2005-07268

BROOK PARK

LOTS 1 THRU 192 INCLUSIVE

A PLATTING OF PART OF TAX LOT 22, A TAX LOT LOCATED IN THE SE1/4 OF SECTION 28; TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7305 SOUTH 36TH STREET, SUITE 3
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BROOK PARK
BELLEVUE, NEBRASKA

FINAL PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BROOK PARK (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF TAX LOT 22, A TAX LOT LOCATED IN THE SE1/4 OF SECTION 28; TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 28, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 12, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 28, SAID POINT ALSO BEING ON THE SOUTH LINE OF TAX LOT 15, A TAX LOT LOCATED IN THE NE1/4 OF SECTION 28; THENCE N87°01'51"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 22, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 16, AND ALSO THE SOUTH LINE OF TAX LOT 11, A TAX LOT LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 28, A DISTANCE OF 2617.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE S03°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 243.92 FEET; THENCE S07°11'22"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 101.81 FEET; THENCE S03°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 300.00 FEET; THENCE S13°13'04"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 101.61 FEET; THENCE S03°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 1286.04 FEET; THENCE S86°59'09"W, A DISTANCE OF 89.42 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 427.14 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N55°58'01"W, A DISTANCE OF 397.94 FEET; THENCE N18°51'10"W, A DISTANCE OF 44.85 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 445.00 FEET, A DISTANCE OF 199.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N31°40'53"W, A DISTANCE 197.81 FEET; THENCE S37°44'28"W, A DISTANCE OF 105.80 FEET; THENCE N58°32'51"W, A DISTANCE OF 2518.19 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4 OF SECTION 28, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TAX LOT 12, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 22; THENCE N03°25'20"W ALONG SAID WEST LINE OF THE SE1/4 OF SECTION 28, SAID LINE ALSO BEING SAID EAST LINE OF TAX LOT 12, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 22, A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF [illegible] ACRES, MORE OR LESS.

ROBERT CLARK, LS-419 — DATE 8/12/2005

NEBRASKA REGISTERED — LS-419 — LAND SURVEYOR — ROBERT CLARK

DEDICATION

Know all men by these presents that We, Cedevco, Inc, owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as BROOK PARK (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

CEDEVCO, INC

By: Gale L. Larsen
President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 22nd day of FEB. 2005, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Cedevco, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

A GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2007

REVIEW OF COUNTY SURVEYOR

This plat of the BROOK PARK, (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

SARPY COUNTY SURVEYOR — DATE 3/25/05

THOMAS A. LYNAM — SURVEYOR — SARPY COUNTY, NEBRASKA

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.

SARPY COUNTY TREASURER — DATE 3.3.2005

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

COUNTY TREASURER Seal

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of BROOK PARK (lots numbered as shown) was approved by the Bellevue City Planning Commission.

CHAIRMAN OF CITY PLANNING COMMISSION — DATE 03-10-2005

BELLEVUE CITY COUNCIL APPROVAL

This plat of BROOK PARK (lots numbered as shown) was approved by the City Council of Bellevue on this 24th day of January, 2005. Approval of this final plat shall become null and void (ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.

MAYOR

ATTEST CITY CLERK

COUNTER A — C.E. A
VERIFY A+P — B.E. TM
PROOF
FEES $ 111.50 Paid
CHECK#
CHG. EACO — CASH
REFUND — CREDIT
SHORT — NCR

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	77.88'	39.09'	14°52'08"
2	300.00'	77.88'	39.09'	14°52'08"
3	300.00'	231.81'	121.82'	44°14'51"
4	150.00'	94.51'	48.88'	36°05'56"
5	150.00'	141.11'	76.28'	53°53'54"
6	150.00'	138.09'	75.00'	53°07'48"
7	150.00'	139.77'	75.37'	53°38'37"
8	157.14'	91.07'	46.85'	33°12'13"
9	400.00'	376.28'	203.36'	53°53'54"
10	300.00'	170.36'	87.55'	32°32'12"
11	150.00'	67.86'	34.52'	25°55'01"
12	200.00'	103.02'	52.88'	29°30'48"
13	150.00'	82.30'	42.22'	31°26'16"
14	150.00'	155.43'	85.51'	59°22'11"
15	700.00'	322.56'	164.21'	26°24'12"
16	300.00'	158.91'	80.30'	29°59'07"
17	300.00'	108.74'	54.97'	20°46'08"
18	336.88'	202.09'	104.15'	34°21'08"
19	475.00'	294.32'	152.08'	35°30'08"
20	300.00'	388.31'	238.73'	74°08'42"
21	186.71'	78.08'	40.09'	22°47'46"
22	2077.59'	130.43'	65.22'	3°35'46"
23	200.00'	73.09'	36.88'	20°56'23"
24	480.00'	146.59'	74.87'	17°29'28"
25	200.00'	80.79'	40.88'	23°08'45"
26	200.00'	80.88'	40.92'	23°09'51"
27	150.00'	65.10'	33.07'	24°51'54"
28	300.00'	158.89'	81.38'	30°20'48"
29	300.00'	177.72'	91.59'	33°56'04"
30	200.00'	80.13'	40.61'	22°57'15"
31	150.00'	97.39'	50.59'	37°11'01"
32	150.00'	92.02'	47.51'	35°09'51"
33	200.00'	142.24'	74.28'	40°44'52"
34	300.00'	98.70'	19.39'	7°33'31"
35	300.00'	38.78'	19.41'	7°24'20"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
36	175.00'	55.84'	28.16'	18°16'39"
37	300.00'	35.13'	17.59'	6°42'58"
38	430.00'	464.88'	251.31'	60°36'29"
39	300.00'	38.78'	19.41'	7°24'07"
40	300.00'	38.78'	19.41'	7°24'07"
41	213.08'	138.20'	70.52'	36°37'44"
42	222.41'	142.19'	73.62'	36°37'44"
43	300.00'	53.49'	26.81'	10°12'50"
44	330.85'	58.99'	29.57'	10°12'50"

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 25TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HOGANTOWN DRIVE FROM LOTS 174 & 175.

6. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LEWIS AND CLARK ROAD FROM LOTS 87 & 190.

7. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO YORKTOWN STREET FROM LOT 185.

8. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.

9. A STORM SEWER AND DRAINAGE EASEMENT 18' GRANTED TO S.I.D. NO. 263 AND THE CITY OF BELLEVUE OVER ALL OF LOTS 191 AND 192.

LOT NO.	SQ. FOOTAGE
1	14,462
2	12,000
3	12,000
4	12,000
5	12,000
6	12,000
7	12,000
8	12,000
9	12,000
10	12,135
11	12,064
12	12,000
13	12,098
14	12,887
15	16,465
16	15,044
17	12,039
18	12,058
19	12,001
20	12,005
21	12,818
22	13,273
23	9,056
24	8,550
25	8,445
26	8,400
27	8,400
28	8,400
29	8,480
30	13,714
31	8,877
32	8,920
33	9,357
34	8,888
35	11,369
36	13,790
37	10,784
38	8,[illegible]
39	8,833
40	10,178
41	9,580
42	10,784
43	18,483
44	12,621
45	8,406
46	8,400
47	8,864
48	12,121
49	10,147
50	12,808
51	9,173
52	10,369
53	12,083
54	9,249
55	8,429
56	8,428
57	8,427
58	8,425
59	8,434
60	15,142
61	12,940
62	9,319
63	7,800
64	9,000
65	10,884
66	8,985
67	12,620
68	13,602
69	8,131
70	8,131

LOT NO.	SQ. FOOTAGE
71	8,188
72	9,781
73	7,800
74	7,800
75	7,800
76	9,000
77	9,742
78	9,267
79	8,447
80	9,205
81	10,371
82	9,326
83	11,270
84	10,234
85	8,309
86	10,946
87	11,882
88	12,484
89	11,423
90	10,468
91	9,000
92	8,020
93	9,077
94	8,967
95	11,855
96	9,323
97	8,918
98	13,855
99	10,453
100	8,643
101	7,800
102	7,800
103	9,000
104	8,890
105	7,982
106	8,138
107	8,360
108	8,648
109	10,909
110	9,000
111	7,800
112	7,800
113	7,800
114	7,731
115	11,335
116	14,319
117	7,800
118	7,800
119	7,800
120	7,800
121	9,586
122	10,930
123	7,800
124	7,800
125	7,800
126	7,800
127	7,933
128	9,362
129	8,824
130	13,058
131	8,674
132	8,848
133	7,284
134	7,283
135	8,402
136	7,364
137	9,002
138	8,180
139	8,180
140	8,180

LOT NO.	SQ. FOOTAGE
141	8,329
142	9,000
143	10,530
144	9,000
145	8,841
146	10,521
147	8,997
148	8,286
149	7,815
150	10,548
151	9,950
152	7,800
153	8,388
154	8,986
155	8,838
156	8,724
157	10,336
158	10,466
159	7,800
160	7,800
161	8,144
162	9,151
163	8,988
164	10,433
165	15,004
166	11,732
167	10,987
168	8,857
169	8,280
170	8,280
171	8,040
172	8,040
173	8,286
174	10,938
175	17,817
176	[illegible]
177	[illegible]
178	[illegible]
179	[illegible]
180	8,125
181	8,125
182	8,125
183	8,125
184	8,125
185	8,125
186	8,125
187	8,125
188	8,475
189	11,285
190	17,827

Proj No:	2004021.01	Revisions	
Date:	11/1/2004		Date
Designed By:	MAW		
Drawn By:	LDO		
Scale:	1" = 100'		
Sheet	1 of 1		

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