

TILLER'S 7th ADDITION REPLAT 2

LOT 1

BEING A REPLATTING OF LOT 1, TILLER'S 7th ADDITION TOGETHER WITH LOT 2, TILLER'S 7th ADDITION REPLAT 1, BOTH SUBDIVISIONS IN THE CITY OF BELLEVUE, IN SARPY COUNTY, NEBRASKA

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER _____ C.E. _____
 VERIFY _____ D.E. _____
 PROOF _____
 FEES \$ _____
 CHARGE \$ _____
 CASH \$ _____
 CHECK# _____

Survey Record Repository
 RECEIVED
 \$ 500
 APR 15 2012
 SARPY
 10000-207



thompson, dresen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

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 WITHIN SAID SUBDIVISION TO BE KNOWN AS LOT 1, TILLER'S 7TH ADDITION REPLAT 2, BEING A REPLAT OF LOT 1, TILLER'S 7TH ADDITION AND LOT 2, TILLER'S 7TH ADDITION REPLAT 1, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF LOT 1, SAID TILLER'S 7TH ADDITION;
 THENCE S89°06'03"E (ASSUMED BEARING) 370.02 FEET ON THE NORTH LINE OF SAID LOT 1;
 THENCE S89°20'49"E 33.66 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;
 THENCE S00°02'38"W 488.86 FEET ON THE EAST LINE OF SAID LOT 1; THENCE N89°14'58"W 71.72 FEET ON THE EAST LINE OF SAID LOT 1;
 THENCE N89°16'23"W 50.34 FEET ON THE EAST LINE OF SAID LOT 1;
 THENCE S00°00'45"E 477.00 FEET ON THE EAST LINE OF SAID LOT 1 AND ON THE EAST LINE OF LOT 2, SAID TILLER'S 7TH ADDITION REPLAT 1 TO THE SE CORNER THEREOF;
 THENCE S89°43'09"W 170.00 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;
 THENCE N00°00'30"W 170.38 FEET ON THE WEST LINE OF SAID LOT 2 TO THE NW CORNER THEREOF;
 THENCE N89°16'24"W 111.48 FEET ON THE SOUTH LINE OF LOT 1, SAID TILLER'S 7TH ADDITION TO THE SW CORNER THEREOF;
 THENCE N00°00'45"E 799.51 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 313,262 SQ. FT. OR 7.19 ACRES

MARCH 1, 2012
 DATE



JAMES D. WARNER
 NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, RED OAK HEALTH SERVICES, INC. AND HILLCREST HEALTH SYSTEMS, INC., 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 TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TILLER'S 7TH ADDITION REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, D/B/A CENTURYLINK QC, 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, 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 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 ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES. 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.

RED OAK HEALTH SERVICES, INC.,
 A NEBRASKA CORPORATION

HILLCREST HEALTH SERVICES, INC.,
 A NEBRASKA CORPORATION

BY: _____
 JOLENE ROBERTS, PRESIDENT

BY: _____
 JOLENE ROBERTS, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) s.s.)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012 BY JOLENE ROBERTS, PRESIDENT OF RED OAK HEALTH SERVICES, INC., A NEBRASKA CORPORATION AND OF HILLCREST HEALTH SYSTEMS, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATIONS.

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 SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2012.

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR

THIS PLAT OF TILLER'S 7TH ADDITION REPLAT 2 WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS _____ DAY OF _____, 2012. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF TILLER'S 7TH ADDITION REPLAT 2 WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS _____ DAY OF _____, 2012.

BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF TILLER'S 7TH ADDITION REPLAT 2 WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS _____ DAY OF _____, 2012.

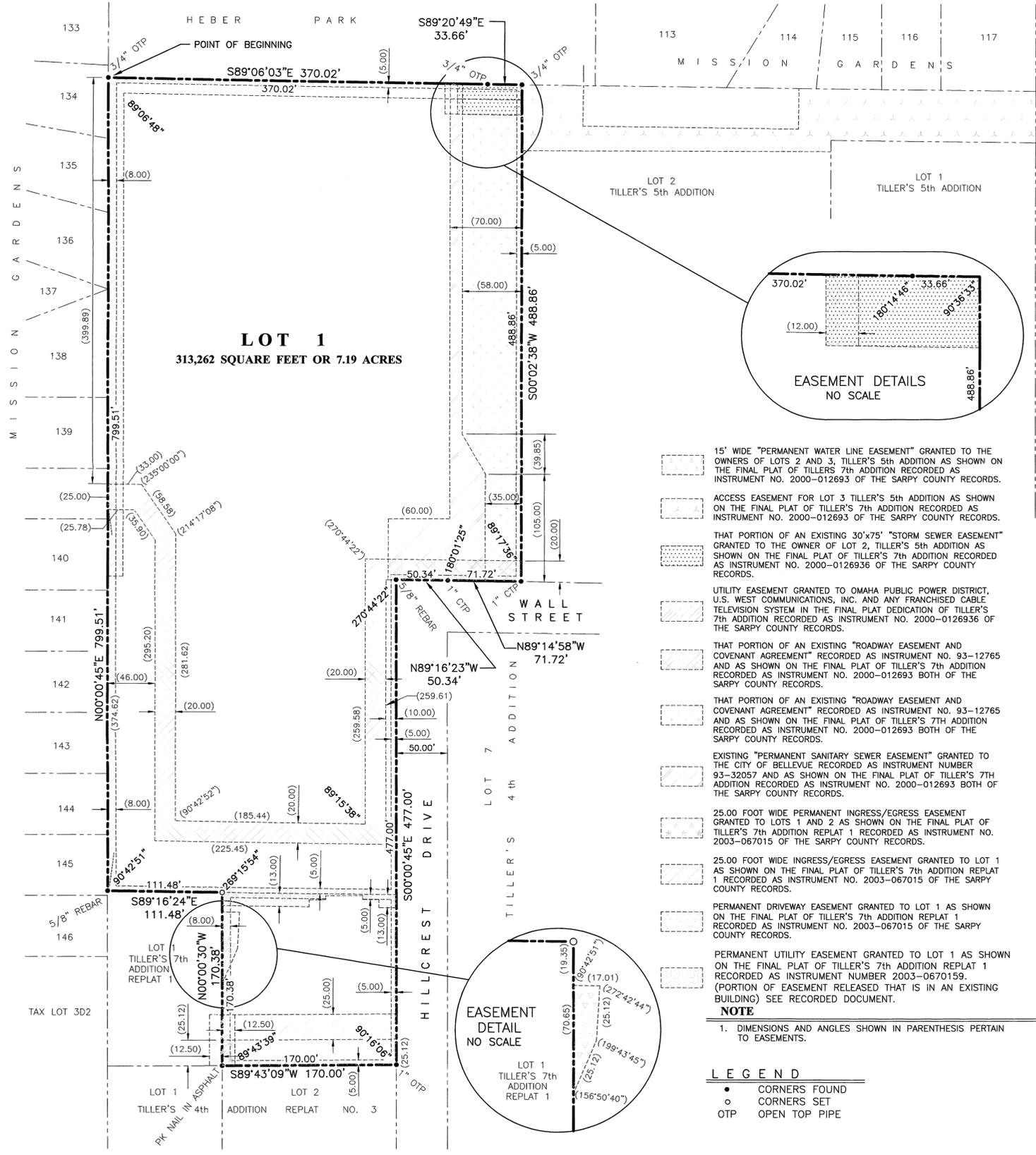
BELLEVUE CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF TILLER'S 7TH ADDITION REPLAT 2 WAS APPROVED BY THE SARPY COUNTY PUBLIC WORKS DEPARTMENT.

DATE:

SARPY COUNTY ENGINEER/SURVEYOR

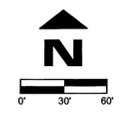


- 15' WIDE "PERMANENT WATER LINE EASEMENT" GRANTED TO THE OWNERS OF LOTS 2 AND 3, TILLER'S 5th ADDITION AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 OF THE SARPY COUNTY RECORDS.
- ACCESS EASEMENT FOR LOT 3 TILLER'S 5th ADDITION AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 OF THE SARPY COUNTY RECORDS.
- THAT PORTION OF AN EXISTING 30'x75' "STORM SEWER EASEMENT" GRANTED TO THE OWNER OF LOT 2, TILLER'S 5th ADDITION AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 OF THE SARPY COUNTY RECORDS.
- UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC. AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAT DEDICATION OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 OF THE SARPY COUNTY RECORDS.
- THAT PORTION OF AN EXISTING "ROADWAY EASEMENT AND COVENANT AGREEMENT" RECORDED AS INSTRUMENT NO. 93-12765 AND AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 BOTH OF THE SARPY COUNTY RECORDS.
- THAT PORTION OF AN EXISTING "ROADWAY EASEMENT AND COVENANT AGREEMENT" RECORDED AS INSTRUMENT NO. 93-12765 AND AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 BOTH OF THE SARPY COUNTY RECORDS.
- EXISTING "PERMANENT SANITARY SEWER EASEMENT" GRANTED TO THE CITY OF BELLEVUE RECORDED AS INSTRUMENT NUMBER 93-32057 AND AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION RECORDED AS INSTRUMENT NO. 2000-012693 BOTH OF THE SARPY COUNTY RECORDS.
- 25.00 FOOT WIDE PERMANENT INGRESS/EGRESS EASEMENT GRANTED TO LOTS 1 AND 2 AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION REPLAT 1 RECORDED AS INSTRUMENT NO. 2003-067015 OF THE SARPY COUNTY RECORDS.
- 25.00 FOOT WIDE INGRESS/EGRESS EASEMENT GRANTED TO LOT 1 AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION REPLAT 1 RECORDED AS INSTRUMENT NO. 2003-067015 OF THE SARPY COUNTY RECORDS.
- PERMANENT DRIVEWAY EASEMENT GRANTED TO LOT 1 AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION REPLAT 1 RECORDED AS INSTRUMENT NO. 2003-067015 OF THE SARPY COUNTY RECORDS.
- PERMANENT UTILITY EASEMENT GRANTED TO LOT 1 AS SHOWN ON THE FINAL PLAT OF TILLER'S 7th ADDITION REPLAT 1 RECORDED AS INSTRUMENT NUMBER 2003-0670159. (PORTION OF EASEMENT RELEASED THAT IS IN AN EXISTING BUILDING) SEE RECORDED DOCUMENT.

NOTE
 1. DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.

- LEGEND**
- CORNERS FOUND
 - CORNERS SET
 - OTF OPEN TOP PIPE

TILLER'S 7th ADDITION REPLAT 2
 LOT 1



Revision Dates

No.	Description	MM-DD-YY

Job No.: A1380-105-1A
 Drawn By: RJR
 Reviewed By: JDW
 Date: MARCH 1, 2012
 Grid Book: 104
 Page: 56

Sheet Title
 CITY OF BELLEVUE
 SMALL SUBDIVISION
 FINAL PLAT

Sheet Number