2014-13334

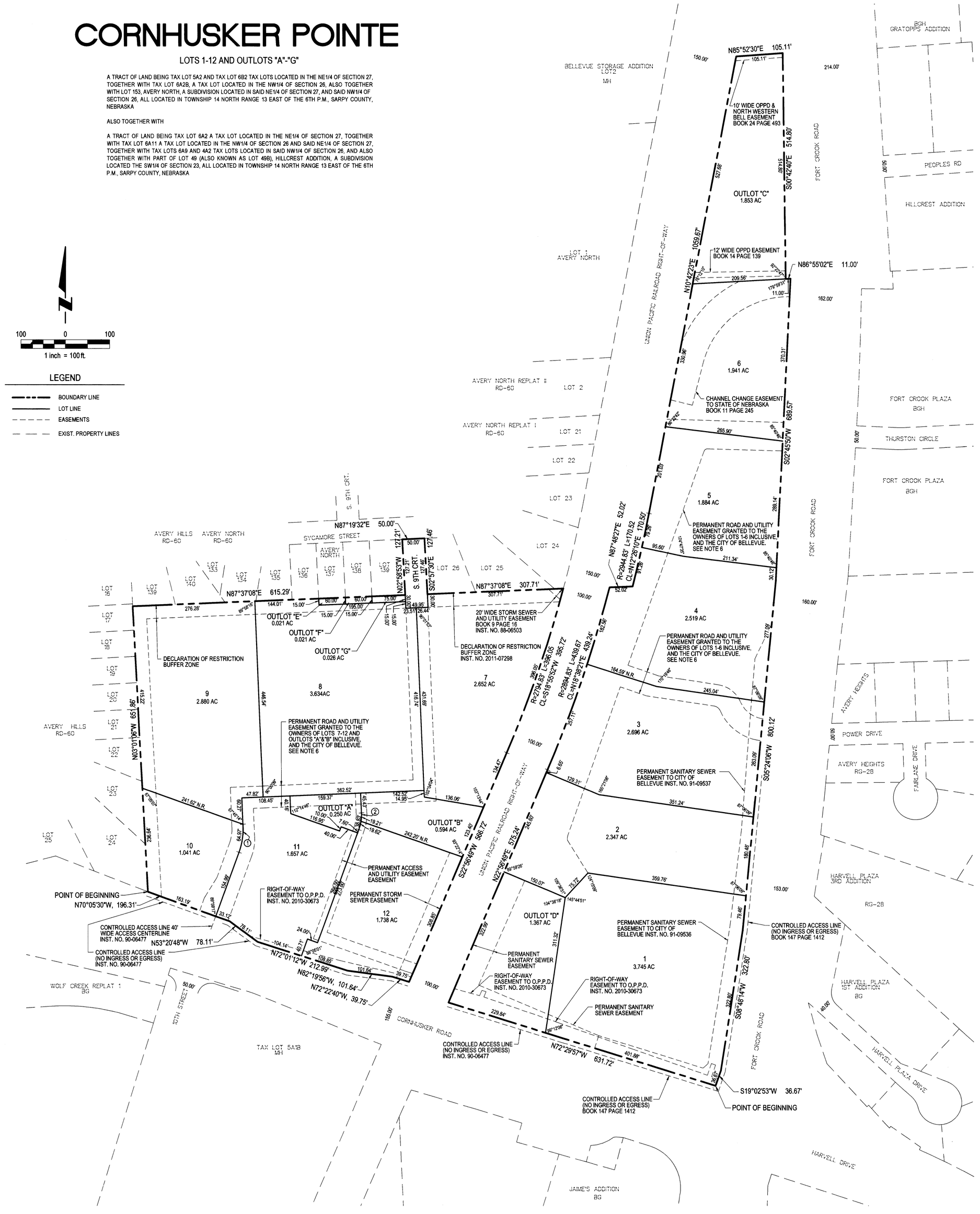
# CORNHUSKER POINTE

## LOTS 1-12 AND OUTLOTS "A"-"G"

A TRACT OF LAND BEING TAX LOT 5A2 AND TAX LOT 6B2 TAX LOTS LOCATED IN THE NE1/4 OF SECTION 27, TOGETHER WITH TAX LOT 6A2B, A TAX LOT LOCATED IN THE NW1/4 OF SECTION 26, ALSO TOGETHER WITH LOT 153, AVERY NORTH, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 27, AND SAID NW1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

ALSO TOGETHER WITH

A TRACT OF LAND BEING TAX LOT 6A2 A TAX LOT LOCATED IN THE NE1/4 OF SECTION 27, TOGETHER WITH TAX LOT 6A11 A TAX LOT LOCATED IN THE NW1/4 OF SECTION 26 AND SAID NE1/4 OF SECTION 27, TOGETHER WITH TAX LOTS 6A9 AND 4A2 TAX LOTS LOCATED IN SAID NW1/4 OF SECTION 26, AND ALSO TOGETHER WITH PART OF LOT 49 (ALSO KNOWN AS LOT 49B), HILLCREST ADDITION, A SUBDIVISION LOCATED THE SW1/4 OF SECTION 23, ALL LOCATED IN TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA




COUNTER ____ CE. ____
VERIFY ____ E. ____
PROOF ____
FEES $ 70.00
CHECK ____
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2014-13334
06/24/2014 10:31:21 AM
Floyd J. Dowling
REGISTER OF DEEDS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, AMERICAN INTERSTATE BANK AND ROYCE CORNHUSKER L.L.C.; OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CORNHUSKER POINTE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS 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 ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS 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 CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

AMERICAN INTERSTATE BANK
BARRETT L. L JAMES — DATE 6.13.14
CHAIRMAN

ROYCE CORNHUSKER, LLC
LAWRENCE R. JAMES II — DATE
MANAGER

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 13 DAY OF June 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LAWRENCE R. JAMES II, MANAGER, ROYCE CORNHUSKER 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 OFFICER OF SAID CORPORATION.

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

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
EMILY O'CONNOR
My Comm. Exp. Aug. 4, 2014

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 13 DAY OF June 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BARRETT L. L. JAMES, CHAIRMAN OF AMERICAN INTERSTATE 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.

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

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
EMILY O'CONNOR
My Comm. Exp. Aug. 4, 2014

**APPROVAL OF BELLEVUE CITY PLANNING COMMISSION**

THIS PLAT OF CORNHUSKER POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

CHAIRMAN OF CITY PLANNING COMMISSION — DATE 3/27/14

**BELLEVUE CITY COUNCIL APPROVAL**

THIS PLAT OF CORNHUSKER POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS 14th DAY OF April 2014 APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-10 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

MAYOR

ATTEST
CITY CLERK

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY, NEBRASKA

**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.

COUNTY TREASURER — DEPUTY — DATE 6/20/14

Seal — COUNTY TREASURER SARPY COUNTY

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

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

THIS PLAT OF CORNHUSKER POINTE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 17TH DAY OF June 20 14

COUNTY SURVEYOR / ENGINEER

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R. SWAIM

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS CORNHUSKER POINTE A TRACT OF LAND BEING TAX LOT 5A2 AND TAX LOT 6B2 TAX LOTS LOCATED IN THE NE1/4 OF SECTION 27, TOGETHER WITH TAX LOT 6A2B, A TAX LOT LOCATED IN THE NW1/4 OF SECTION 26, ALSO TOGETHER WITH LOT 153, AVERY NORTH, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 27, AND SAID NW1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TAX LOT 5A2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 24, AVERY HILLS, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 27, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE N03°01'06"W ALONG THE WEST LINE OF SAID TAX LOT 5A2, SAID LINE ALSO BEING THE EAST LINE OF LOTS 17 THRU 24, SAID AVERY HILLS, A DISTANCE OF 651.86 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 5A2, SAID POINT ALSO BEING THE SOUTHWEST CORNER LOT 139, SAID AVERY HILLS; THENCE N87°37'08"E ALONG THE NORTH LINE OF SAID TAX LOT 5A2, AND ALSO THE NORTH LINE OF SAID LOT 153, AVERY NORTH, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 139 AND 140, SAID AVERY HILLS, AND ALSO LOTS 134 THRU 139, SAID AVERY NORTH, A DISTANCE OF 615.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 139, AVERY NORTH; THENCE N02°58'53"W ALONG SAID NORTH LINE OF LOT 153, AVERY NORTH, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 139, AVERY NORTH, A DISTANCE OF 127.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 139, AVERY NORTH, SAID POINT ALSO BEING ON SOUTH RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE N87°19'32"E ALONG SAID NORTH LINE OF LOT 153, AVERY NORTH, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF SYCAMORE STREET, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 26, AVERY NORTH REPLAT 1, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 27 AND SAID NW1/4 OF SECTION 26; THENCE S02°57'30"E ALONG SAID NORTH LINE OF LOT 153, AVERY NORTH, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 26, AVERY NORTH REPLAT 1, A DISTANCE OF 127.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26, AVERY NORTH REPLAT 1; THENCE N87°37'08"E ALONG SAID NORTH LINE OF LOT 153, AVERY NORTH, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 26 THRU 24, SAID AVERY NORTH REPLAT 1, A DISTANCE OF 307.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 153, AVERY NORTH, SAID POINT ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 153, AVERY NORTH, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD ON A CURVE TO THE RIGHT WITH A RADIUS OF 2794.83 FEET, A DISTANCE OF 396.05 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S18°55'52"W, A DISTANCE OF 395.72 FEET; THENCE S22°56'49"W ALONG SAID EASTERLY LINE OF LOT 153, AVERY NORTH, SAID LINE ALSO BEING THE EASTERLY LINES OF SAID TAX LOT 6A2B AND TAX LOT 6B2, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 566.72 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 6B2, SAID POINT ALSO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND SAID NORTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 6B2 AND SAID TAX LOT 5A2 ON THE FOLLOWING 5 DESCRIBED COURSES: N72°22'40"W, A DISTANCE OF 39.75 FEET; THENCE N82°19'56"W, A DISTANCE OF 101.64 FEET; THENCE N72°01'12"W, A DISTANCE OF 212.99 FEET; THENCE N53°20'48"W, A DISTANCE OF 78.11 FEET; THENCE N70°05'30"W, A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 640,087 SQUARE FEET OR 14.694 ACRES, MORE OR LESS.

TOGETHER WITH

A TRACT OF LAND BEING TAX LOT 6A2 A TAX LOT LOCATED IN THE NE1/4 OF SECTION 27, TOGETHER WITH TAX LOT 6A11 A TAX LOT LOCATED IN THE NW1/4 OF SECTION 26 AND SAID NE1/4 OF SECTION 27, TOGETHER WITH TAX LOTS 6A9 AND 4A2 TAX LOTS LOCATED IN SAID NW1/4 OF SECTION 26, AND ALSO TOGETHER WITH PART OF LOT 49 (ALSO KNOWN AS LOT 49B), HILLCREST ADDITION, A SUBDIVISION LOCATED THE SW1/4 OF SECTION 23, ALL LOCATED IN TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TAX LOT 6A11, SAID POINT ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF FORT CROOK ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE N72°29'57"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 6A11, AND ALSO THE SOUTH LINE OF SAID TAX LOT 6A2, A DISTANCE OF 631.72 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6A2, SAID POINT ALSO BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID LINE ALSO BEING THE WESTERLY LINES OF SAID TAX LOTS 6A2, 6A11, 6A9 AND ALSO THE NORTH LINE OF SAID TAX LOT 6A9, AND THE WESTERLY LINE OF TAX LOT 4A2, AND THE WESTERLY LINE OF LOT 49, HILLCREST ADDITION ON THE FOLLOWING 6 DESCRIBED COURSES: N22°56'49"E, A DISTANCE OF 575.24 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 2894.83 FEET, A DISTANCE OF 439.67 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N18°38'21"E, A DISTANCE OF 439.24 FEET; THENCE N87°48'27"E, A DISTANCE OF 52.02 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 2944.83 FEET, A DISTANCE OF 170.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N12°26'10"E, A DISTANCE OF 170.50 FEET; THENCE N10°42'23"E, A DISTANCE OF 531.99 FEET; THENCE CONTINUING N10°42'23"E, A DISTANCE OF 527.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 49, HILLCREST ADDITION; THENCE N85°52'30"E ALONG THE NORTH LINE OF SAID LOT 49, HILLCREST ADDITION, A DISTANCE OF 105.11 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF FORT CROOK ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FORT CROOK ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 49B, HILLCREST ADDITION AND THE NORTHERLY LINE OF SAID TAX LOT 4A2 AND ALSO THE EASTERLY LINE OF TAX LOTS 4A2, 6A9 AND 6A11, ON THE FOLLOWING 6 DESCRIBED COURSES: S00°42'40"E, A DISTANCE OF 514.80 FEET; THENCE N85°52'30"E, A DISTANCE OF 11.00 FEET; THENCE S00°45'50"W, A DISTANCE OF 689.57 FEET; THENCE S05°24'06"W, A DISTANCE OF 800.12 FEET; THENCE S08°46'14"W, A DISTANCE OF 322.80 FEET; THENCE S19°02'53"W, A DISTANCE OF 36.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 799,396 FEET OR 18.352 ACRES, MORE OR LESS.

JASON HEADLEY LS-604

JUNE 19, 2014
DATE

STATE OF NEBRASKA REGISTERED LS-604 LAND SURVEYOR JASON HEADLEY

**NOTES**

1. STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED OVER ALL OF OUTLOTS "A", "B", AND "D" WHICH ARE TO BE USED FOR POST CONSTRUCTION STORM WATER MANAGEMENT.
2. ACCESS TO CORNHUSKER ROAD IS LIMITED TO A DRIVE OPPOSITE 10TH STREET AND SHALL BE A FULL MOVEMENT INTERSECTION.
3. ACCESS TO FORT CROOK ROAD IS LIMITED TO DRIVES OPPOSITE THURSTON CIRCLE AND POWER DRIVE. BOTH INTERSECTIONS SHALL BE A FULL MOVEMENT INTERSECTION.
4. A LOMR HAS BEEN GRANTED BY FEMA REMOVING NEARLY ALL OF THE WEST PARCELS AND MOST OF LOTS 1-3 OF THE EAST PARCELS.
5. UPRR HAS GRANTED A PERMIT TO CROSS THEIR RIGHT OF WAY WITH A SANITARY SEWER LINE.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.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www.eacg.com
Engineering Answers


CORNHUSKER POINTE
BELLEVUE, NEBRASKA

FINAL PLAT

| No. | Revisions | Date | Description |
|---|---|---|---|
| | | | |

Proj No: P2012.172.001
Date: 02/21/2014
Designed By: JMT
Drawn By: TEB
Scale: 1"=100'
Sheet: 1 of 1
Thomas Boec 6/17/2014 10:47 AM K:\Projects\2012\P2012\Final Dwg\FP-2000.dwg