

2005-10217

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TWINCREEK PLAZA REPLAT VII

BEING A REPLAT OF LOTS 3 and 4, TWINCREEK PLAZA REPLAT VI, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

COUNTER LM C.E. CM
 VERIFY 8/1/06 D.E. D
 PROOF _____
 FEES \$ 17.00
 CHECK# _____
 CHG. _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

LOTS 1 and 2



SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN, AND THAT I HAVE FOUND OR SET WITH IRON PINS ALL CORNERS OF ALL LOTS IN "TWINCREEK PLAZA REPLAT VII", BEING A REPLAT OF LOTS 3 AND 4, TWINCREEK PLAZA REPLAT VI, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINES OF SAID LOTS 3 AND 4; AND ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 370 THE FOLLOWING FIVE (5) COURSES; (1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4174.31 FEET, AN ARC LENGTH OF 51.23 FEET WITH A LONG CHORD BEARING N77°53'08"W (ASSUMED BEARING) FOR 51.23 FEET; (2) THENCE N79°06'19"W 126.49 FEET; (3) THENCE N81°00'24"W 148.98 FEET; (4) THENCE N42°33'38"W 66.03 FEET; (5) THENCE N88°46'32"W 80.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N01°13'28"E, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOTS 3 AND 4, ALONG THE SOUTH RIGHT-OF-WAY LINE OF TWINCREEK DRIVE THE FOLLOWING FIVE (5) COURSES; (1) S88°46'32"E 85.43 FEET; (2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 39.37 FEET WITH A LONG CHORD BEARING S84°40'27"E FOR 39.34 FEET; (3) THENCE S80°34'22"E 199.81 FEET; (4) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 53.47 FEET WITH A LONG CHORD BEARING S85°17'11"E FOR 53.41 FEET; (5) THENCE S90°00'00"E 73.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S01°13'28"W 265.73 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 106,263 SQUARE FEET, MORE OR LESS.

DATE: FEBRUARY 24, 2005
 GARY S. JENSEN, R.L.S. NE. REG. NO. 478

TWINCREEK PLAZA REPLAT VII
 FINAL PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "TWINCREEK PLAZA REPLAT VII" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST 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, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUILA, 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. NO PERMANENT BUILDINGS OR RETAINING WALL 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 NAME

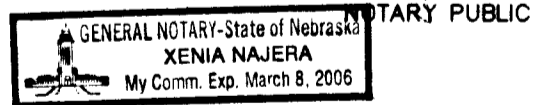
THIS 21 DAY OF MARCH 2005.

TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP
 BY: TWINCREEK DEVELOPMENT COMPANY, L.L.C.
 JOHN R. THOMPSON, MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
 COUNTY OF SARPY)
 ON THIS 21 DAY OF MARCH 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN R. THOMPSON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES MARCH 8, 2006 Xenia Najera



APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF "TWINCREEK PLAZA REPLAT VII" WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 28th DAY OF MARCH 2005. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Chris Shewchuk
 BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF "TWINCREEK PLAZA REPLAT VII" WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 20th DAY OF MARCH 2005.

John R. Thompson
 BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF "TWINCREEK PLAZA REPLAT VII" WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 28th DAY OF MARCH 2005.

David Hordich
 BELLEVUE CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

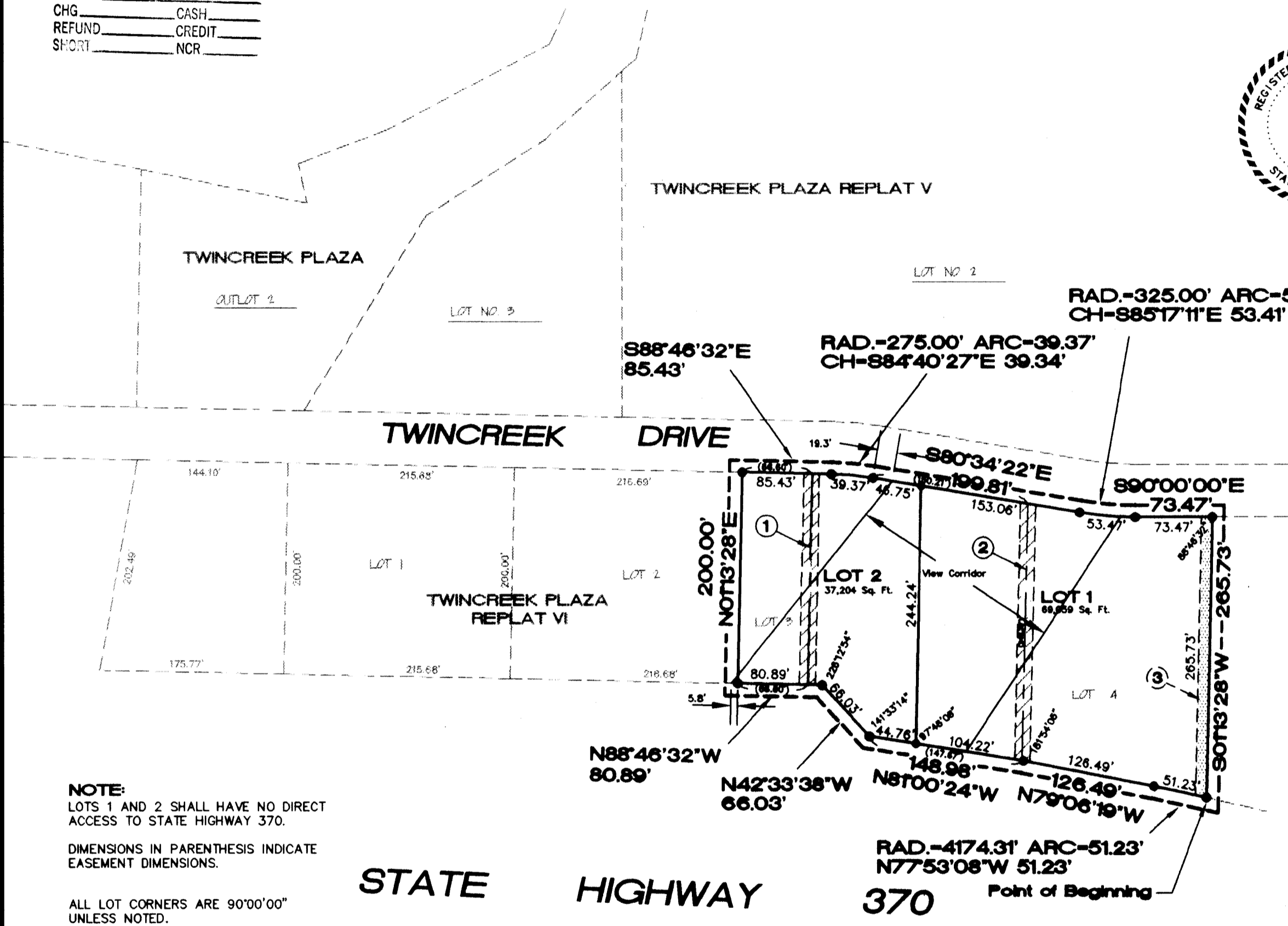
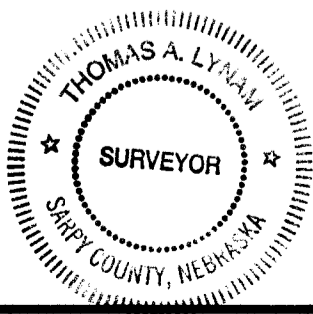
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 3/21/05
Renee J. Deputy
 SARPY COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "TWINCREEK PLAZA REPLAT VII" THIS 21st DAY OF MARCH 2005.

Thomas A. Lyman
 SARPY COUNTY SURVEYOR

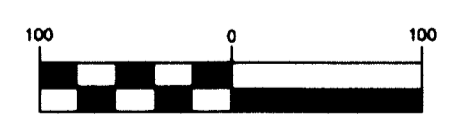


NOTE:
 LOTS 1 AND 2 SHALL HAVE NO DIRECT ACCESS TO STATE HIGHWAY 370.

DIMENSIONS IN PARENTHESIS INDICATE EASEMENT DIMENSIONS.

ALL LOT CORNERS ARE 90°00'00" UNLESS NOTED.

- ① CENTERLINE OF EXISTING 15.00' STORM SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE.
- ② CENTERLINE OF EXISTING 15.00' STORM SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE.
- ③ EXISTING SIGN EASEMENT AND A NON-EXCLUSIVE UTILITY EASEMENT ACROSS THE EASTERLY 10 FEET OF LOT 4. INSTRUMENT NO. 97-08316.



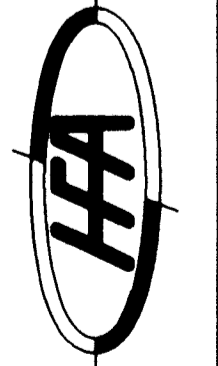
1 inch = 100 ft.

- ⊙ = FOUND NO. 5 REBAR
- = SET NO. 5 REBAR

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

PROJECT NO.
 TCREPLATVII
 SHEET NO.
 1 of 1

HILL-FARRELL ASSOCIATES, INC.
 Architects • Engineers • Surveyors
 1008 Lincoln Road Bellevue, NE 68005 (402)291-6100



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