2008-18502

COLONIAL POINTE AT FAIRVIEW

BEING A REPLAT OF TAX LOTS 1A1A, TAX LOT 2A1A AND PART OF TAX LOT 2A2A (n.k.a. TAX LOT 2A1A1), LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA,

COUNTER ah Q.E. LM
VERIFY LM O.E. D
PROOF
FEES $ 17.50
CHECK #
CHG CASH
CREDIT
SHORT NCR

Filed for Record 04.27.08 at 1:43 P M
Instrument # 2008-18502
Lloyd J. Dowding Register of Deed Sarpy County

1 Inch = 100 ft.
NOTE: Dimensions shown in parenthesis pertain to Easement's

NORTH

LOTS 1,2,3 AND 4

WILLIAMSBURG

FAIRVIEW ROAD

NORTHEAST CORNER SECTION 15-13-13

NORTH LINE SECTION 15-13-13

Point of Beginning

S03°31'48"E 33.00' Right-of-Way Dedication

S83°01'24"E 152.56'

S86°31'23"W 1,853.73

NORTH LINE SECTION 15-13-13

NORTHEAST CORNER SECTION 15-13-13

N86°39'15"E 596.41'

50' Right-of-Way Dedication

595.99'

372.63' N86°31'23"E

50' Right-of-Way Dedication

302.09'

451.77' S86°27'01"E 451.77'

(10.66')

TAX LOT 1B

417.42' N86°31'23"E 417.42'

WILLIAMSBURG DRIVE

431.01'

402.36'

80.00'

Lot 4
448,233 Sq. Ft.

NE 1/4

KENNEDY FREEWAY

Lot 1
767,637 Sq. Ft.

SOUTHWEST ELEMENTARY SCHOOL ADDITION

NW 1/4

RAD.=330.00' ARC 90.97' Chord Bearing N19°54'20"W 90.68'

N86°36'51"E 184.55'

LOT 2A2A1

LOT 2A1A

TAX LOT 2A2A1

Lot 2
822,361 Sq. Ft.

N02°59'42"W 350.24'

60.00'

N86°38'03"E 654.56'

S87°16'53"W 2001.38'

596.37'

1405.01'

N02°43'07"W 79.47'

S87°16'53"W 618.00'

629.31'

Lot 3
401,882 Sq. Ft.

S87°16'53"W 509.42'

443.42'

TAX LOT 2B

SURVEYOR'S CERTIFICATE

I, WILLIAM A. FARRELL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND END OF CURVES IN "COLONIAL POINTE AT FAIRVIEW" BEING A REPLAT OF TAX LOTS 1A1A, TAX LOT 2A1A AND PART OF TAX LOT 2A2A (n.k.a. TAX LOT 2A1A1), LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 13 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 SECTION 15; THENCE S86°31'23"W (ASSUMED BEARING) 1,853.73 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING; THENCE EASTERLY AND SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE KENNEDY FREEWAY ALONG THE FOLLOWING EIGHT (8) COURSES; (1) THENCE S03°31'48"E 33.00 FEET (2) THENCE S83°01'24"E 152.56 FEET; (3) THENCE S86°27'01"E 451.77 FEET; (4) THENCE S45°40'46"E 170.24 FEET; (5) THENCE S24°15'43"E 370.95 FEET; (6) THENCE S31°31'39"E 807.84 FEET; (7) THENCE S06°50'23"W 134.86 FEET; (8) THENCE S08°56'15"W 294.45 FEET TO THE SOUTH LINE OF SAID TAX LOT 2A1A; THENCE ALONG THE SOUTH LINE OF SAID TAX LOT 2A1A THE FOLLOWING FIVE (5) COURSES; (1) S87°16'53"W 509.42 FEET; (2) THENCE N02°43'07"W 329.00 FEET; (3) THENCE S87°16'53"W 818.00 FEET; (4) THENCE N02°43'07"W 79.47 FEET; (5) THENCE S87°16'53"W 2,001.38 FEET TO THE WEST LINE OF TAX LOT 2A2A1; THENCE N02°54'30"W 114.54 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 2A2A1; THENCE N86°38'03"E 654.56 FEET TO THE SOUTHEAST CORNER OF SOUTHWEST ELEMENTARY SCHOOL ADDITION, AS PLATTED AND RECORDED; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ELEMENTARY SCHOOL ADDITION ON THE FOLLOWING SIX (6) COURSES; (1) N02°59'42"W 350.24 FEET; (2) THENCE N86°36'51"E 184.55 FEET; (3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 90.97 FEET WITH A LONG CHORD BEARING N19°54'20"W FOR 90.68 FEET; (4) THENCE N27°48'10"W 247.65 FEET; (5) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 106.73 FEET WITH A LONG CHORD BEARING N15°34'23"W FOR 105.92 FEET; (6) THENCE N03°20'33"W 199.20 FEET TO THE NORTH LINE OF SECTION 15-13-13, BEING ALSO THE CENTERLINE OF FAIRVIEW ROAD; THENCE N86°39'15"E 596.41 FEET ALONG SAID NORTH LINE OF SECTION 15-13-13 TO THE NORTHWEST CORNER OF TAX LOT 1B; THENCE S02°51'58"E 417.42 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 1B; THENCE N86°31'23"E 417.42 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 1B; THENCE N02°51'58"W 417.42 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 1B AND THE NORTH LINE OF SAID SECTION 15-13-13 ; THENCE N86°31'23"E 372.63 FEET ALONG SAID NORTH LINE OF SECTION 15-13-13 TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 39.47 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, EDWARD ROSE DEVELOPMENT CO., L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, 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 LOTS AND STREETS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS " COLONIAL POINTE AT FAIRVIEW ", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A NON-EXCLUSIVE PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION , THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, TELEPHONE AND POWER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK SHALL BE PLACED IN THE 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. IN WITNESS HEREOF WE DO HEREBY SET OUR NAME

THIS 16th DAY OF June 2008.

Jerry R Speedy
EDWARD ROSE DEVELOPMENT CO., L.L.C.
BY : JERRY R. SPEEDY, AUTHORIZED AGENT

ACKNOWLEDGMENT OF NOTARY

STATE OF MICHIGAN } SS
COUNTY OF Kalamazoo }

ON THIS 16th DAY OF June 2008, BEFORE ME THE UNDERSIGNED NOTARY

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY, NEBRASKA

COUNTY TREASURER SARPY COUNTY

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " COLONIAL POINTE AT FAIRVIEW " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 12th DAY OF May 2008. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 30 DAYS OF THE ABOVE DATE.

ATTEST: Kay Dammast CITY CLERK

Ed Babbitt MAYOR

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF " COLONIAL POINTE AT FAIRVIEW " WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 24th DAY OF June 2008.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR

COLONIAL POINTE AT FAIRVIEW

FARRELL-FARRELL ASSOCIATES, INC.