

2003-21274 4-22-03

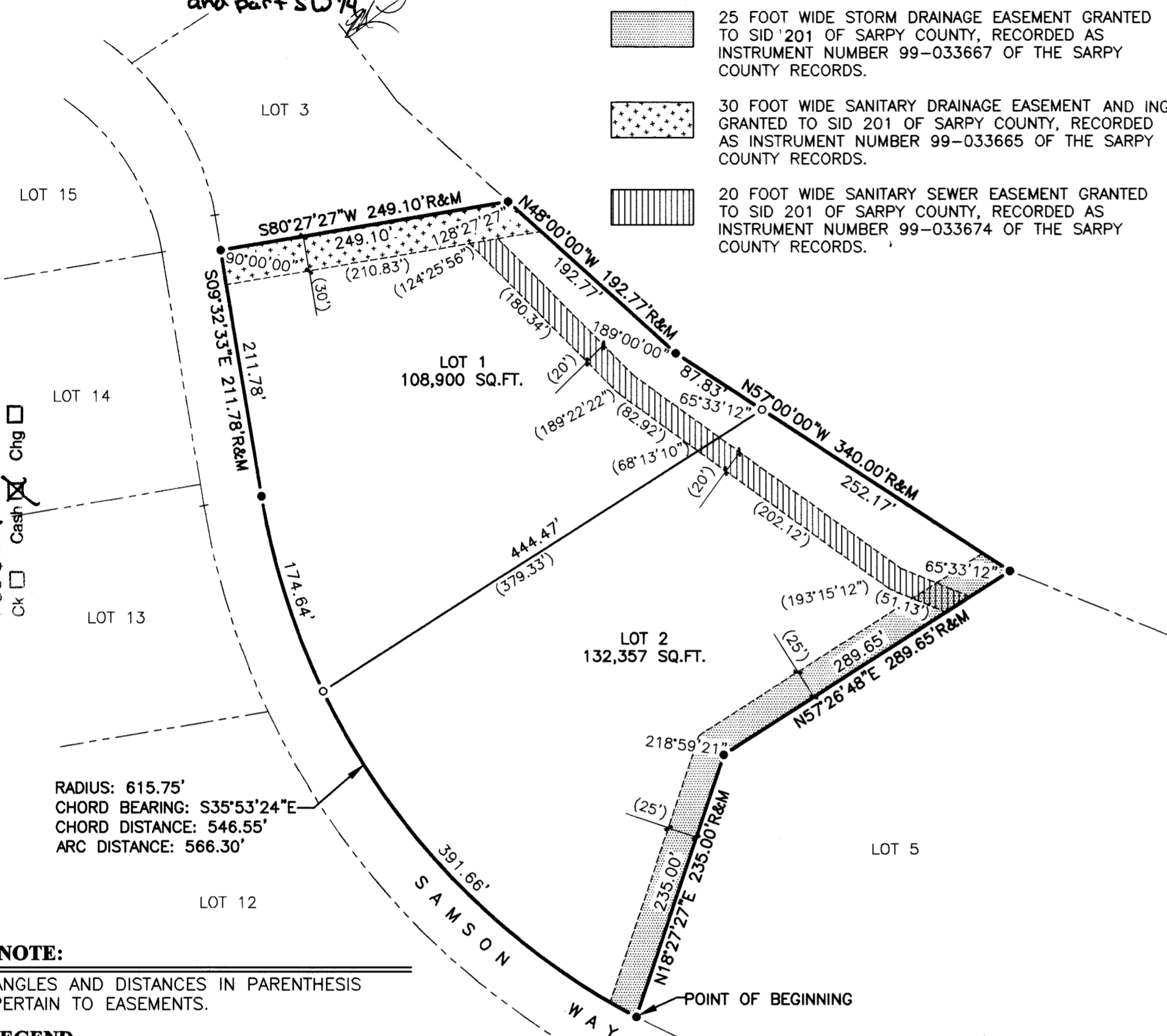
DANIELL CROSSING REPLAT 2

LOTS 1 and 2

BEING A REPLAT OF LOT 4, DANIELL CROSSING, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE NW 1/4 OF SECTION 33, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

2003-21274
DATE APR 22 2003
TIME 1:32:00 PM
FILING FEE 16.50
REG. OF DEEDS SARPY CO NE

Counter D.D.
Verify [Signature]
D.E. [Signature]
PROOF Fee \$ 11.50 Chg []
Cash []



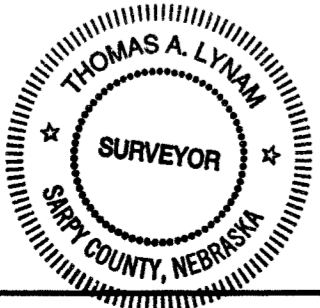
- 25 FOOT WIDE STORM DRAINAGE EASEMENT GRANTED TO SID 201 OF SARPY COUNTY, RECORDED AS INSTRUMENT NUMBER 99-033667 OF THE SARPY COUNTY RECORDS.
- 30 FOOT WIDE SANITARY DRAINAGE EASEMENT AND INGRESS & EGRESS EASEMENT, GRANTED TO SID 201 OF SARPY COUNTY, RECORDED AS INSTRUMENT NUMBER 99-033665 OF THE SARPY COUNTY RECORDS.
- 20 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO SID 201 OF SARPY COUNTY, RECORDED AS INSTRUMENT NUMBER 99-033674 OF THE SARPY COUNTY RECORDS.

RADIUS: 615.75'
CHORD BEARING: S35°53'24"E
CHORD DISTANCE: 546.55'
ARC DISTANCE: 566.30'

NOTE:
ANGLES AND DISTANCES IN PARENTHESIS PERTAIN TO EASEMENTS.

- LEGEND**
- CORNERS FOUND (5/8" REBAR)
 - CORNERS SET (5/8" REBAR)
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE

REVIEW BY SARPY COUNTY SURVEYOR
THIS PLAT OF DANIELL CROSSING REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 14TH DAY OF February, 2002.



Thomas A. Lynam
SARPY COUNTY SURVEYOR



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 SUBDIVISION AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS DANIELL CROSSING REPLAT 2, LOTS 1 AND 2, BEING A REPLAT OF LOT 4, DANIELL CROSSING, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 4; THENCE N18°27'27"E (ASSUMED BEARING) 235.00 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE N57°26'48"E 289.65 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 4 TO THE NE CORNER THEREOF; THENCE N57°00'00"W 340.00 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE N48°00'00"W 192.77 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 4 TO THE MOST NORTHERLY CORNER THEREOF; THENCE S80°27'27"W 249.10 FEET ON THE NORTHERLY LINE OF SAID LOT 4 TO THE NW CORNER THEREOF; THENCE S09°32'33"E 211.78 FEET ON THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 4, ON A 615.75 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S35°53'24"E, CHORD DISTANCE 546.55 FEET, AN ARC DISTANCE OF 566.30 FEET, TO THE POINT OF BEGINNING.



CHRIS E. DORNER
NEBRASKA R.L.S. 507

JANUARY 25, 2002

DATE:

DEDICATION

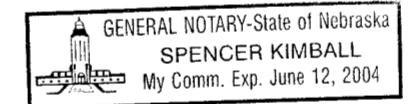
KNOW ALL MEN BY THESE PRESENTS: THAT WE, DANIELL CROSSING L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER AND PINNACLE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS DANIELL CROSSING REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS, INC., 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; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY 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. PERPETUAL EASEMENTS ARE GRANTED 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 SAMSON WAY.

DANIELL CROSSING, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *Steven L. Daniell*
STEVEN L. DANIELL, PRESIDENT

PINNACLE BANK
BY: *Robert Frederick*
ROBERT FREDERICK, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

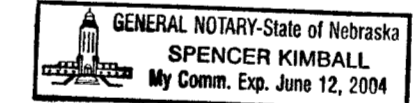
STATE OF NEBRASKA)
COUNTY OF SARPY)SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF February, 2002 BY STEVEN L. DANIELL, PRESIDENT OF DANIELL CROSSING L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



Spencer Kimball
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF February, 2002 BY ROBERT FREDERICK, EXECUTIVE VICE PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.



Spencer Kimball
NOTARY PUBLIC

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, THIS 28TH DAY OF March, 2003.



Richard Jensen
SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF DANIELL CROSSING REPLAT 2 WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 4TH DAY OF April, 2003. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Chris Shuck
BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF DANIELL CROSSING REPLAT 2 WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 3RD DAY OF April, 2003.

Dan Gilpin
BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF DANIELL CROSSING REPLAT 2 WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 3RD DAY OF APRIL, 2003.

David Hodelchen
BELLEVUE CITY ENGINEER

DANIELL CROSSING
REPLAT 2
DATE: JAN. 25, 2002
DRAWN BY: JKZ
CHECKED BY: CED
SMALL
SUBDIVISION
PLAT

THOMPSON, DREESSEN & DORNER, INC.
2 CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860

1060-103-1
A10601031A.DWG