2007-11628

CORNISH ACRES

LOTS 1 THRU 12, INCLUSIVE

BEING A PLATTING OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 TOGETHER WITH THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LEGEND

- o WITNESS CORNER SET AT THE OUTER LIMITS OF THE INGRESS AND EGRESS EASEMENT
- INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)
- TEMPORARY TURN-A-ROUND EASEMENT (SEE RECORDED INSTRUMENT)
- INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)

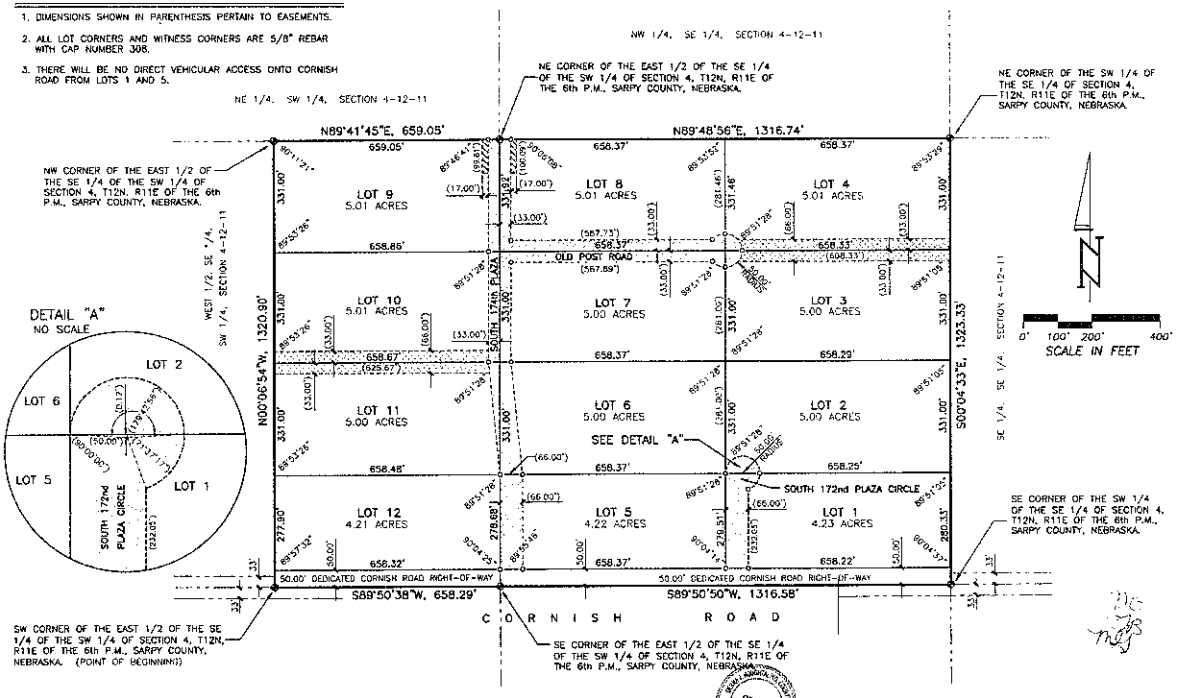
ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER LW C.E. LW FILED FOR RECORD 4-24-07 AT 2:35 PM
VERIFY LW D.E. LW INSTRUMENT # 2007 - 11628
PROOF
FEES $ 21.50
CHECK # 10016
CHARGE _____ CASH _____
REFUND _____ CREDIT _____

LLOYD J. DOWDING
REGISTER OF DEEDS SARPY COUNTY, NE

NOTES:

1. DIMENSIONS SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ALL LOT CORNERS AND WITNESS CORNERS ARE 5/8" REBAR WITH CAP NUMBER 308.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO CORNISH ROAD FROM LOTS 1 AND 5.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS OR A WITNESS THERETO WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNISH ACRES, LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/2 TOGETHER WITH THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T12N, R11E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE N00°06'54"W (ASSUMED BEARING) 1320.90 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE NW CORNER THEREOF; THENCE N89°41'45"E 659.05 FEET ON THE NORTH LINE OF SAID EAST 1/2 TO THE NE CORNER THEREOF; THENCE N89°48'56"E 1316.74 FEET ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 TO THE NE CORNER THEREOF; THENCE S00°04'33"E 1323.33 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE SE CORNER THEREOF; THENCE S89°50'50"W 1316.58 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE SW CORNER THEREOF; THENCE S89°50'38"W 658.29 FEET ON THE SOUTH LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED JAMES D. WARNER 308 LAND SURVEYOR

MARCH 17, 2007
DATE:

JAMES D. WARNER,
NEBRASKA R.L.S. 308

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT WE KENNETH TEX AND STEPHANIE TEX, HUSBAND AND WIFE, RAYMOND HUNTER AND SANDRA HUNTER, HUSBAND AND WIFE AND KEVIN RICE AND LORI RICE, HUSBAND AND WIFE, BEING OWNERS, AND AMERICAN NATIONAL BANK AND FIRST STATE BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CORNISH ACRES, 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 CORNISH ROAD RIGHT-OF-WAY AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 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 THE INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL LOTS; 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.

KENNETH TEX

STEPHANIE TEX

RAYMOND HUNTER

SANDRA HUNTER

KEVIN RICE

LORI RICE

AMERICAN NATIONAL BANK
BY: _____
KELLY A ROBERTS, FIRST VICE PRESIDENT

FIRST STATE BANK
BY: _____
ROBERT F. KMENT, MARKET PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF April, 2007 BY KENNETH TEX AND STEPHANIE TEX, HUSBAND AND WIFE.

GENERAL NOTARY-State of Nebraska JULIE PARSH My Comm. Exp. Dec. 29, 2008

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF April, 2007 BY RAYMOND HUNTER AND SANDRA HUNTER, HUSBAND AND WIFE.

GENERAL NOTARY-State of Nebraska BRADLEY ZACH My Comm. Exp. Aug. 29, 2007

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2007 BY KEVIN RICE AND LORI RICE, HUSBAND AND WIFE.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF April, 2007 BY KELLY A ROBERTS, FIRST VICE PRESIDENT OF AMERICAN NATIONAL BANK, ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska JULIE PARSH My Comm. Exp. Dec. 29, 2008

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF May, 2007 BY ROBERT F. KMENT, MARKET PRESIDENT OF FIRST STATE BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 4 DAY OF April, 2007.

RICHARD HOUCK, AICP PLANNING DIRECTOR

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 28 DAY OF April, 2007.

THOMAS A. LYNCH SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 20 DAY OF March, 2007.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 15 DAY OF Feb 2007.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 23 DAY OF April, 2007.

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

SARPY COUNTY TREASURER

SCALE: 1" = 200'
DATE: MAR. 17, 2007
DRAWN BY: RJR
CHECKED BY: JDW
REVISION

CORNISH ACRES

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2@TD2CO.COM WEB: WWW.TD2CO.COM

1411-101

A1411101A.DWG