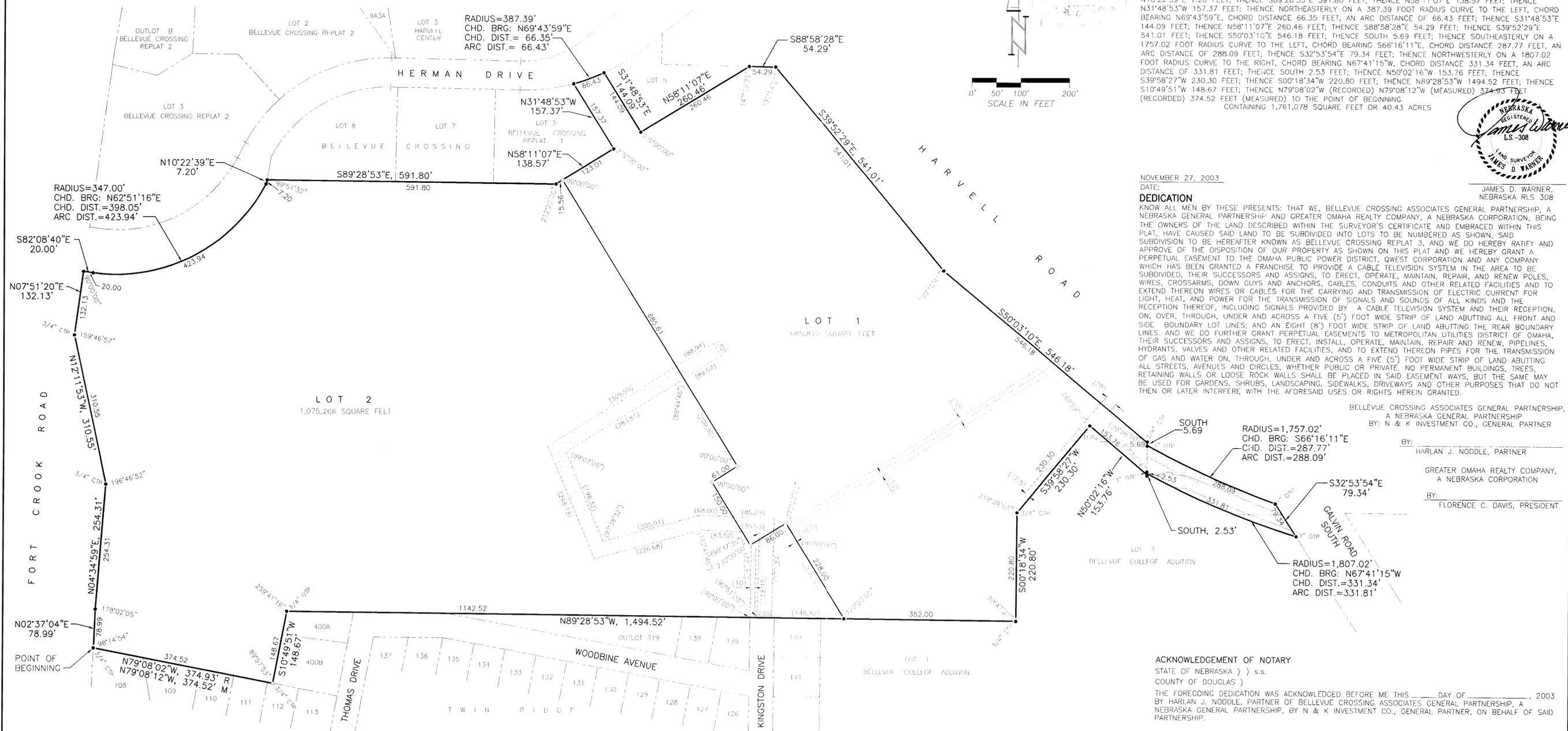


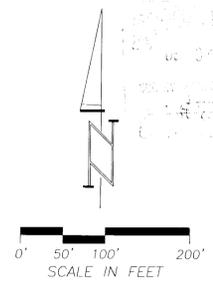
BELLEVUE CROSSING REPLAT 3

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 1, AND 2 OF BELLEVUE CROSSING REPLAT 1, AN ADDITION TO THE CITY OF BELLEVUE, AS SURVEYED, PLATTED AND RECORDED, IN SARPY COUNTY, NEBRASKA



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 CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS LOTS 1 AND 2, BELLEVUE CROSSING REPLAT 3, BEING A REPLATTING OF LOTS 1 AND 2 OF BELLEVUE CROSSING REPLAT 1, AN ADDITION TO THE CITY OF BELLEVUE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 2; THENCE ON THE OUTER BOUNDARY OF SAID LOTS 1 AND 2 ON THE FOLLOWING DESCRIBED COURSES: THENCE N02°37'04"E 78.99 FEET; THENCE N04°34'59"E 254.31 FEET; THENCE N12°11'53"W 310.55 FEET; THENCE N07°51'20"E 132.13 FEET; THENCE S82°08'40"E 20.00 FEET; THENCE NORTHEASTERLY ON A 347.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N62°51'16"E, CHORD DISTANCE 398.05 FEET, AN ARC DISTANCE OF 423.94 FEET; THENCE N10°22'39"E 7.20 FEET; THENCE S89°28'53"E 591.80 FEET; THENCE N58°11'07"E 138.57 FEET; THENCE N31°48'53"W 157.37 FEET; THENCE N58°11'07"E 260.46 FEET; THENCE S88°58'28"E 54.29 FEET; THENCE S39°52'29"E 541.01 FEET; THENCE S50°03'10"E 546.18 FEET; THENCE SOUTH 5.69 FEET; THENCE SOUTHEASTERLY ON A 1757.02 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N67°41'15"W, CHORD DISTANCE 287.77 FEET, AN ARC DISTANCE OF 288.09 FEET; THENCE S32°53'54"E 79.34 FEET; THENCE NORTHWESTERLY ON A 1807.02 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N67°41'15"W, CHORD DISTANCE 331.34 FEET, AN ARC DISTANCE OF 331.81 FEET; THENCE SOUTH 2.53 FEET; THENCE N50°02'16"W 153.76 FEET; THENCE S39°58'27"W 230.30 FEET; THENCE S00°18'34"W 220.80 FEET; THENCE N89°28'53"W 1494.52 FEET; THENCE S00°18'34"W 148.67 FEET; THENCE N79°08'02"W (RECORDED) N79°08'12"W (MEASURED) 374.52 FEET (RECORDED) 374.52 FEET (MEASURED) TO THE POINT OF BEGINNING. CONTAINING 1,761,078 SQUARE FEET OR 40.43 ACRES



JAMES D. WARNER, NEBRASKA RLS 308

NOVEMBER 27, 2003
DATE:

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, BELLEVUE CROSSING ASSOCIATES GENERAL PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP AND GREATER OMAHA REALTY COMPANY, A NEBRASKA CORPORATION, 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 BELLEVUE CROSSING REPLAT 3, 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 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 LINES, AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES 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 STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, 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 HEREBY GRANTED.

BELLEVUE CROSSING ASSOCIATES GENERAL PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP
 BY: N & K INVESTMENT CO., GENERAL PARTNER

HARLAN J. NODDLE, PARTNER

GREATER OMAHA REALTY COMPANY, A NEBRASKA CORPORATION
 BY: FLORENCE C. DAVIS, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) s.s.
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003 BY HARLAN J. NODDLE, PARTNER OF BELLEVUE CROSSING ASSOCIATES GENERAL PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP, BY N & K INVESTMENT CO., GENERAL PARTNER, ON BEHALF OF SAID PARTNERSHIP.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) s.s.
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003 BY FLORENCE C. DAVIS, PRESIDENT OF GREATER OMAHA REALTY COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2003.

APPROVAL OF BELLEVUE CITY ADMINISTRATOR/DESIGNEE

THIS PLAT OF BELLEVUE CROSSING REPLAT 3 WAS APPROVED BY THE BELLEVUE CITY ADMINISTRATOR/DESIGNEE THIS _____ DAY OF _____, 2003. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF BELLEVUE CROSSING REPLAT 3 WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS _____ DAY OF _____, 2003.

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF BELLEVUE CROSSING REPLAT 3 WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS _____ DAY OF _____, 2003.

REVIEWED BY SARPY COUNTY SURVEYOR

THIS PLAT OF BELLEVUE CROSSING REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2003.

NOTES:

- ALL DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO FORT CROOK ROAD FROM LOT 2.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HARVELL ROAD FROM LOT 1.

LEGEND

- CORNER FOUND (1" CTP UNLESS NOTED)
- CORNER SET (5/8" REBAR)
- OTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- CH. CHORD
- BRG. BEARING
- DIST. DISTANCE

- RIGHT OF WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 58 AT PAGE 1351 OF THE SARPY COUNTY RECORDS.
- RIGHT OF WAY EASEMENT GRANTED TO BELLEVUE COLLEGE FOR INGRESS AND EGRESS RECORDED IN MISC. BOOK 58 AT PAGE 1835 OF THE SARPY COUNTY RECORDS.
- EASEMENT AND RIGHT OF WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED IN MISC. BOOK 58 AT PAGE 2286 OF THE SARPY COUNTY RECORDS.
- LIMITATION OF ACCESS AND RESERVATION OF EASEMENT GRANTED TO BELLEVUE COLLEGE RECORDED IN MISC. BOOK 160 AT PAGE 2040 OF THE SARPY COUNTY RECORDS.
- 10' WIDE EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NUMBER 93-13901 OF THE SARPY COUNTY RECORDS.
- 10' WIDE EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NUMBER 93-19088 OF THE SARPY COUNTY RECORDS.
- 30' WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE RECORDED AS INSTRUMENT NUMBER 94-06537, AND AS SHOWN ON FINAL PLAT OF "BELLEVUE CROSSING REPLAT 1" RECORDED AS INSTRUMENT NUMBER 94-06538 OF THE SARPY COUNTY RECORDS.

Scale: 1" = 100'	Date: NOV. 27, 2003	Drawn By: JDR	Created By: JDW	Revision:
BELLEVUE CROSSING REPLAT 3				
FINAL PLAT				
2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154 TEL: (402) 330-8860 FAX: (402) 330-8866 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM				
A200313330A.DWG				