

BELLINO NINETY SIX

LOTS 1, 2, 3, 4 AND 5

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 22, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2015.

SARPY COUNTY TREASURER

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS PLAT OF BELLINO NINETY SIX WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015.

PAPILLION PLANNING COMMISSION CHAIRMAN, MICHAEL MALLORY

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF BELLINO NINETY SIX WAS APPROVED BY THE PAPILLION CITY COUNCIL THIS _____ DAY OF _____, 2015.

MAYOR, DAVID P. BLACK

CITY CLERK, ELIZABETH BUTLER

APPROVAL OF PAPILLION CITY ENGINEER

THIS PLAT OF BELLINO NINETY SIX WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS _____ DAY OF _____, 2015.

CITY ENGINEER, JEFFREY L. THOMPSON, PE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELLINO NINETY SIX WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2015.

COUNTY SURVEYOR/ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS BELLINO NINETY SIX, LOTS 1, 2, 3, 4 AND 5, BEING A PLATTING THAT PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 22, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SW 1/4 TO THE NORTHEAST LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE N67°06'51"W 489.48 FEET ON THE NORTHEAST LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING N67°06'51"W 1639.38 FEET ON THE NORTHEAST LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE CONTINUING NORTHEASTERLY ON NORTHEAST LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY ON A 5679.65 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N65°28'45"W, CHORD DISTANCE 324.13 FEET AN ARC DISTANCE OF 324.17 FEET TO THE EAST LINE OF A TRACT OF LAND CONDEMNED FOR ROAD PURPOSES DESCRIBED IN "RETURN OF APPRAISERS" RECORDED AS INSTRUMENT NUMBER 2005-43469 OF THE SARPY COUNTY RECORDS HEREINAFTER REFERRED TO AS 96TH STREET; THENCE SOUTHWESTERLY ON THE EAST LINE OF 96TH STREET ON THE FOLLOWING DESCRIBED SIX COURSES; THENCE NORTHWESTERLY ON A 1350.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N75°39'38"W, CHORD DISTANCE 173.90 FEET AN ARC DISTANCE OF 174.02 FEET; THENCE S48°52'45"W 37.50 FEET; THENCE S02°33'02"E 524.87 FEET; THENCE N87°26'58"E 20.00 FEET; THENCE S62°32'51"E 229.22 FEET; THENCE S02°33'02"E 105.60 FEET TO THE NORTH LINE OF A TRACT OF LAND DEEDED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2004-12568 OF THE SARPY COUNTY RECORDS HEREINAFTER REFERRED TO AS THE "NRD TRACT"; THENCE SOUTHEASTERLY ON THE NORTH LINES OF SAID "NRD TRACT" ON THE FOLLOWING DESCRIBED FIVE COURSES; THENCE S85°19'07"E 348.88 FEET; THENCE S84°34'27"E 716.56 FEET; THENCE S81°13'14"E 447.31 FEET; THENCE S72°05'14"E 186.35 FEET; THENCE N22°53'09"E 180.16 FEET TO THE POINT OF BEGINNING. CONTAINING 19.22 ACRES MORE OR LESS



DAVID H. NEEFF
NEBRASKA RLS 475

JANUARY 9, 2014

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BELLINO PROPERTIES, L.L.C., A LIMITED LIABILITY COMPANY, BEING THE OWNERS AND AMERICAN NATIONAL 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 BELLINO NINETY SIX, 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, 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 AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING ALL EXTERIOR 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.

BELLINO PROPERTIES, L.L.C.,
A LIMITED LIABILITY COMPANY

AMERICAN NATIONAL BANK

BY: DONALD J. BELLINO, MANAGER

BY: MARK OSTRONIC, FIRST VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY DONALD J. BELLINO, MANAGER OF BELLINO PROPERTIES, L.L.C., A LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY MARK OSTRONIC, FIRST VICE PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

NOTARY PUBLIC

thompson, dreessen & dorner, inc.
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BELLINO NINETY SIX
LOTS 1, 2, 3, 4 AND 5



Revision Dates

No.	Description	MM-DD-YY
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Drawn By: RJR
Reviewed By: DHN
Date: JANUARY 9, 2014
Book:
Page:

Sheet Title

CITY OF PAPILLION
FINAL PLAT

Sheet Number

SHEET 1 OF 1

