONAL HEALTH SERVICES, INC., 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 CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

(SEAL)
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska ELIZABETH A. GUERRER My Comm. Exp. Oct. 1, 2013

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 8 DAY OF July 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WILLIAM S. DINSMOOR, CFO OF THE NEBRASKA MEDICAL CENTER, 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 CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

(SEAL)
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska ELIZABETH A. GUERRER My Comm. Exp. Oct. 1, 2013

LEGAL DESCRIPTION:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED WITH IRON PINS ALL LOTS IN CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF LOTS 1 THRU 4, CLARKSON MEDICAL CAMPUS SUBDIVISION, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF SECTION 33, AND ALSO THE SE1/4 OF SECTION 34; AND ALSO TOGETHER WITH LOT 2, MARUO ESTATES, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 34; 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 NORTHEAST CORNER OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370, AND THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET ON THE FOLLOWING DESCRIBED COURSES; THENCE S23°40'06"E (ASSUMED BEARING), A DISTANCE OF 589.27 FEET; THENCE S08°51'15"E, A DISTANCE OF 40.68 FEET; THENCE S08°49'34"E, A DISTANCE OF 48.00 FEET; THENCE N64°49'27"E, A DISTANCE OF 27.00 FEET; THENCE S05°14'29"E, A DISTANCE OF 99.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION; THENCE S64°49'29"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 27.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, MARUO ESTATES; THENCE S16°13'22"W ALONG THE EASTERLY LINE OF SAID LOT 2, MARUO ESTATES, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 193.91 FEET; THENCE S12°32'51"W ALONG SAID EASTERLY LINE OF LOT 2, MARUO ESTATES, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 16.54 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID MARUO ESTATES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2, MARUO ESTATES; THENCE S66°32'37"W ALONG THE SOUTH LINE OF SAID LOT 2, MARUO ESTATES, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 3, MARUO ESTATES, A DISTANCE OF 318.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, MARUO ESTATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, MARUO ESTATES, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 40, CASTLE RIDGE, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 33; THENCE N03°14'31"W ALONG THE WEST LINE OF SAID LOT 2, MARUO ESTATES, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 40, CASTLE RIDGE, A DISTANCE OF 100.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 40, CASTLE RIDGE, SAID POINT ALSO BEING ON SAID SOUTHERLY LINE OF LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION; THENCE S87°01'42"W ALONG SAID SOUTH LINE OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINE OF SAID CASTLE RIDGE, A DISTANCE OF 940.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SOUTHERN OAKS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SOUTH 1/2 OF SECTION 33, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 35TH AVENUE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SOUTHERN OAKS REPLAT TWO ON THE FOLLOWING DESCRIBED COURSES; THENCE N02°58'16"W, A DISTANCE OF 39.97 FEET; THENCE N12°23'03"E, A DISTANCE OF 122.42 FEET; THENCE N21°58'18"E, A DISTANCE OF 266.69 FEET; THENCE N22°25'53"W, A DISTANCE OF 255.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, CLARKSON MEDICAL CAMPUS SUBDIVISION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370 ON THE FOLLOWING DESCRIBED COURSES; THENCE N66°61'13"E, A DISTANCE OF 125.53 FEET; THENCE N75°58'44"E, A DISTANCE OF 261.09 FEET; THENCE N61°39'53"E, A DISTANCE OF 121.98 FEET; THENCE N61°49'25"E, A DISTANCE OF 179.28 FEET; THENCE N75°58'40"E, A DISTANCE OF 373.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 935,139 SQUARE FEET OR 21.468 ACRES, MORE OR LESS.

ERIC A. SCHAEN
NEBRASKA PROFESSIONAL LAND SURVEYOR LS-408 ERIC A. SCHAEN

June 8, 2010
DATE

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-6389
www.eacg.com

CLARKSON MEDICAL CAMPUS SUBDIVISION REPLAT ONE
BELLEVUE, NEBRASKA

ADMINISTRATIVE SMALL SUBDIVISION PLAT

Proj. No:	2008.103.108	Revisions	Date
Date:	7/7/2010		
Designed By:	JDE		
Drawn By:	CSH		
Scale:	1" = 100'		
Sheet: 1 of 1			

K:\Projects\2008\103\108\01\Civil\Plat\CLARKSON-MEDICAL-CAMPUS-SUBDIVISION-REPLAT-ONE-COLR.dwg
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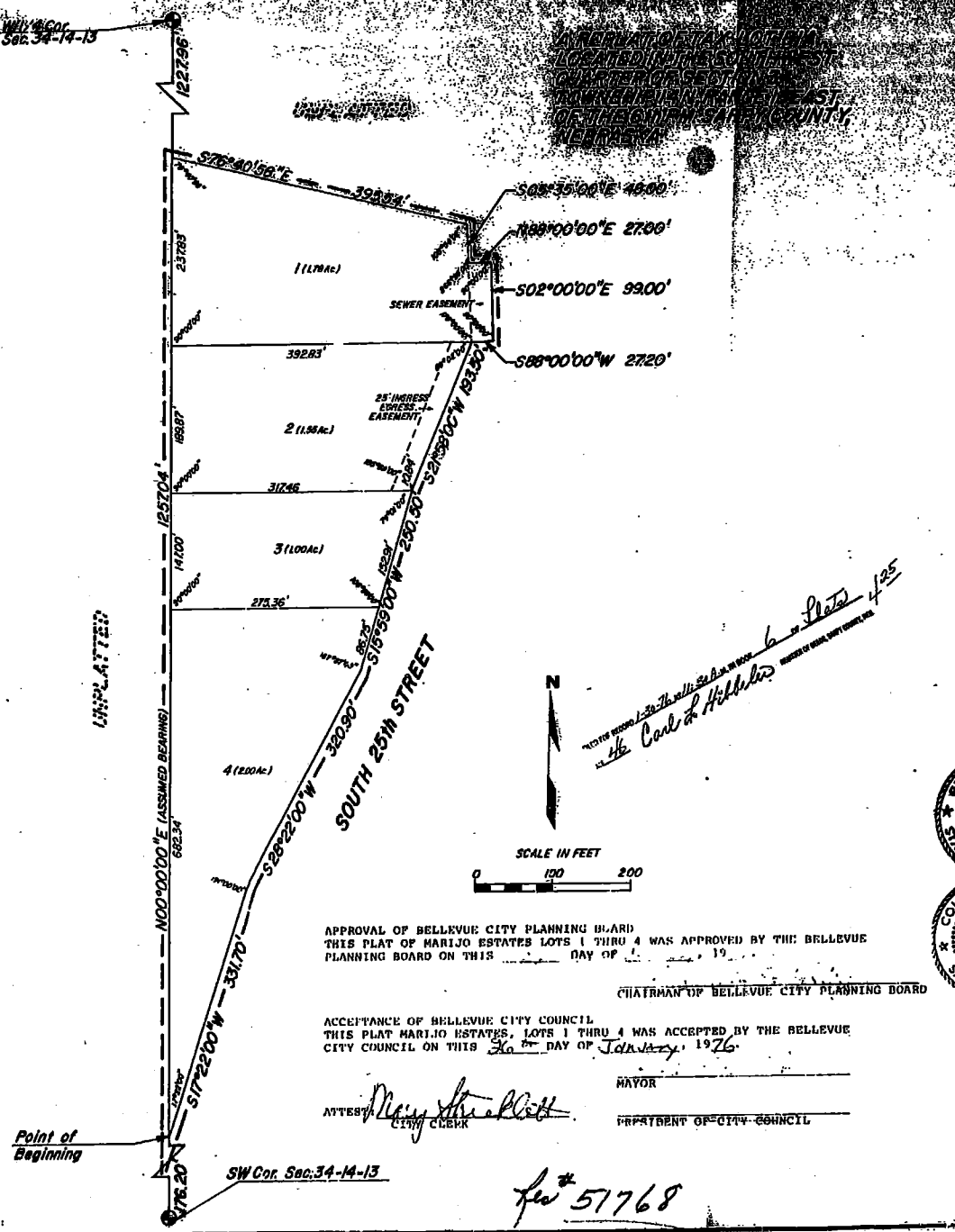
7/7/2010 2:45:53 PM

MARIJO ESTATES

A REPLATTING OF TAX LOT 6A, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I, DOYLE A. WINELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE PROPERTY TO BE REPLATTED HEREIN AND HAVE PLACED PERMANENT MONUMENTS, BOUNDARY STAKES, CORNERS FOR ALL LOTS AND STREETS IN MARIJO ESTATES, A REPLAT OF TAX LOT 6A, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, T14N, R13E, SARPY COUNTY, NEBRASKA AND NORTH 1/2 OF SE 1/4 OF SW 1/4 OF SECTION 34, T14N, R13E, 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, T14N, R13E, THENCE N00°00'00"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 34, 476.20 FEET TO THE SOUTH LOT POINT BEING ON THE WEST R.O.W. OF SOUTH 25TH STREET, THENCE CONTINUING N00°00'00"E ALONG SAID WEST SECTION LINE A DISTANCE OF 1227.96 FEET, THENCE S70°40'56"E 398.54 FEET TO A POINT ON THE WEST R.O.W. OF SOUTH 25TH STREET, THENCE N05°35'00"E ALONG SAID R.O.W. 48.00 FEET, THENCE N88°00'00"E ALONG SAID R.O.W. 27.00 FEET, THENCE S02°00'00"E ALONG SAID R.O.W. 99.00 FEET, THENCE S88°00'00"W ALONG SAID R.O.W. 27.20 FEET, THENCE S21°59'00"W ALONG SAID R.O.W. 230.50 FEET, THENCE S15°59'00"W ALONG SAID R.O.W. 320.90 FEET, THENCE S26°22'00"W ALONG SAID R.O.W. 331.70 FEET, THENCE S17°22'00"W ALONG SAID R.O.W. 393.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.92 ACRES.

NEBRASKA REGISTERED LAND SURVEYOR LS 223 DOYLE A. WINELAND

Doyle A. Wineland
DOYLE A. WINELAND L.S. 223

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOSEPH G. AND MARY K. CIESLIK, OWNERS AND NEBRASKA SAVINGS AND LOAN, MORTGAGEES, OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN; SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MARIJO ESTATES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT.

JOSEPH G. CIESLIK — MARY K. CIESLIK — NEBRASKA SAVINGS AND LOAN NOW NEBRASKA FEDERAL SAVINGS AND LOAN ASSOC. — V.P.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

ON THIS [illegible] DAY OF [illegible], 19[illegible], BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME [illegible] TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGE THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

ON THIS 27 DAY OF January, 19[illegible], BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME [illegible] TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES [illegible] NOTARY PUBLIC

GENERAL NOTARY STATE OF NEBRASKA

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 SUBDIVISION AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE [illegible] SARPY COUNTY TREASURER

COUNTY TREASURER SARPY

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF MARIJO ESTATES, LOTS 1 THRU 4, THIS 27 DAY OF JANUARY, 1976.

Norman Whitney
SARPY COUNTY SURVEYOR

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF BELLEVUE CITY PLANNING BOARD

THIS PLAT OF MARIJO ESTATES LOTS 1 THRU 4 WAS APPROVED BY THE BELLEVUE PLANNING BOARD ON THIS _____ DAY OF _____, 19[illegible]

CHAIRMAN OF BELLEVUE CITY PLANNING BOARD

ACCEPTANCE OF BELLEVUE CITY COUNCIL

THIS PLAT MARIJO ESTATES, LOTS 1 THRU 4 WAS ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THIS 26th DAY OF January, 1976.

MAYOR

ATTEST Mary Stroebott CITY CLERK — PRESIDENT OF CITY COUNCIL

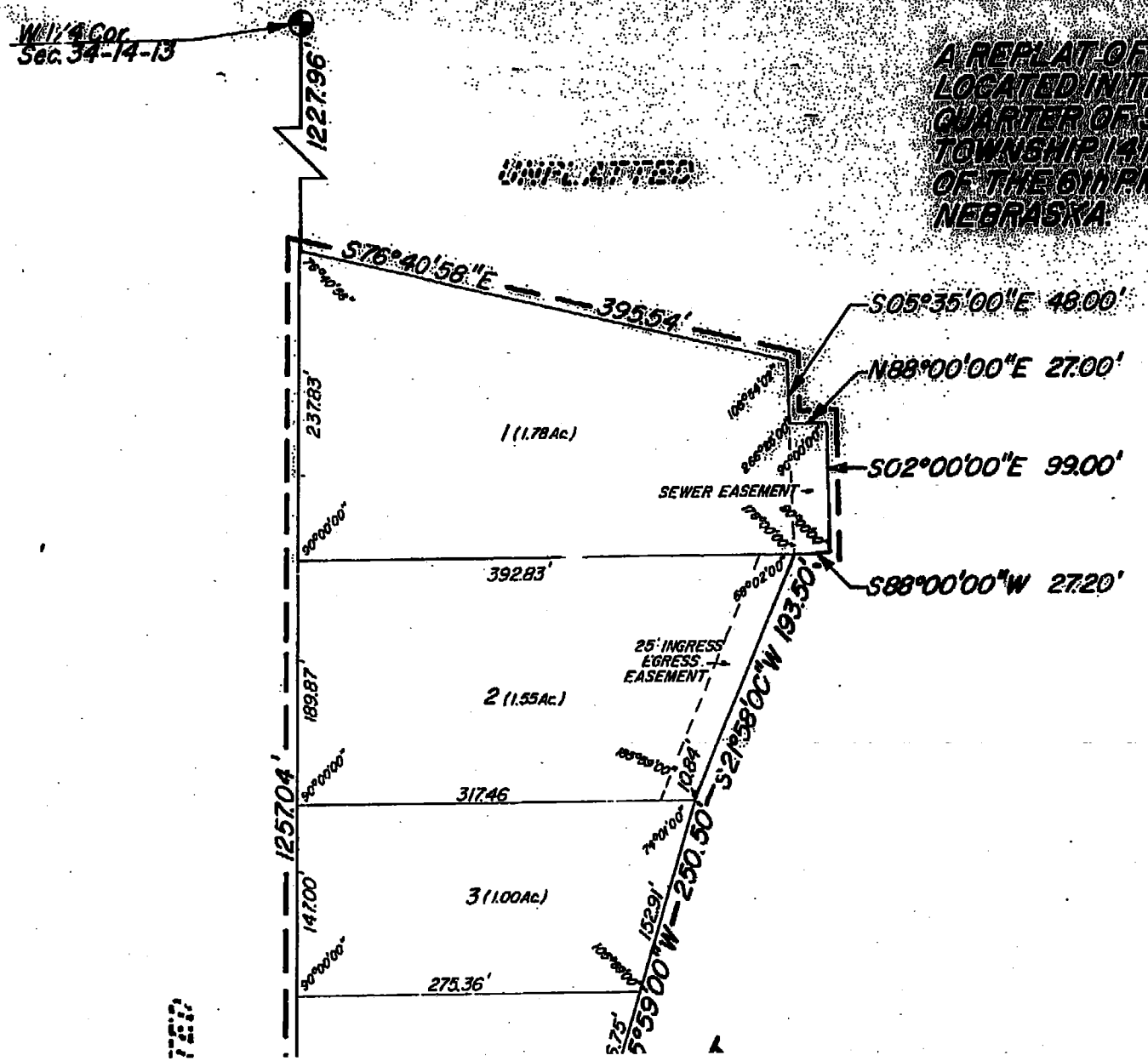
Design Engineering, Inc.
437 Avery Plaza
Bellevue, Nebraska 68005
Phone: (402) 734-6976

#46

Fee # 51768

MARNJO ESTATES

A REPLAT OF TAX LOT 8-A
LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 34,
TOWNSHIP 14 N, RANGE 13 EAST
OF THE 6th P.M. SARPY COUNTY
NEBRASKA



MARIJO ESTATES

REPLAT OF TAX LOT B1A
OCATED IN THE SOUTHWEST
ARTER OF SECTION 34,
OWNSHIP 14N, RANGE 13EAST,
F THE 6th P.M. SARPY COUNTY,
EBRASKA.

'00"E 48.00'

'00"E 27.00'

'00"E 99.00'

'00"W 27.20'

SURVEYOR'S CERTIFICATE

I, DOYLE A. WINELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND HAVE PLACED PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS AND STREETS IN MARIJO ESTATES, A REPLAT OF TAX LOT B1A, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION34, T14N, R13E, THENCE N00°00'00"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 34, 176.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST R.O.W. OF SOUTH 25TH STREET, THENCE CONTINUING N00°00'00"E ALONG SAID WEST SECTION LINE 1257.04 FEET, THENCE S76°40'58"E 395.54 FEET TO A POINT ON THE WEST R.O.W. OF SOUTH 25TH STREET, THENCE S05°35'00"E ALONG SAID R.O.W. 48.00 FEET, THENCE N88°00'00"E ALONG SAID R.O.W. 27.00 FEET, THENCE S02°00'00"E ALONG SAID R.O.W. 99.00 FEET, THENCE S88°00'00"W ALONG SAID R.O.W. 27.20 FEET, THENCE S21°58'00"W ALONG SAID R.O.W. 193.50 FEET, THENCE S15°59'00"W ALONG SAID R.O.W. 250.50 FEET, THENCE S28°22'00"W ALONG SAID R.O.W. 320.90 FEET, THENCE S17°22'00"W ALONG SAID R.O.W. 331.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.32 ACRES.

NEBRASKA REGISTERED LAND SURVEYOR L.S. 223 DOYLE A. WINELAND

Doyle A. Wineland
DOYLE A. WINELAND L.S. 223

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOSEPH G. AND MARY K. CIESLIK, OWNERS AND NEBRASKA SAVINGS AND LOAN, MORTGAGEES, OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN: SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MARIJO ESTATES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT.

JOSEPH G. CIESLIK

MARY K. CIESLIK

V.P.
NEBRASKA SAVINGS AND LOAN
NOW
NEBRASKA FEDERAL SAVINGS AND LOAN ASSOC.

ACKNOWLEDGEMENT OF NOTARY

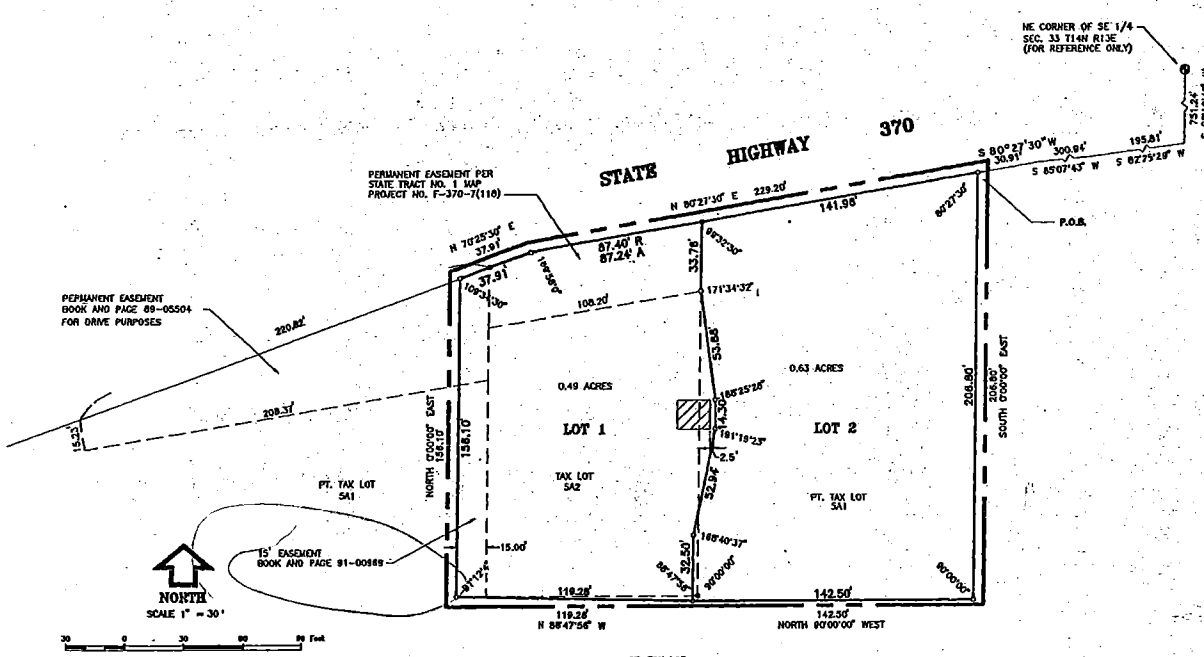
STATE OF NEBRASKA)

SCHUESSLER SUBDIVISION

LOTS 1 AND 2

BEING A SUBDIVISION OF A PART OF TAX LOT 5A1 AND ALL TAX LOT 5A2 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

91-18001



LEGEND:

- ● – FOUND SURVEY POINT 3/4" OTP
- O – SET SURVEY POINT 1" CTP
- P – PLAT DISTANCE
- A – ACTUAL DISTANCE
- R – RECORDED DISTANCE
- C.T.P. – CRIMPED TOP PIPE
- O.T.P. – OPEN TOP PIPE

Filed For Record 11-12-91 at 3:04 P M
Instrument # 91-18001
Carol A. Gayle, Register of Deeds Sarpy Cty Neb

Fee $ 6.50
2 copy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A GROUND SURVEY HAS BEEN MADE AND I HAVE SURVEYED AND STAKED WITH MONUMENTS AS DESCRIBED ON THIS PLAT OF " SCHUESSLER SUBDIVISION " LOTS 1 AND 2, BEING A REPLAT OF A PART OF TAX LOT 5A1 AND ALL OF TAX LOT 5A2, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33; THENCE SOUTH 0°10'48" WEST (AN ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER SECTION 751.24 FEET TO A POINT ON THE SOUTHERLY STATE HIGHWAY 370 RIGHT-OF-WAY (R.O.W.) LINE; THENCE SOUTH 82°29'28" WEST ALONG SAID R.O.W. LINE 195.81 FEET; THENCE SOUTH 85°07'43" WEST ALONG SAID R.O.W. LINE 300.84 FEET; THENCE SOUTH 80°27'30" WEST ALONG SAID R.O.W. LINE 30.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°00'00" EAST 206.80 FEET; THENCE NORTH 90°00'00" WEST 142.50 FEET; THENCE NORTH 88°47'56" WEST 119.28 FEET; THENCE NORTH 0°00'00" EAST TO A POINT ON SAID SOUTH R.O.W. LINE 156.10 FEET; THENCE NORTH 70°25'30" EAST ALONG SAID R.O.W. LINE 37.91 FEET; THENCE NORTH 80°27'30" EAST ALONG SAID R.O.W. LINE 229.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES MORE OR LESS.

8/28/91
DATE

Mark E. Ehrhart
MARK E. EHRHART, L.S. NO. 445

NEBRASKA REGISTERED LS-445 LAND SURVEYOR MARK E. EHRHART

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 NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS " SCHUESSLER SUBDIVISION " (LOTS 1 AND 2), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT 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 IF OR 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 GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, EXCEPT FOR EXISTING IMPROVEMENTS AT THE TIME OF THIS PLATTING. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACE IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS THEREOF, WE DO HEREBY SET OUR HANDS THIS 3rd DAY OF Sept., 1991.

Norman Schuessler	Earl E. Schuessler
NORMAN SCHUESSLER	EARL E. SCHUESSLER
Paul Schuessler	Margaret Schlueter
PAUL SCHUESSLER	MARGARET SCHLUETER
John P. Ruffner	Daniel Ruffner
JOHN RUFFNER	DANIAL RUFFNER
David E. Ruffner	Irma Ruffner
DAVID RUFFNER	JAMES RUFFNER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THE PLAT OF "SCHUESSLER SUBDIVISION" THIS 22nd DAY OF August, 1991.

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-162 LAND SURVEYOR THOMAS A. LYNAM

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.

Aug 28, 1991
DATE

Kathleen A. Ingram
SARPY COUNTY TREASURER
By Doris Larsen, Deputy

KATHLEEN A. INGRAM SARPY COUNTY TREASURER Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 31st DAY OF October, 1991, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED NORM SCHUESSLER, EARL E. SCHUESSLER, PAUL SCHUESSLER, MARGARET SCHLUETER, JOHN RUFFNER, DANIAL RUFFNER, DAVID RUFFNER AND JAMES RUFFNER WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES March 23, 1991

10-31-91
Anna M. Bondesen
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska ANNA M. BONDESEN My Comm. Exp. Mar. 23, 1991

APPROVAL OF PUBLIC WORKS DIRECTOR

THIS PLAT OF "SCHUESSLER SUBDIVISION" WAS APPROVED BY THE PUBLIC WORKS DIRECTOR ON THE 22nd DAY OF August, 1991.

PUBLIC WORKS DIRECTOR

APPROVAL OF CITY ENGINEER

THIS PLAT OF "SCHUESSLER SUBDIVISION" WAS APPROVED BY THE CITY ENGINEER ON THE 26th DAY OF Sept., 1991.

CITY ENGINEER

APPROVAL OF PLANNING DIRECTOR

THIS PLAT OF "SCHUESSLER SUBDIVISION" WAS APPROVED BY THE PLANNING DIRECTOR ON THE 30 DAY OF Sept., 1991.

PLANNING DIRECTOR

PROJECT NO. 911107

REVISIONS

NO.	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

3915 Cuming Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

SCHUESSLER SUBDIVISION
PT. OF SE 1/4 SECTION 33 T14N R13E
SARPY COUNTY, NEBRASKA

DATE: 8/23/91
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SHEET NO.
1 OF 1

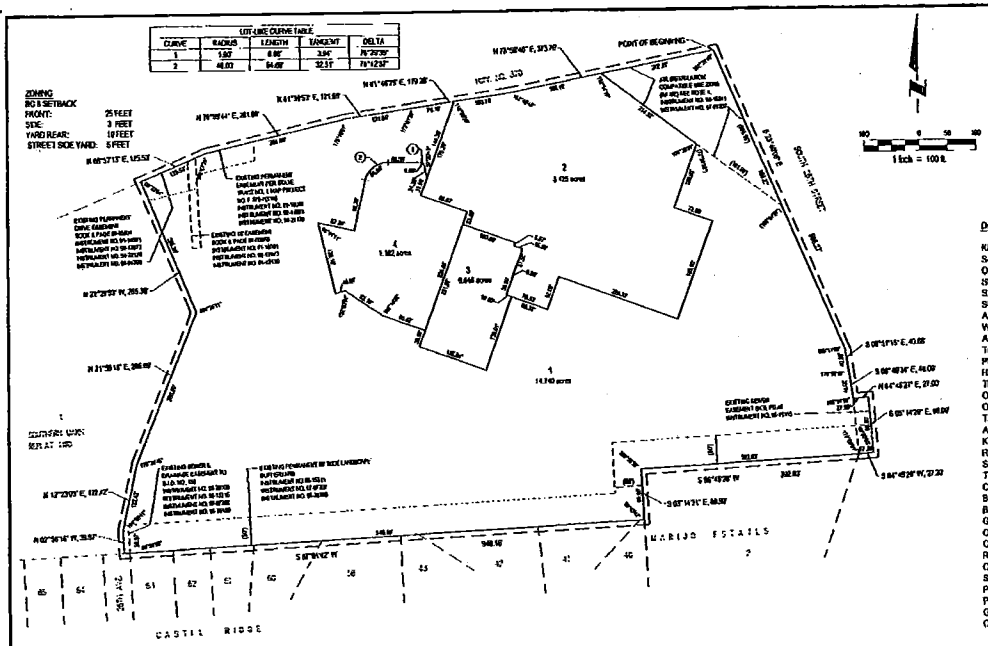
18011

2007—37509

CLARKSON MEDICAL CAMPUS SUBDIVISION

LOTS 1 THRU 4, INCLUSIVE

A REPLAT OF ALL OF LOTS 90 AND 91, SOUTHERN OAKS, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 34; AND ALSO TOGETHER WITH LOTS 2, 3 AND 4, SOUTHERN OAKS REPLAT 1, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SOUTHERN OAKS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SCHUESSLER SUBDIVISION REPLAT, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 1, SCHUESSLER SUBDIVISION REPLAT II, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



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. THIS AREA OF LOT 1, AS SHOWN, IS SUBJECT TO ALL RESTRICTIONS ASSOCIATED WITH CONSTRUCTION AND USE IN ACCIDENT POTENTIAL ZONE 1 (APZ 1), AS ESTABLISHED BY THE DEPARTMENT OF THE AIR FORCE, OFFUTT AIR FORCE BASE.

5. THESE LOTS ARE WITHIN THE 65db AND 70db NOISE CONTOURS IN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AS ESTABLISHED BY OFFUTT AIR FORCE BASE AND NOISE REDUCTIONS OF 25db AND 30db WILL BE REQUIRED FOR RESIDENTIAL STRUCTURES; AND ALSO OUTDOOR NOISE PROBLEMS WILL BE PRESENT.

6. A PERMANENT RECIPROCAL INGRESS & EGRESS, PARKING AND PEDESTRIAN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THRU 4 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 4 INCLUSIVE, CLARKSON MEDICAL CAMPUS SUBDIVISION, EXCEPT THOSE AREAS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS, AS CONSTRUCTED.

REVIEW OF COUNTY SURVEYOR

THIS PLAT OF THE CLARKSON MEDICAL CAMPUS SUBDIVISION (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE SARPY COUNTY SURVEYOR.

SARPY COUNTY SURVEYOR — DATE Dec 19, 2007

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 12-19-07

CURRENT YEAR TAX NOTE PAID THE TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31 OF THIS YEAR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR ON THIS 20th DAY OF December, 2007

BELLEVUE PUBLIC WORKS DIRECTOR

BELLEVUE CITY ENGINEER

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 19th DAY OF DECEMBER, 2007

BELLEVUE CITY ENGINEER

FOLIO/PL. P CE P
VERIFY P SD OR R
PAGE D
FEE $ 21.00
CHECK #
CHG. ☑ CASH
PAYMENT CREDIT
SHORT NOF

Filed for Record 12-20-07 @ 12:35 P M
Instrument # 2007 — 37509
Lloyd J. Dunn Jr. Register of Deed Sarpy Co., NE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLARKSON REGIONAL HEALTH SERVICES, INC., 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 CLARKSON MEDICAL CAMPUS SUBDIVISION (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 EXCEPT THOSE LOT LINES WHICH ARE OCCUPIED BY COMMON WALLS OF BUILDINGS AS CONSTRUCTED; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS EXCEPT THOSE LOT LINES WHICH ARE OCCUPIED BY COMMON WALLS OF BUILDINGS AS CONSTRUCTED; 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.

CLARKSON REGIONAL HEALTH SERVICES, INC.

WILLIAM S. DINSMOOR, C.F.O.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 19th DAY OF December 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WILLIAM S. DINSMOOR C.F.O. OF CLARKSON REGIONAL HEALTH SERVICES, INC., 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 CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC — (SEAL) — GENERAL NOTARY - State of Nebraska BOBI K. HUTTON My Comm. Exp. May 23, 2009

APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR

THIS PLAT OF CLARKSON MEDICAL CAMPUS SUBDIVISION WAS APPROVED BY THE BELLEVUE CITY PLANNING DIRECTOR ON THIS 21st DAY OF December, 2007, THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED WITH IRON PINS ALL LOTS IN CLARKSON MEDICAL CAMPUS SUBDIVISION (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF ALL OF LOTS 90 AND 91, SOUTHERN OAKS, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 34; AND ALSO TOGETHER WITH LOTS 2, 3 AND 4, SOUTHERN OAKS REPLAT 1, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SOUTHERN OAKS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 2, SCHUESSLER SUBDIVISION REPLAT, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; AND ALSO TOGETHER WITH LOT 1, SCHUESSLER SUBDIVISION REPLAT II, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; 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 NORTHEAST CORNER OF SAID LOT 91, SOUTHERN OAKS, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, AND THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE S33°41'00"E (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOTS 91 AND 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 566.27 FEET; THENCE S08°51'15"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 40.86 FEET; THENCE S00°49'34"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 48.00 FEET; THENCE N84°45'27"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 27.00 FEET; THENCE S05°14'29"E ALONG SAID EASTERLY LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 90, SOUTHERN OAKS; THENCE S84°45'29"W ALONG THE SOUTH LINE OF SAID LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 21.20 FEET TO THE NORTHEAST CORNER OF LOT 2, MARIJO ESTATES, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 34; THENCE S86°45'28"W ALONG SAID SOUTH LINE OF LOT 90, SOUTHERN OAKS, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, MARIJO ESTATES, A DISTANCE OF 392.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 90, SOUTHERN OAKS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, MARIJO ESTATES, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO; THENCE S00°14'31"E ALONG SAID EAST LINE OF LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, MARIJO ESTATES, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 40, CASTLE RIDGE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 33; THENCE S87°01'42"W ALONG THE SOUTH LINE OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 40, CASTLE RIDGE, AND ALSO THE NORTH LINE OF LOTS 41, 42, 43, 59, 60, 61, 62 AND 63, SAID CASTLE RIDGE, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE, A DISTANCE OF 940.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID SOUTHERN OAKS REPLAT TWO; THENCE N02°59'16"W ALONG THE WESTERLY LINE OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 39.97 FEET; THENCE N12°23'05"E ALONG SAID WESTERLY LINE OF LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 122.42 FEET; THENCE N21°55'16"E ALONG SAID WESTERLY LINE OF LOT 2, SOUTHERN OAKS REPLAT TWO, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 268.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II; THENCE N22°29'53"W ALONG THE WESTERLY LINE OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHERN OAKS REPLAT TWO, A DISTANCE OF 255.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, SOUTHERN OAKS REPLAT TWO, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370; THENCE N66°57'13"E ALONG THE NORTHERLY LINE OF SAID LOT 1, SCHUESSLER SUBDIVISION REPLAT II, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 136.53 FEET; THENCE N76°59'44"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 1, SCHUESSLER SUBDIVISION REPLAT II, AND ALSO THE NORTHERLY LINE OF SAID LOT 2, SCHUESSLER SUBDIVISION REPLAT, A DISTANCE OF 281.08 FEET; THENCE N81°30'53"E ALONG SAID NORTHERLY LINE OF LOT 2, SCHUESSLER SUBDIVISION REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 121.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SCHUESSLER SUBDIVISION REPLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, SOUTHERN OAKS REPLAT 1; THENCE N81°49'25"E ALONG THE NORTHERLY LINE OF SAID LOT 3, SOUTHERN OAKS REPLAT 1, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 179.26 FEET; THENCE N76°58'40"E ALONG SAID NORTHERLY LINE OF SAID LOT 3, SOUTHERN OAKS REPLAT 1, AND ALSO THE NORTHERLY LINE OF SAID LOT 4, SOUTHERN OAKS REPLAT 1, AND ALSO THE NORTHERLY LINE OF SAID LOT 91, SOUTHERN OAKS, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, A DISTANCE OF 373.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 827,422 SQUARE FEET OR 18.913 ACRES, MORE OR LESS.

TIMOTHY J. CONWAY, L.S. 655 — DATE 11-17-07

NEBRASKA REGISTERED LS-655 LAND SURVEYOR TIMOTHY J. CONWAY

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
304 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 496-2798 FAX: (402) 496-2799
www.eacg.com

CLARKSON MEDICAL CAMPUS SUBDIVISION
BELLEVUE, NEBRASKA

ADMINISTRATIVE SMALL SUBDIVISION PLAT

Revisions	
	Date

Project No. 2006.0528.00
Date 11-14-2007
Designed By: JOE
Drawn By: TRH
Scale 1" = 100'
Sheet 1 of 1

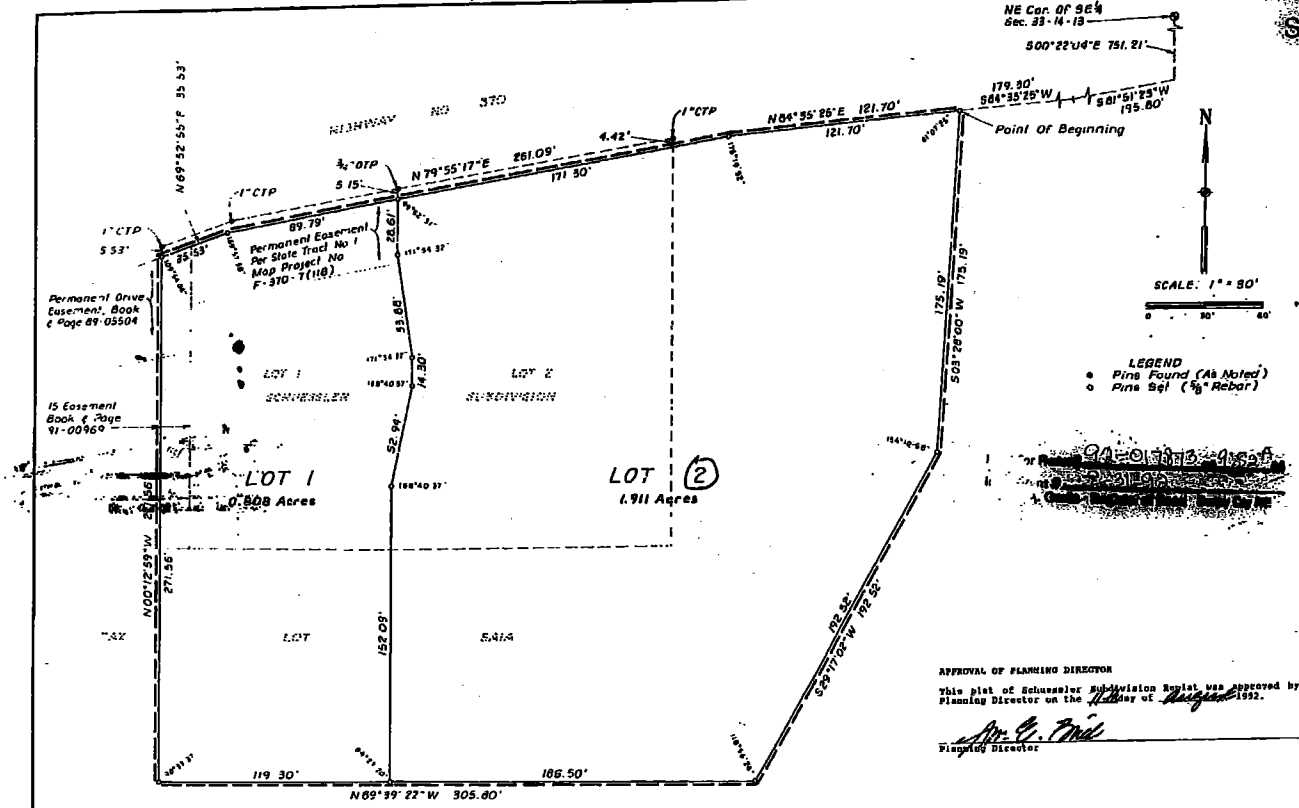
K:\Projects\2006\0528\01\Plat\Final Design\FP-CLARKSON.dwg
Plotted 12/17/2007 3:26:17 PM

92-17873

SCHUESSLER SUBDIVISION REPLAT

A REPLAT OF LOTS 1 AND 2, SCHUESSLER SUBDIVISION

BEING A REPLAT OF LOT 2 IN SCHUESSLER SUBDIVISION, A SUBDIVISION IN THE SE¼ OF SEC. 33, & ALSO BEING A PLATTING OF PART OF T.L. 5A1A IN SAID SE¼ OF SEC. 33; ALL IN T14 N, R13 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



92-017873

254 copy

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and staked, as shown, all corners of all lots, angle points and ends of all curves in Schuessler Subdivision Replat, being a replat of Lots 1 and 2, Schuessler Subdivision, a subdivision located in the SE 1/4 of Section 33; and also being a platting of part of Tax Lot 5A1A, a tax lot located in said SE 1/4 of Section 33, all in Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said SE 1/4 of Section 33; thence S00°22'04"E (assumed bearing) along the East line of said SE 1/4 of Section 33, a distance of 751.21 feet to the point of intersection of the South right-of-way line of Highway No. 370 and said East line of the SE 1/4 of Section 33, said point also being the Northeast corner of said Tax Lot 5A1A; thence S81°51'23"W, along said South right-of-way line of Highway No. 370, a distance of 195.80 feet; thence S84°35'25"W along said South right-of-way line of Highway No. 370, a distance of 179.30 feet to the point of beginning; thence S00°26'00"W, a distance of 175.19 feet; thence S89°17'02"W, a distance of 192.52 feet; thence N89°39'22"W, a distance of 305.80 feet to a point on the Southerly extension of the West line of said Lot 1, Schuessler Subdivision; thence N00°12'59"W along said Southerly extension and the West line of said Lot 1, Schuessler Subdivision, a distance of 271.56 feet to a point on said South right-of-way line of Highway No. 370; thence along said South right-of-way line of Highway No. 370 on the following described courses: thence N69°52'55"E, a distance of 35.53 feet; thence N79°55'17"E, a distance of 261.09 feet; thence N84°35'25"E, a distance of 121.70 feet to the point of beginning.

Containing 2.719 acres, more or less.

Robert Clark July 6, 1992

ROBERT CLARK, LS-419 — Date

NEBRASKA REGISTERED LAND SURVEYOR LS-419 ROBERT CLARK

APPROVAL OF PLANNING DIRECTOR

This plat of Schuessler Subdivision Replat was approved by the Planning Director on the 11th day of August 1992.

Planning Director

DEDICATION

Know all men by these presents that we the undersigned, owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as SCHUESSLER SUBDIVISION REPLAT (the "Subdivision") and we do hereby grant and dedicate to the public forever, the streets shown on the plat, and we do hereby grant a permanent easement as shown on the plat, we do further grant a perpetual easement to the Omaha Public Power District (OPPD) and West Communications, which has been granted a franchise to provide cable television system in the area to be subdivided, their successors and assigns, the right to operate, maintain, remove and replace poles, wires, cables and other related facilities, and to extend therein 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 (5') foot wide strip of land abutting all front and side boundary lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a eighteen foot (18') wide strip of land abutting the rear boundary lines of all exterior lots; the term exterior lots as herein defined to mean those lots on the outer perimeter of the above-described addition. Said sixteen foot (16') wide easement will be provided (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 People's Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair, remove and replace pipelines, street, hydrants and other related facilities, and to extend therein 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. Except for existing improvements, 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.

In witness whereof, we do set our hands this 27 day of July 1992.

Norman Schuessler — Carl E. Schuessler
Norman Schuessler — Carl E. Schuessler

Paul Schuessler — Margaret Schuessler
Paul Schuessler — Margaret Schuessler

John P. Ruffner — Daniel Ruffner
John P. Ruffner — Daniel Ruffner

David Ruffner — James Ruffner
David Ruffner — James Ruffner

Evelyn Schuessler
Evelyn Schuessler

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.

Joe Vihstadt — 7-14-92
County Treasurer — Date
by Doris Larsen

APPROVAL OF CITY ENGINEER

This plat of Schuessler Subdivision Replat was approved by the City Engineer on this 10 day of Aug., 1992.

John L. Adler
City Engineer

APPROVAL OF PUBLIC WORKS DIRECTOR

This plat of Schuessler Subdivision Replat was approved by the Public Works Director on this 11 day of Aug., 1992.

David Lackman
Public Works Director

REVIEW OF SARPY COUNTY SURVEYOR

This plat of Schuessler Subdivision Replat reviewed by the Sarpy County Surveyor on this 7th day of July 1992.

Chris Fallek
Dep. Sarpy County Surveyor LS 134

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

On this 27 day of July, 1992, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Evelyn Schuessler, Norm Schuessler, Karl K. Schuessler, Paul Schuessler, Margaret Schuessler, John Ruffner, Daniel Ruffner, David Ruffner and James Ruffner who are personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and they did acknowledge the execution thereof to be their voluntary act and deed.

My Commission Expires: [illegible]
Notary Public

GENERAL NOTARY - State of Nebraska

ELLIOTT & ASSOCIATES
Civil Engineers • Land Surveyors
1005 South 72nd STREET • OMAHA, NE 68127 • (402) 896-4703

SCHUESSLER SUBDIVISION REPLAT
BELLEVUE, NEBRASKA

FINAL PLAT

Date	June, 1992
Drawn By	HRH
Job No.	92025
Sheet	1 of 1

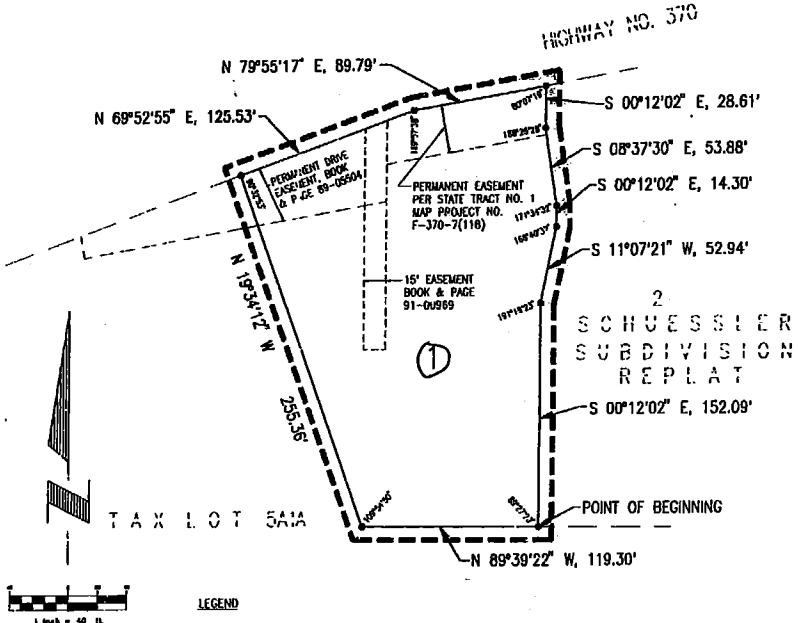
017873

94-22170

SCHUESSLER SUBDIVISION REPLAT II

LOT 1

BEING A REPLAT OF LOT 1, SCHUESSLER SUBDIVISION REPLAT, A SUBDIVISION IN THE SE 1/4 OF SECTION 33 AND ALSO BEING A PLATTING OF PART OF TAX LOT 5A1A IN SAID SE 1/4 OF SECTION 33, ALL IN T 14 N, R 13 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGEND

- ● PINS FOUND (5/8" REBAR)
- o PINS SET (5/8" REBAR)

DEDICATION

Know all men by these presents that we the undersigned, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as SCHUESSLER SUBDIVISION REPLAT II (sic) numbered as shown, and we do hereby ratify and approve of the dissolution of our property as shown on the plat, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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 line 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 Peoples Natural Gas Company, 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 alleys, whether public or private. Except for existing improvements, 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.

In witness whereof, we do set our hands this _____ day of _____, 1994.

Earl E. Schuessler
EARL E. SCHUESSLER

Evelyn F. Schuessler
EVELYN F. SCHUESSLER

Charles G. Smith
CHARLES G. SMITH

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 19 day of August, 1994, before me, the undersigned, a Notary Public in and for said County, personally came Earl E. Schuessler and Evelyn F. Schuessler, who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

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

Homer R. Hunt
Notary Public

My commission expires_____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 31 day of August, 1994, before me, the undersigned, a Notary Public in and for said County, personally came Charles G. Smith, 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.

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

Homer R. Hunt
Notary Public

My commission expires_____

GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 1995

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and staked as shown, all corners of all lots, angle points and ends of all curves in Schuessler Subdivision Replat II, being a replat of Lot 1, Schuessler Subdivision Replat, a subdivision in the SE 1/4 of Section 33 and also being a platting of part of Tax Lot 5A1A, a tax lot located in said SE 1/4 of Section 33, all in 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, Schuessler Subdivision Replat; thence N89°39'22"W (assumed bearing) along the South line of said Lot 1, Schuessler Subdivision Replat, a distance of 119.30 feet to the Southwest corner of said Lot 1, Schuessler Subdivision Replat; thence N19°54'12"W, a distance of 255.35 feet to a point on the Southerly right-of-way line of Highway No. 370; thence N69°52'55"E along said Southerly right-of-way line of Highway No. 370, a distance of 125.53 feet; thence N79°55'17"E along said Southerly right-of-way line of Highway No. 370, a distance of 89.79 feet to the Northeast corner of said Lot 1, Schuessler Subdivision Replat; thence along the East line of said Lot 1, Schuessler Subdivision Replat on the following described courses; thence S00°12'02"E, a distance of 28.61 feet; thence S08°37'30"E, a distance of 53.88 feet; thence S00°12'02"E, a distance of 14.30 feet; thence S11°07'21"W, a distance of 52.94 feet; thence S00°12'02"E, a distance of 152.09 feet to the point of beginning.

Containing an area of 1.072 acres, more or less.

Robert Clark August 24, 1994
ROBERT CLARK, LS-419 DATE

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SCHUESSLER SUBDIVISION REPLAT II was reviewed by the Sarpy County Surveyor, on this 26 day of August, 1994.

Thomas A. Lynam
SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

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.

James 9/13/94
SARPY COUNTY TREASURER DATE

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

APPROVAL OF CITY ENGINEER

This plat of SCHUESSLER SUBDIVISION REPLAT II was approved by the City Engineer on this 28th day of September, 1994

John L. Miller
CITY ENGINEER

APPROVAL OF PLANNING DIRECTOR

This plat of SCHUESSLER SUBDIVISION REPLAT II was approved by the Planning Director on the 31 day of August, 1994

Jim G. Mai
PLANNING DIRECTOR

APPROVAL OF PUBLIC WORKS DIRECTOR

This plat of SCHUESSLER SUBDIVISION REPLAT II was approved by the Public Works Director on this 31 day of August, 1994.

D. Wolfe
PUBLIC WORKS DIRECTOR

LIUTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

SCHUESSLER SUBDIVISION REPLAT II

FINAL PLAT
BELLEVUE, NEBRASKA

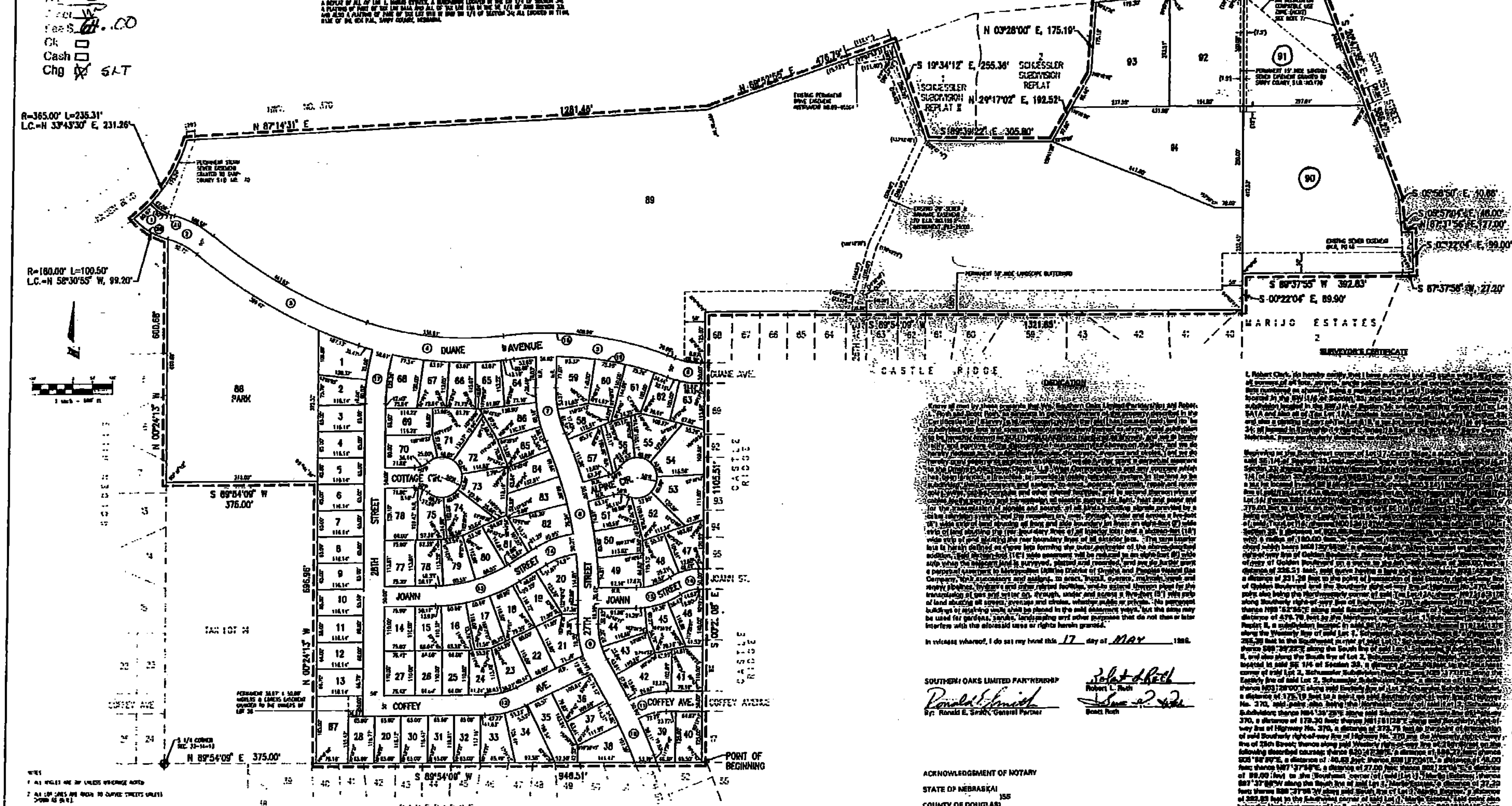
PROJECT NO.	92025.1
DATE	8-17-94
SCALE	1"=40'
DRAWN BY	RJS
CHECKED BY	
SHEET	1 of 1

21170

96-15315

SOUTHERN OAKS

LOTS 1 THRU 94 INCLUSIVE



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of SOUTHERN OAKS (Lots numbered as shown) was approved by the Bellevue City Planning Commission on this 28 day of May 1996.

CHAIRMAN OF CITY PLANNING COMMISSION

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.

Deputy 7/31/96

SARPY COUNTY TREASURER

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

BELLEVUE CITY COUNCIL APPROVAL

This plat of SOUTHERN OAKS (Lots numbered as shown) was approved by the City Council of Bellevue on this 10 day of June, 1996. 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

DEDICATION

... 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.

In witness whereof, I do set my hand this 17 day of MAY 1996.

SOUTHERN OAKS LIMITED PARTNERSHIP

By: Ronald E. Smith, General Partner

Robert L. Roth

Scott Roth

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 17 day of MAY, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Ronald E. Smith, General Partner of Southern Oaks Limited Partnership, 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 General Partner of said partnership.

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

Homer R. Hunt
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 20 day of May, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Robert L. Roth and Scott Roth, who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

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

Homer R. Hunt
Notary Public

My commission expires, __________

SURVEYOR'S CERTIFICATE

... Said tract of land contains an area of 84.811 acres, more or less.

Robert Clark
Robert Clark, LS 419

May 17, 1996
Date

REVIEW OF COUNTY SURVEYOR

This plat of the SOUTHERN OAKS (Lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 21st day of May, 1996.

SARPY COUNTY SURVEYOR

015315

FINAL PLAT

SOUTHERN OAKS
BELLEVUE, NEBRASKA

97-07307

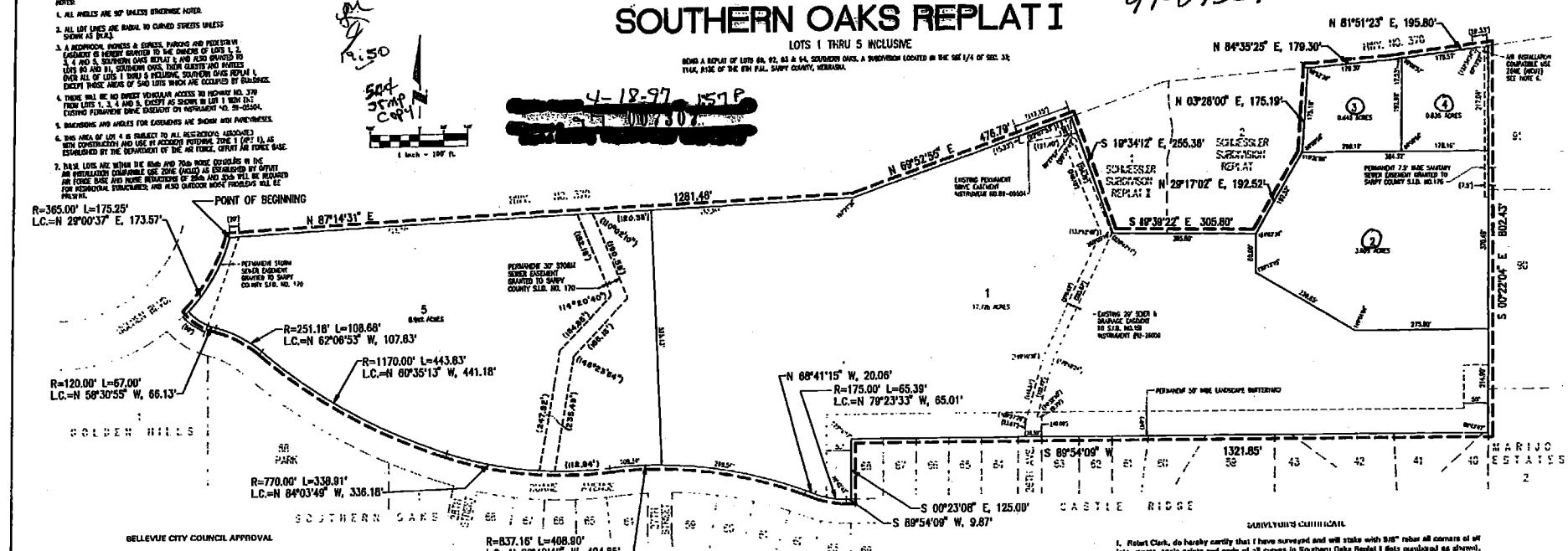
SOUTHERN OAKS REPLAT I

LOTS 1 THRU 5 INCLUSIVE

BEING A REPLAT OF LOTS 88, 92, 93 & 94, SOUTHERN OAKS, A SUBDIVISION LOCATED IN THE SE 1/4 OF SEC. 33; T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. A RECIPROCAL INGRESS & EGRESS, PARKING AND PEDESTRIAN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2, 3, 4 AND 5, SOUTHERN OAKS REPLAT I, AND ALSO GRANTED TO LOTS 90 AND 91, SOUTHERN OAKS, THEIR GUESTS AND INVITEES OVER ALL OF LOTS 1 THRU 5 INCLUSIVE, SOUTHERN OAKS REPLAT I, EXCEPT THOSE AREAS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS.
4. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY NO. 370 FROM LOTS 1, 3, 4 AND 5, EXCEPT AS SHOWN IN LOT 1 VIA THE EXISTING PERMANENT DRIVE EASEMENT ON INSTRUMENT NO. 96-05504.
5. DIMENSIONS AND ANGLES FOR EASEMENTS ARE SHOWN WITH PARENTHESES.
6. THIS AREA OF LOT 4 IS SUBJECT TO ALL RESTRICTIONS ASSOCIATED WITH CONSTRUCTION AND USE IN ACCIDENT POTENTIAL ZONE I (APZ I), AS ESTABLISHED BY THE DEPARTMENT OF THE AIR FORCE, offutt AIR FORCE BASE.
7. THESE LOTS ARE WITHIN THE 65dB AND 70dB NOISE CONTOURS IN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AS ESTABLISHED BY offutt AIR FORCE BASE AND NOISE REDUCTIONS OF 25dB AND 30dB WILL BE REQUIRED FOR RESIDENTIAL STRUCTURES; AND ALSO OUTDOOR NOISE PROBLEMS WILL BE PRESENT.



BELLEVUE CITY COUNCIL APPROVAL

This plat of SOUTHERN OAKS REPLAT I (Lots numbered as shown) was approved by the City Council of Bellevue on this 27 day of January 1997. 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: Beverly J. Hardy
CITY CLERK

CITY OF BELLEVUE — SARPY COUNTY, NEBRASKA

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 4/14/97

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
ss
COUNTY OF DOUGLAS)

On this 12 day of DEC, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Ronald Smith, President of R.S. Land, Inc., 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 president of said corporation.

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

Homer R. Hurt
Notary Public

DEDICATION

Know all men by these presents that we, R. S. Land, Inc., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as SOUTHERN OAKS REPLAT I (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 grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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 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 Peoples Natural Gas Company, 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.

In witness whereof, I do set my hand this 12 day of DEC 1996.

R.S. LAND, INC.
By: Ronald E. Smith, President

RECORDER NOTE
Check Mailed to Lowrance & Associates

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of SOUTHERN OAKS REPLAT I (Lots numbered as shown) was approved by the Bellevue City Planning Commission on this 19 day of Dec, 1996.

ACTING CHAIRMAN OF CITY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, Robert Clark, do hereby certify that I have surveyed and will stake with 5/8" rebar all corners of all lots, points, angle points and ends of all curves in Southern Oaks Replat I (lots numbered as shown), being a replat of all of Lots 88, 92, 93 and 94, Southern Oaks, a subdivision located in the SE ¼ of Section 33, Township 14 North, Range 13 East of the 6th P.M. Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 88, Southern Oaks, said point also being the point of intersection of the Southerly right-of-way line of Highway No. 370 and the Easterly right-of-way line of Golden Boulevard; thence along the Northerly line of said Southern Oaks, on the following described courses: thence N87°14'31"E (assumed bearing), a distance of 1281.48 feet; thence N69°52'05"E, a distance of 476.79 feet; thence S19°34'12"E, a distance of 255.38 feet; thence S89°39'22"W, a distance of 305.80 feet; thence N29°17'02"E, a distance of 192.52 feet; thence N03°28'00"E, a distance of 175.19 feet; thence N84°35'25"E, a distance of 179.30 feet; thence N81°51'23"E, a distance of 195.80 feet to the Northeast corner of said Lot 93, Southern Oaks; thence S00°22'04"E along the East line of said Lots 92, 94 and 88, Southern Oaks, a distance of 802.43 feet to the Southeast corner of said Lot 88, Southern Oaks, said point also being the Northeast corner of Lot 40, Castle Ridge, a subdivision located in said SE ¼ of Section 33; thence along the Southerly line of said Lot 88, Southern Oaks, on the following described courses: thence S89°54'09"W, a distance of 1321.85 feet; thence S00°23'08"E, a distance of 125.00 feet; thence S89°54'09"W, a distance of 9.87 feet; thence Northwesterly on a curve to the right with a radius of 175.00 feet, a distance of 65.39 feet, said curve having a long chord which bears N79°23'33"W, a distance of 65.01 feet; thence N68°41'15"W, a distance of 20.06 feet; thence Westerly on a curve to the left with a radius of 837.16 feet, a distance of 408.90 feet, said curve having a long chord which bears N82°40'48"W, a distance of 404.65 feet; thence Northwesterly on a curve to the right with a radius of 770.00 feet, a distance of 338.91 feet, said curve having a long chord which bears N84°03'49"W, a distance of 336.18 feet; thence Northwesterly on a curve to the right with a radius of 1170.00 feet, a distance of 443.83 feet, said curve having a long chord which bears N60°35'13"W, a distance of 441.18 feet; thence Northwesterly on a curve to the left with a radius of 251.18 feet, a distance of 108.68 feet, said curve having a long chord which bears N62°06'53"W, a distance of 107.83 feet; thence Northwesterly on a curve to the right with a radius of 120.00 feet, a distance of 67.00 feet, said curve having a long chord which bears N58°30'55"W, a distance of 66.13 feet to the Southwest corner of said Lot 89, Southern Oaks, said point also being the point of intersection of said Easterly right-of-way line of Golden Boulevard and the Northerly right-of-way line of Chase Avenue; thence Northeasterly along the Westerly line of said Lot 89, Southern Oaks, said line also being said Easterly right-of-way line of Golden Boulevard, on a curve to the left with a radius of 365.00 feet, a distance of 175.25 feet, said curve having a long chord which bears N29°00'37"E, a distance of 173.57 feet to the point of beginning.

Said tract of land contains an area of 31.919 acres, more or less.

Robert Clark — Dec. 23, 1996
Robert Clark, LS-419 — Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

REVIEW OF COUNTY SURVEYOR

This plat of the SOUTHERN OAKS REPLAT I (Lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 15th day of Dec, 1996.

SARPY COUNTY SURVEYOR

THOMAS P. MYERS — SURVEYOR — SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP
12001 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3580

SOUTHERN OAKS REPLAT I
BELLEVUE, NEBRASKA

FINAL PLAT

DATE	11-12-96
DRAWN BY	RJS
CHECKED BY	TPM
REVIEWED BY	HRH
PROJECT NO.	92025
SCALE	1"=100'
SHEET	1 of 1

98-035150

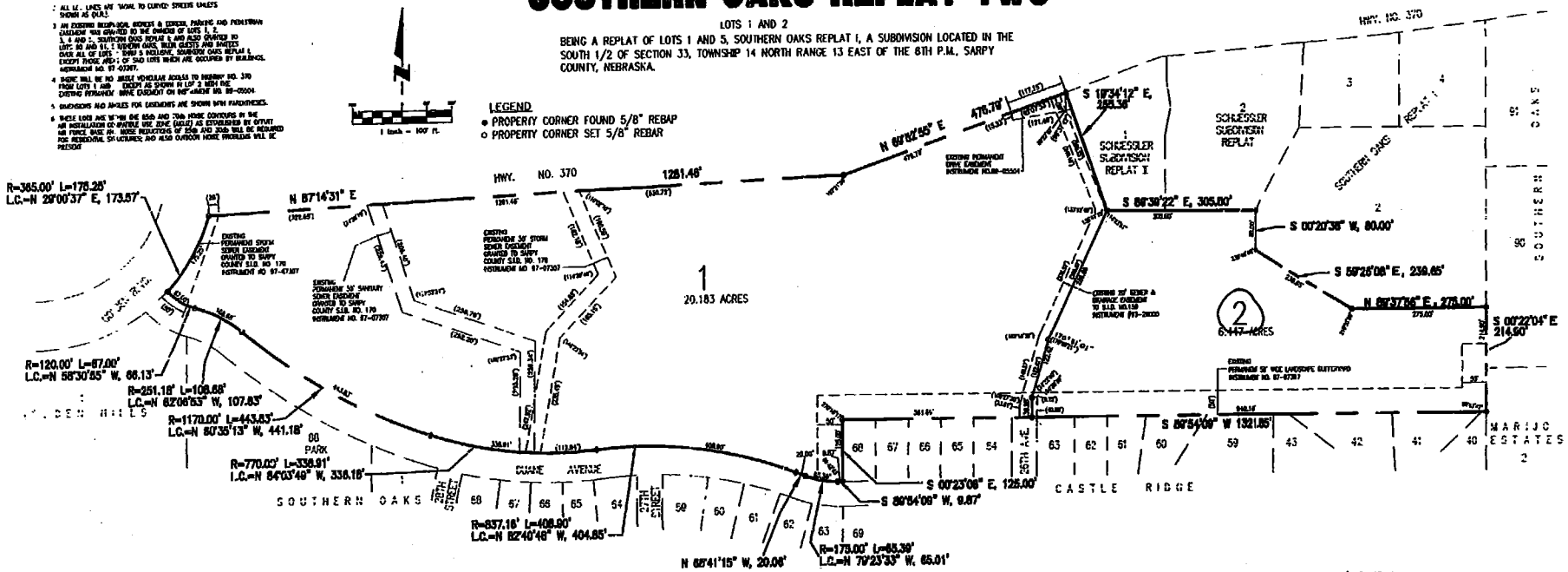
SOUTHERN OAKS REPLAT TWO

LOTS 1 AND 2

BEING A REPLAT OF LOTS 1 AND 5, SOUTHERN OAKS REPLAT I, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

NOTES

1. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE NORMAL TO CURVED STREETS UNLESS SHOWN AS OTHER
3. AN EXISTING RECIPROCAL ACCESS & EGRESS, PARKING AND PEDESTRIAN EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 2, 3, 4 AND 5, SOUTHERN OAKS REPLAT 1, AND ALSO GRANTED TO LOTS 80 AND 81, T NORTON OAKS, THEIR GUESTS AND INVITEES OVER ALL OF LOTS 1 THRU 5 INCLUSIVE, SOUTHERN OAKS REPLAT 1, EXCEPT THOSE AREAS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS. INSTRUMENT NO. 97-07307.
4. THERE WILL BE NO MOTOR VEHICLE ACCESS TO HIGHWAY NO. 370 FROM LOTS 1 AND 2 EXCEPT AS SHOWN IN LOT 2 HERE ON. EXISTING PERMANENT NONE EASEMENT ON 96th AVENUE INS. 98-05504.
5. DIMENSIONS AND ANGLES FOR EASEMENTS ARE SHOWN WITH PARENTHESES.
6. THESE LOTS ARE WITHIN THE 65DN AND 70DN NOISE CONTOURS IN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AS ESTABLISHED BY OFFUTT AIR FORCE BASE IN. NOISE REDUCTIONS OF 25dB AND 30dB WILL BE REQUIRED FOR RESIDENTIAL STRUCTURES AND ALSO OUTDOOR NOISE PROVISIONS WILL BE PRESENT



APPROVAL OF BELLEVUE CITY ADMINISTRATOR

THIS PLAT OF "SOUTHERN OAKS REPLAT TWO" WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 24 DAY OF September 1998. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF "SOUTHERN OAKS REPLAT TWO" WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 24th DAY OF Sept 1998

BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF "SOUTHERN OAKS REPLAT TWO" WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 24 DAY OF Sept 1998

BELLEVUE CITY ENGINEER

SARPY COUNTY SURVEYOR

THIS REVIEWED THIS PLAT OF "SOUTHERN OAKS REPLAT TWO" THIS 18TH DAY OF SEPTEMBER 1998

SARPY COUNTY SURVEYOR

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 21ST DAY OF AUG. 1998, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RONALD E. SMITH, PRESIDENT OF R.S. LAND, INC., PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SAID OFFICER OF SAID CORPORATION.

MY COMMISSION EXPIRES 4-30-99 Homer R. Hurst NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE

DATE 12/8/98

SARPY COUNTY TREASURER

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

DEDICATION

Know all men by these presents that we, R. S. Land, Inc., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as SOUTHERN OAKS REPLAT TWO (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 grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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 Peoples Natural Gas Company, 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.

In witness whereof, I do set my hand this 21ST day of AUG. 1998

R.S. LAND, INC

By: Ronald E. Smith, President

Surveyor's Certificate

I, Robert Clark, the undersigned registered land surveyor, do hereby certify that I have accurately surveyed and staked with iron pins all lots and angle points in Southern Oaks Replat Two, (the lots numbered as shown) being a replat of lots 1 and 5, Southern Oaks Replat I, a subdivision located in the South 1/2 of section 33, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska.
Said lots contain an area of 26.630 acres, more or less.

Robert Clark AUG. 22, 1998
Robert Clark L.S.419 Date

E&A CONSULTING GROUP
17201 "V" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

SOUTHERN OAKS REPLAT TWO
BELLEVUE, NEBRASKA

ADMINISTRATIVE SUBDIVISION

BOOK 163X