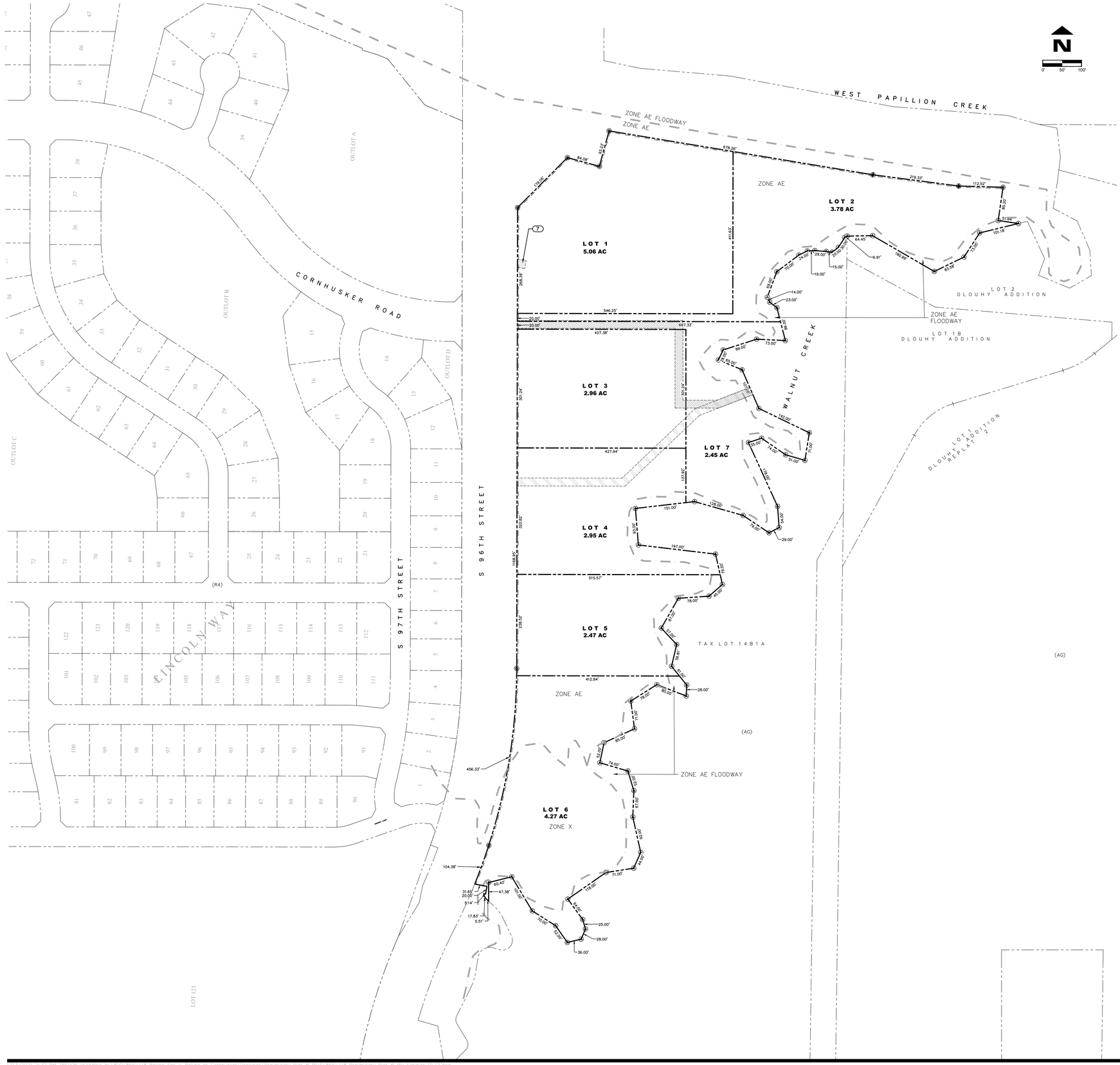
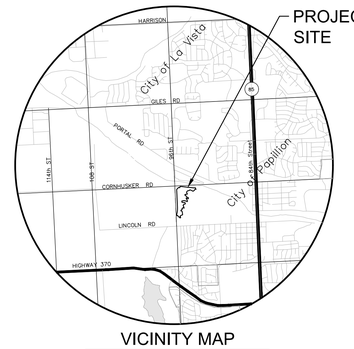
BELLINO AT CORNHUSKER

LOTS 1 THROUGH 7
SARPY COUNTY, NEBRASKA





VICINITY MAP

GENERAL NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS MU FOR LOTS 1 THROUGH 7.
2. WATER IS PROVIDED BY CITY OF PAPILLION.
3. GAS WILL BE PROVIDED BY BLACK HILLS ENERGY.
4. POWER WILL BE PROVIDED BY THE OMAHA PUBLIC POWER DISTRICT.
5. TYPICAL UTILITY EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAT.

LEGAL DESCRIPTION

TAX LOT 7C IN THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-EIGHT (28), TOGETHER WITH THAT PART OF TAX LOT 14B1 IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), BOTH IN TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPERTY CORNER SET
- CALCULATED LOCATION
- (AG) AGRICULTURAL ZONING
- (R4) RESIDENTIAL ZONING
- EXISTING SANITARY SEWER EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- FLOOD ZONE DELINEATION LINE
- (9) TITLE COMMITMENT EXCEPTION

OWNER

BELLINO HARRISON ST PROPERTY, L.L.C.
501 OLSON DRIVE, STE 210
PAPILLION, NEBRASKA 68046
PHONE: 402-630-9929

ENGINEER

THOMPSON, DREESSEN AND DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

TITLE COMMITMENT - SCHEDULE B-II EXCEPTIONS:
THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B-SECTION 2 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 0277910, EFFECTIVE DATE FEBRUARY 20, 2018 AT 4:00 P.M.

5)-EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 23, 1951 IN BOOK 15, PAGE 41; ASSIGNED TO NORTHERN NATURAL GAS COMPANY, A DELAWARE CORPORATION, BY CONVEYANCE, ASSIGNMENT AND BILL OF SALE, RECORDED JANUARY 7, 1991 AS INST. NO. 91-00203; RECORDS OF SARPY COUNTY, NEBRASKA. (BLANKET IN NATURE - NOT SHOWN HEREON)

6)-PERMANENT EASEMENT CITY OF PAPILLION WALNUT CREEK OUTFALL SEWER - PHASE III GRANTED TO THE CITY OF PAPILLION, NEBRASKA, AND ITS SUCCESSORS AND ASSIGNS, RECORDED JANUARY 24, 2002 AS INST. NO. 2002-03142; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT TOUCH THE SURVEYED PROPERTY - NOT SHOWN HEREON)

7)-SARPY COUNTY RIGHT OF WAY CONTRACT PERMANENT EASEMENT BY AND BETWEEN E&M IVERSON FAMILY PARTNERSHIP, AND SARPY COUNTY, RECORDED MAY 13, 2011 AS INST. NO. 2011-12261; RECORDS OF SARPY COUNTY, NEBRASKA. (SHOWN HEREON)

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
Bellino at Cornhusker

Client Name
Bellino Harrison St Property, LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--

Drawn By: JAD Reviewed By: DSD
Job No.: 865-118 Date: 01.12.20

Sheet Title
Preliminary Plat

Sheet Number
Sheet 1 of 8