

REGISTER OF DEEDS

KENNEDY CENTER REPLAT

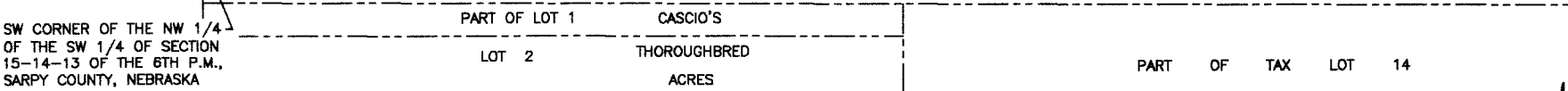
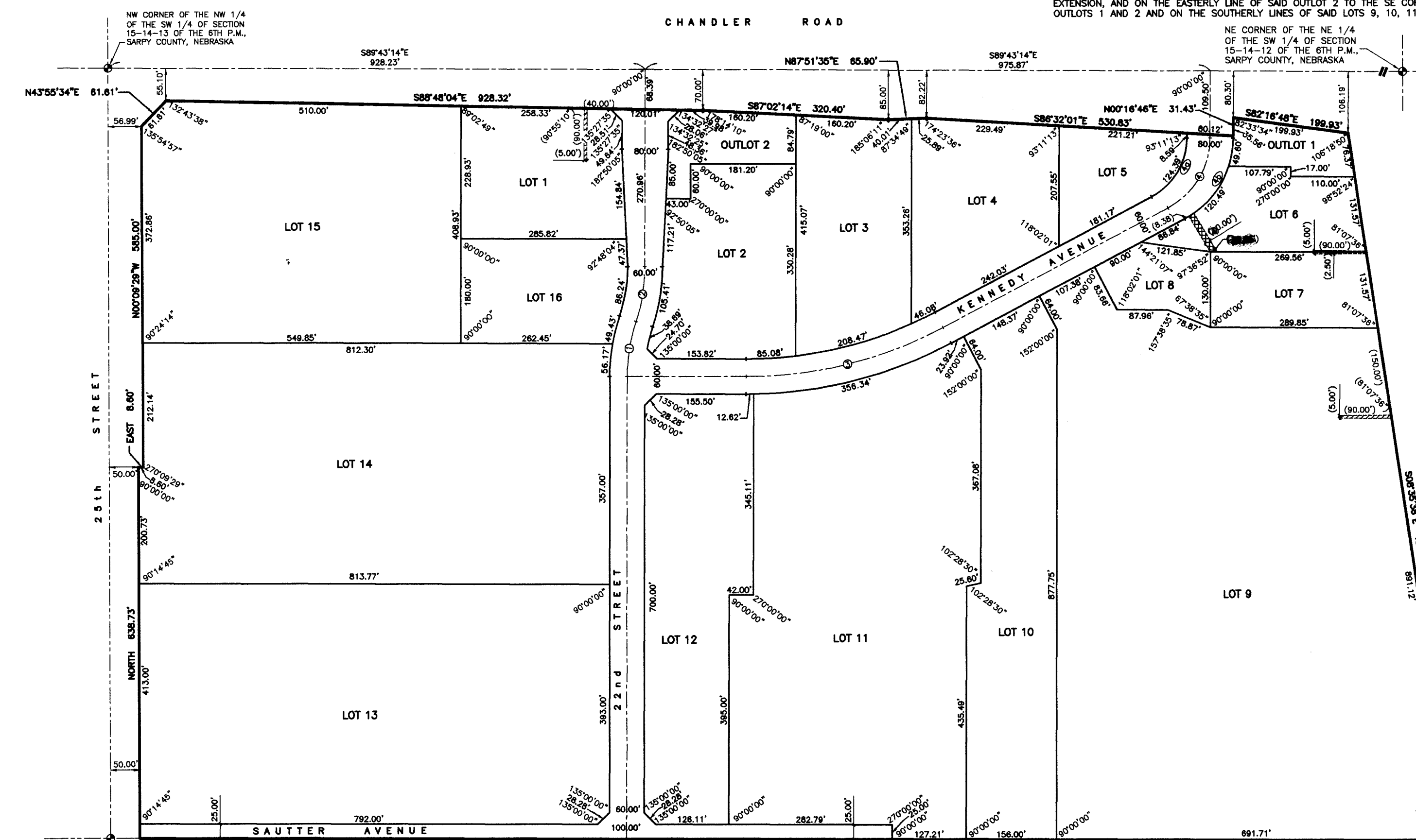
LOTS 1 THRU 16, INCLUSIVE AND OUTLOTS 1 AND 2, AN ADDITION TO THE CITY OF BELLEVUE

BEING A REPLATTING OF LOTS 1 THRU 16, INCLUSIVE, AND OUTLOTS 1 AND 2, KENNEDY CENTER, AN ADDITION TO THE CITY OF BELLEVUE, IN SARPY COUNTY, NEBRASKA, TOGETHER WITH ALL OF KENNEDY AVENUE, SAUTTER AVENUE AND 22nd STREET LYING WITHIN SAID KENNEDY CENTER, TOGETHER WITH PART OF CHANDLER ROAD AND PART OF 25th STREET ADJOINING SAID KENNEDY CENTER.

SURVEYOR'S CERTIFICATE

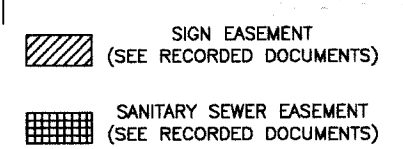
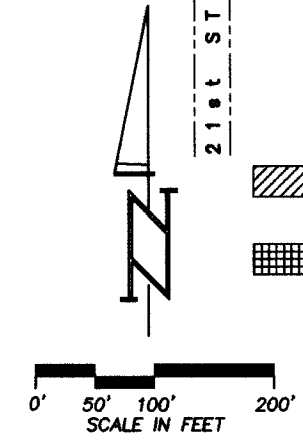
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE, NEBRASKA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS KENNEDY CENTER REPLAT, LOTS 1 THRU 16, INCLUSIVE, AND OUTLOTS 1 AND 2, BEING A REPLATTING OF LOTS 1 THRU 16, INCLUSIVE, AND OUTLOTS 1 AND 2, KENNEDY CENTER, AN ADDITION TO THE CITY OF BELLEVUE, IN SARPY COUNTY, NEBRASKA, TOGETHER WITH ALL OF KENNEDY AVENUE, SAUTTER AVENUE AND 22nd STREET LYING WITHIN SAID KENNEDY CENTER, TOGETHER WITH PART OF CHANDLER ROAD AND PART OF 25th STREET ADJOINING SAID KENNEDY CENTER, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID OUTLOT 1; THENCE NORTH (ASSUMED BEARING) 638.73 FEET ON THE WESTERLY LINES OF SAID OUTLOT 1 AND SAID LOT 14; THENCE EAST 8.60 FEET ON THE WESTERLY LINE OF SAID LOT 14; THENCE NORTH 00°09'29"W 585.00 FEET ON THE WESTERLY LINES OF SAID LOTS 14 AND 15; THENCE NORTH 43°55'34"E 61.61 FEET ON THE NORTHERLY LINE OF SAID LOT 15; THENCE SOUTH 88°48'04"E 928.32 FEET ON THE NORTHERLY LINES OF SAID LOTS 1, 2 AND 15; THENCE SOUTH 70°21'4"E 320.40 FEET ON THE NORTHERLY LINES OF SAID LOTS 2 AND 3; THENCE NORTH 71°51'35"E 65.90 FEET ON THE NORTHERLY LINE OF SAID LOTS 3 AND 4; THENCE SOUTH 86°32'01"E 530.83 FEET ON THE NORTHERLY LINE OF SAID LOTS 4 AND 5 TO THE NW CORNER OF SAID LOT 6; THENCE NORTH 00°16'46"E 31.43 FEET ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 6; THENCE SOUTH 82°16'48"E 199.93 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 6; THENCE SOUTH 35°38'E 1230.64 FEET ON THE EASTERLY LINES OF SAID LOTS 6, 7 AND 9 AND THEIR NORTHERLY EXTENSION, AND ON THE EASTERLY LINE OF SAID OUTLOT 2 TO THE SE CORNER THEREOF; THENCE NORTH 89°45'15"W 2275.72 FEET ON THE SOUTHERLY LINES OF SAID OUTLOTS 1 AND 2 AND ON THE SOUTHERLY LINES OF SAID LOTS 9, 10, 11, 12 AND 13 TO THE POINT OF BEGINNING.

Counter 2
Verify for
D.E. for
Proof for
Fee \$ 33.00
Cash Chg TD

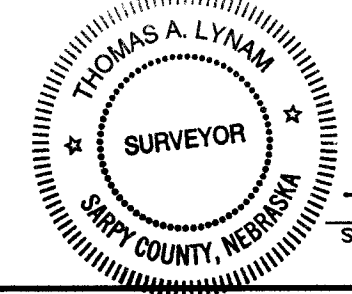


CURVE NO.	RADIUS	DELTA	TANGENT	ARC
1	300.00'	18°20'05"	48.41'	96.00'
2	300.00'	18°18'04"	48.32'	95.82'
3	725.00'	28°00'00"	180.76'	354.30'
4	136.15'	61°57'59"	81.75'	147.24'
4a	115.01'	61°57'59"	69.06'	124.39'
4b	157.28'	61°57'59"	94.44'	170.10'

- NOTES:**
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO KENNEDY FREEWAY OVER THE EAST LINES OF LOTS 6, 7 AND 9 AND OUTLOT 1.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO CHANDLER ROAD OVER THE NORTH LINES OF LOTS 1, 3, 4, 5, AND 15 AND OUTLOTS 1 AND 2.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 25th STREET OVER THE WEST LINES OF LOTS 13, 14 AND 15.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 22nd STREET OVER THE EAST LINE OF LOT 1 OR OVER THAT PART OF THE WEST LINE OF LOT 2 LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1.
 - DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.



REVIEW BY SARPY COUNTY SURVEYOR
THIS PLAT OF KENNEDY CENTER REPLAT WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 5 DAY OF JULY, 2000.



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
THIS PLAT OF KENNEDY CENTER REPLAT WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 24 DAY OF JULY, 2000.

APPROVAL OF BELLEVUE CITY COUNCIL
THIS PLAT OF KENNEDY CENTER REPLAT WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 24 DAY OF JULY, 2000. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Mayor: Jelly Ryan
City Clerk: Bonny J. Kelly

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF AUGUST, 2000 BY JEFFREY L. PETERSON, MEMBER OF CHANDLER-KENNEDY SHOPPING CENTER L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

GENERAL NOTARY-STATE OF NEBRASKA
JOSEPH C. FRANCO
My Comm. Exp. Jan. 20, 2002
Notary Public: Joseph C. Franco

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. THIS 24 DAY OF JULY, 2000.

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
THIS PLAT OF KENNEDY CENTER REPLAT WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 24 DAY OF JULY, 2000.

APPROVAL OF BELLEVUE CITY COUNCIL
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2000-26042



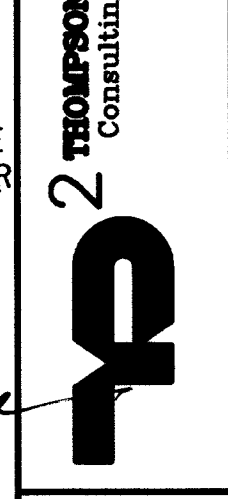
DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHANDLER-KENNEDY SHOPPING CENTER L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS KENNEDY CENTER REPLAT, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN 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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF REQUESTED BY THE OWNERS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OF 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, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

CHANDLER-KENNEDY SHOPPING CENTER L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY
BY: Jeffrey L. Peterson
JEFFREY L. PETERSON, MEMBER

AS SHOWN	DEC. 22, 1999	JKW	DHN	JUNE 21, 2000
DATE	DATE	BY	BY	DATE

KENNEDY CENTER REPLAT
FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10888 OLD MILL ROAD
OMAHA, NE 68164
(402) 350-8880



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