

2007-11628

# CORNISH ACRES

## LOTS 1 THRU 12, INCLUSIVE

BEING A PLATTING OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 TOGETHER WITH THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

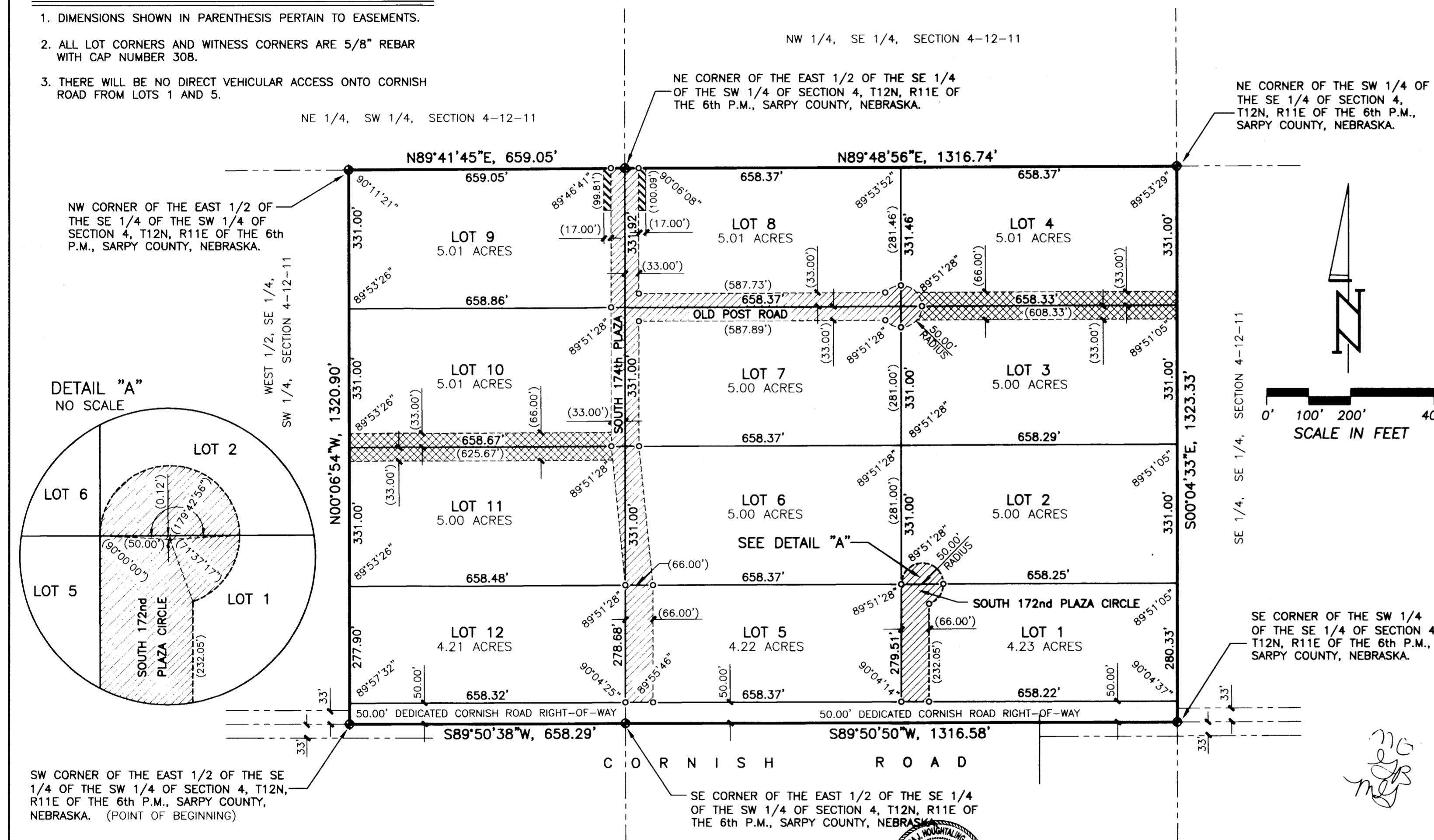
**LEGEND**

- WITNESS CORNER SET AT THE OUTER LIMITS OF THE INGRESS AND EGRESS EASEMENT
- ▨ INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)
- ▧ TEMPORARY TURN-A-ROUND EASEMENT (SEE RECORDED INSTRUMENT)
- ▩ INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)

**ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS**  
 COUNTER LM C.E. LM FILED FOR RECORD 4-23-07 AT 9:53 AM  
 VERIFY LM D.E. LM  
 PROOF JH INSTRUMENT # 2007-11628  
 FEES \$ 2150  
 CHECK # 1066  
 CHARGE \_\_\_\_\_ CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_

LLOYD J. DOWDING  
REGISTER OF DEEDS SARPY COUNTY, NE

- NOTES:**
- DIMENSIONS SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
  - ALL LOT CORNERS AND WITNESS CORNERS ARE 5/8" REBAR WITH CAP NUMBER 308.
  - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO CORNISH ROAD FROM LOTS 1 AND 5.



**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 OR A WITNESS THERETO WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNISH ACRES, LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/2 TOGETHER WITH THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T12N, R11E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE N00°06'54"W (ASSUMED BEARING) 1320.90 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE NW CORNER THEREOF; THENCE N89°41'45"E 659.05 FEET ON THE NORTH LINE OF SAID EAST 1/2 TO THE NE CORNER THEREOF; THENCE N89°48'56"E 1316.74 FEET ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 TO THE NE CORNER THEREOF; THENCE S00°04'33"E 1323.33 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE SE CORNER THEREOF; THENCE S89°50'50"W 1316.58 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE SW CORNER THEREOF; THENCE S89°50'38"W 658.29 FEET ON THE SOUTH LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING.



MARCH 17, 2007  
DATE:

**DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS: THAT WE KENNETH TEX AND STEPHANIE TEX, HUSBAND AND WIFE, RAYMOND HUNTER AND SANDRA HUNTER, HUSBAND AND WIFE AND KEVIN RICE AND LORI RICE, HUSBAND AND WIFE, BEING OWNERS, AND AMERICAN NATIONAL BANK AND FIRST STATE BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CORNISH ACRES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE CORNISH ROAD RIGHT-OF-WAY AS SHOWN HEREON, AND WE DO FURTHER 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 ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 THE INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACES 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.

**AMERICAN NATIONAL BANK**  
 BY: Kelly A. Roberts  
 KELLY A. ROBERTS, FIRST VICE PRESIDENT

**FIRST STATE BANK**  
 BY: Robert F. Kment  
 ROBERT F. KMMENT, MARKET PRESIDENT

**STEPHANIE TEX**  
 STEPHANIE TEX

**SANDRA HUNTER**  
 SANDRA HUNTER

**LORI RICE**  
 LORI RICE

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) ss  
 THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2007 BY KENNETH TEX AND STEPHANIE TEX, HUSBAND AND WIFE.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) ss  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF April, 2007 BY RAYMOND HUNTER AND SANDRA HUNTER, HUSBAND AND WIFE.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) ss  
 THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2007 BY KEVIN RICE AND LORI RICE, HUSBAND AND WIFE.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) ss  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2007 BY KELLY A. ROBERTS, FIRST VICE PRESIDENT OF AMERICAN NATIONAL BANK, ON BEHALF OF SAID BANK.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) ss  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2007 BY ROBERT F. KMMENT, MARKET PRESIDENT OF FIRST STATE BANK, ON BEHALF OF SAID BANK.

**APPROVAL OF SARPY COUNTY PLANNING DIRECTOR**  
 THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 4 DAY OF April, 2007.

Richard Houck  
RICHARD HOUCK, AICP PLANNING DIRECTOR

**APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS**  
 THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 20 DAY OF MARCH, 2007.

Paul Cook  
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

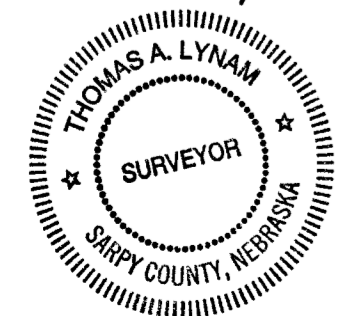
**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
 THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 15 DAY OF FEB, 2007.

[Signature]  
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

**SARPY COUNTY TREASURER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 23 DAY OF April, 2007.

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

Kimberly Demoy  
SARPY COUNTY TREASURER



[Signature]  
SARPY COUNTY SURVEYOR



SCALE: 1" = 200'  
DATE: MAR. 17, 2007  
DRAWN BY: RJR  
CHECKED BY: JDW  
REVISION:

**CORNISH ACRES**

**FINAL PLAT**

**THOMPSON, DRESSEN & 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

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