

2011-33350

12/29/2011 9:19:45 AM

Roy J. Rindley
REGISTER OF DEEDS



ADMINISTRATIVE REPLAT
B-4 CORNERS NO. 12
LOTS 1 THRU 4,
BEING A REPLAT OF LOTS 1, 2 & 3,
B-4 CORNERS NO. 10,
SARPY COUNTY, NEBRASKA

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER *LM* C.E. *LM* FILED FOR RECORD *12-29-2011* AT *9:19:45 AM*
VENY *LM* D.E. *LM* INSTRUMENT # *2011-33350*

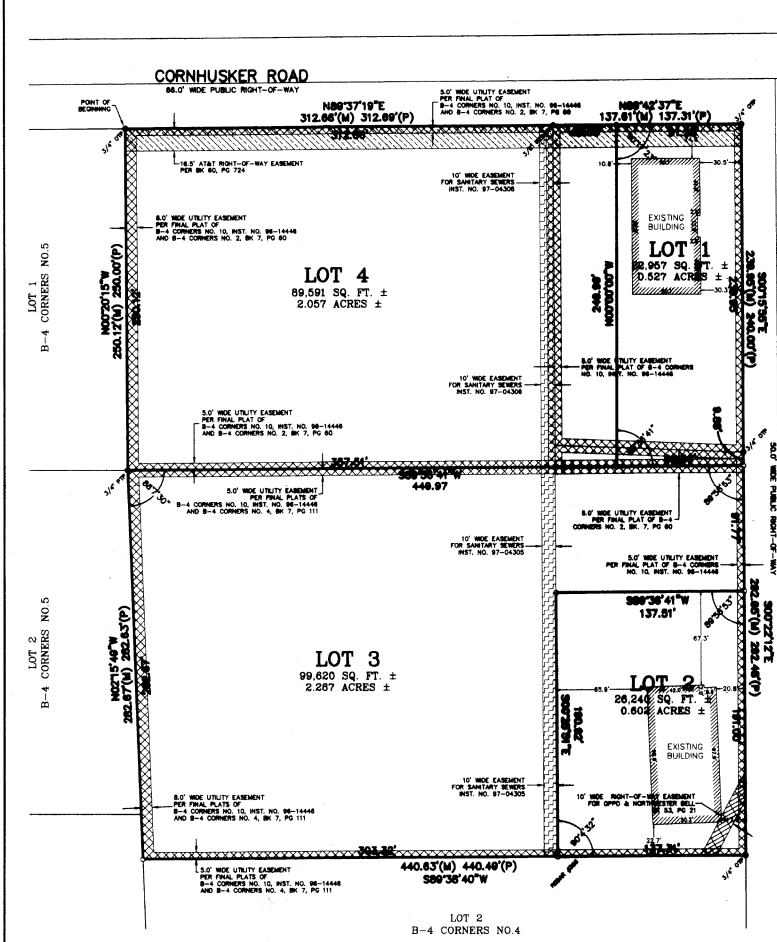
FEES \$ *19.50*

CHARGE \$

CASH \$

CHECK \$ *19.50*

Roy J. Rindley
LOTT J. DONOHUE
REGISTER OF DEEDS, SARPY COUNTY, NE



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WERE FOUND OR SET AT ALL BOUNDARY CORNERS AND THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DESCRIPTION

LOTS 1 THROUGH 4, B-4 CORNERS NO. 12, BEING A REPLATING OF ALL OF LOTS 1, 2 AND 3, B-4 CORNERS NO. 10, AN ADDITION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE N89°37'19"E (ASSUMED BEARING) FOR 312.68 FEET ALONG THE NORTH LINE OF SAID LOT 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE N89°37'19"E FOR 137.81 FEET ALONG THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE S00°15'57"E FOR 239.85 FEET ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 148TH STREET; THENCE S00°22'12"E FOR 282.87 FEET ALONG THE EAST LINE OF SAID LOT 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 148TH STREET; THENCE S89°38'40"W FOR 440.83 FEET ALONG THE SOUTH LINE OF SAID LOT 3; THENCE N02°15'49"W FOR 282.87 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE N00°20'15"W FOR 250.12 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

- TOTAL PARCEL CONTAINS AN AREA OF 238,4008 SQ. FT. OR 5.473 ACRES MORE OR LESS.

Gary D. Tringham
GARY D. TRINGHAM
R.L.S. NO. 363
DATE *12-20-11*



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, THEODORE J. PELSTER, MANAGER OF B-4 CORNERS NO. 12, AS THE OWNER OF THE LAND EMBRACED WITHIN THIS PLAT AND DEDICATED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE KNOWN HEREAFTER AS B-4 CORNERS NO. 12 (LOTS 1 THRU 4) AND WE DO HEREBY RATIFY AND APPROVE OF THE DEDICATION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED IN THE AREA TO BE SUBDIVIDED TO USE THE CITY STREETS, 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 SOUND OF ALL KINDS 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 AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND PERMANENT BOUNDARIES 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 RIGHTS HERIN GRANTED.

Theodore J. Pelster
THEODORE J. PELSTER
MANAGER, B-4 CORNERS LLC
DATE *12-21-11*

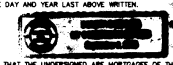
ACKNOWLEDGMENT OF NOTARY

STATE OF *Nebraska*, ss.
COUNTY OF *Douglas*

ON THIS *21* DAY OF *December*, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *Theodore J. Pelster*, MANAGER OF B-4 CORNERS LLC, 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 TRUSTEE OF SAID CORPORATION.

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

Douglas Dooling
NOTARY PUBLIC



MORTGAGE CERTIFICATION

OMAHA STATE BANK, MORTGAGE
DAVID W. HOFFMAN
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF *Nebraska*, ss.
COUNTY OF *Douglas*

ON THIS *20* DAY OF *December*, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *David Hoffman*, SENIOR VICE PRESIDENT OF OMAHA STATE BANK, 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 TRUSTEE OF SAID CORPORATION.

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

David Hoffman
NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS *21* DAY OF *December*, 2011.

Ronald DePuy
SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

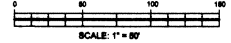
REVIEW BY SARPY COUNTY PUBLIC

THIS PLAT OF B-4 CORNERS NO. 12 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE COUNTY SURVEYOR'S OFFICE THIS *21* DAY OF *December*, 2011.

Michael E. Smith
COUNTY SURVEYOR/ENGINEER

APPROVAL BY THE SARPY COUNTY PLANNING DIRECTOR
THIS PLAT OF B-4 CORNERS NO. 12 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY PLANNING DIRECTOR OF SARPY COUNTY, NEBRASKA, ON THIS *21* DAY OF *December*, 2011.

Roy J. Rindley
SARPY COUNTY PLANNING DIRECTOR



ADMINISTRATIVE REPLAT
B-4 CORNERS NO. 12
LOTS 1 THRU 4

BOOK	10-13
PAGE	34-43
PROJECT	
NO.	110153
DATE	DECEMBER 20, 2011

Tinkham Land Surveying, Inc.
9810 NORTH 48TH STREET, SUITE 208
OMAHA, NE 68152-1548
TELEPHONE (402) 451-2088

2011-33350