

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.

68UNTER *ah* C.R. *LM*
 VERIFY *ah* D.E. *D*
 PROOF
 FEES \$ *17.50*
 CHECK #
 R.M. *Gallagher* and *100.00* CASH
 C.R. *11534230* D.E. *92*
 SHORT NCR



Filed for Record *01-27-08* at *143P*
 Instrument # *2008-18502*
 Lloyd J. Dowling Register of Deed Sarpy County

NOTE: Dimensions shown in parentheses pertain to Easement's

SOUTHWEST ELEMENTARY SCHOOL ADDITION

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 TO THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH 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 S88°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°51'36"E 607.64 FEET; (7) THENCE S08°30'23"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 618.00 FEET; (4) THENCE N02°43'07"W 79.47 FEET; (5) THENCE S87°16'53"W 2,001.36 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 N08°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 N08°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 N08°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 N08°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 N08°31'23"E 372.63 FEET ALONG SAID NORTH LINE OF SECTION 15-13-13 TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 59.47 ACRES, MORE OR LESS.

DATE JUNE 9, 2008



WILLIAM A. FARRELL L.S. NO. 330

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 QUEST 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 WHEREOF 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

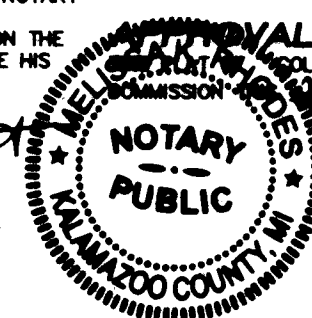
ACKNOWLEDGMENT OF NOTARY

STATE OF MICHIGAN }
 COUNTY OF Kalamazoo } SS

ON THIS 16th DAY OF June 2008, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JERRY R. SPEEDY 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.

DATE: 6-16-08

Melissa K. Rhodes
 NOTARY PUBLIC
 MELISSA K. RHODES
 Notary Public, State of Michigan
 County of Kalamazoo
 My Commission Expires Mar. 8, 2012
 Acting in the County of Kalamazoo



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: *Shirley Dammert*
 CLERK

Ed Ballitt
 MAYOR

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "COLONIAL POINTE AT FAIRVIEW" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 14th DAY OF April 2008.

Sharon Hansen
 CHAIR PERSON, BELLEVUE PLANNING COMMISSION

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.

Thomas A. Lynn
 SURVEYOR

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.

DATE 6/24/08

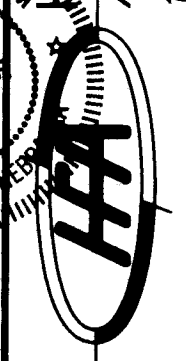
SARPY COUNTY TREASURER

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

DESIGNED: RCH
 DRAWN: RCH
 CHECKED: WAF
 DATE: 6/19/2008
 REV: 6/08/2008

COLONIAL POINTE AT FAIRVIEW
 BELLEVUE, NEBRASKA
 FINAL PLAT

WILL-FARRELL ASSOCIATES, INC.
 Architects • Engineers • Surveyors
 1820 Hillcrest Drive Bellevue, NE 68005 (402) 291-6100



PROJECT NO.

SHEET NO.

1 of 1

2008-18502