

Proj No:	20042101
Date:	11-10-04
Drawn By:	MMW
Scale:	1" = 100'
Sheet 1 of 1	

FINAL PLAT

BROOKSIDE

E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

12001 O STREET  
OMAHA, NE 68157  
PHONE: (402) 986-7700  
FAX: (402) 986-5999

# BROOKSIDE

LOTS 1 THRU 133 INCLUSIVE & OUTLOT "A"

BEING A PLATTING OF PART OF TAX LOT 10A, A TAX LOT LOCATED IN THE SE1/4 OF SECTION 28, AND ALSO TOGETHER WITH PART OF TAX LOT 11, A TAX LOT LOCATED IN SAND SE1/4 OF SECTION 28, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA

**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 BELLEVUE TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BROOKSIDE (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF TAX LOT 10A, A TAX LOT LOCATED IN THE SE1/4 OF SECTION 28, AND ALSO TOGETHER WITH PART OF TAX LOT 11, A TAX LOT LOCATED IN SAND SE1/4 OF SECTION 28, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 OF SECTION 28, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 10A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 15A, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 28, THENCE N87°59'22"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 10A, A DISTANCE OF 921.24 FEET TO THE NORTHWEST CORNER OF LOT 1, VICTORIA HILLS, A SUBDIVISION LOCATED IN SAND SE1/4 OF SECTION 28, THENCE S87°01'24"E ALONG THE WEST LINE OF SAID LOT 1, VICTORIA HILLS, AND ALSO THE WEST LINE OF LOT 2, SAID VICTORIA HILLS, A DISTANCE OF 598.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, VICTORIA HILLS, THENCE N87°59'22"E ALONG THE WEST LINE OF SAID LOT 2, SAID VICTORIA HILLS, A DISTANCE OF 598.98 FEET TO THE WEST LINE OF SAID WEST RIGHT-OF-WAY LINE OF 20TH STREET, A DISTANCE OF 724.29 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 11, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF YORKTOWN STREET, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SE1/4 OF SECTION 28, THENCE S87°01'24"E ALONG SAID SOUTH LINE OF TAX LOT 11, SAID LINE ALSO BEING SAID SOUTH LINE OF SAID SE1/4 OF SECTION 28, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 11, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 16, A TAX LOT LOCATED IN THE NORTH 1/2 OF SAID SECTION 28, THENCE N87°01'24"E ALONG THE WEST LINE OF SAID TAX LOT 11, AND ALSO THE WEST LINE OF SAID TAX LOT 10A, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 10A, SAID LINE ALSO BEING THE WEST LINE OF TAX LOT 10B, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 28, AND ALSO THE WEST LINE OF SAID TAX LOT 10A, SAID LINE ALSO BEING THE WEST LINE OF SAID SE1/4 OF SECTION 28, A DISTANCE OF 1283.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,482,079 SQUARE FEET OR 34.024 ACRES, MORE OR LESS.

ROBERT CLARK, LS-419  
DATE: JUNE 23, 2005

**DEDICATION**

Know all men by these presents that Wis. Cedecco, Inc. and CR Investments, 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 BROOKSIDE (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, Quest 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 except those side lot lines of Lots 97 thru 132 inclusive which are occupied by the common wall of the duplex units; 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: Chad Larsen  
Vice President

CR INVESTMENTS, INC.  
By: Gale L. Larsen  
President

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF SAPPY )

On this 24 day of JUNE, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Cedecco, 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.

Notary Public: *[Signature]*

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF SAPPY )

On this 24 day of JUNE, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of CR Investments, 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.

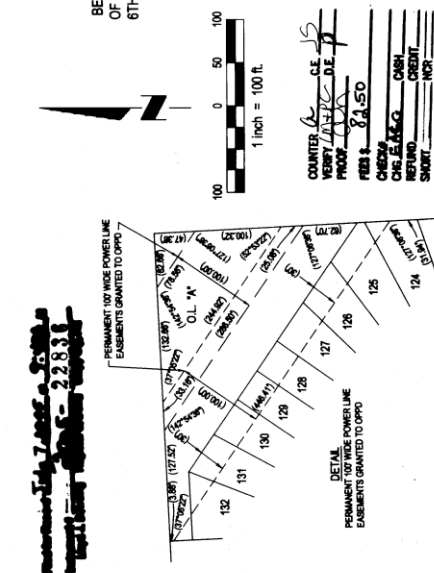
Notary Public: *[Signature]*

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF SAPPY )

On this 24 day of JUNE, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of CR Investments, 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.

Notary Public: *[Signature]*



LOT NO.	AREA
1	10,208 sq. ft.
2	7,984 sq. ft.
3	8,090 sq. ft.
4	11,328 sq. ft.
5	10,089 sq. ft.
6	8,200 sq. ft.
7	8,200 sq. ft.
8	8,250 sq. ft.
9	7,800 sq. ft.
10	8,042 sq. ft.
11	7,800 sq. ft.
12	9,228 sq. ft.
13	11,710 sq. ft.
14	15,470 sq. ft.
15	9,028 sq. ft.
16	7,798 sq. ft.
17	10,434 sq. ft.
18	10,808 sq. ft.
19	13,980 sq. ft.
20	11,800 sq. ft.
21	12,748 sq. ft.
22	12,488 sq. ft.
23	7,788 sq. ft.
24	9,000 sq. ft.
25	10,386 sq. ft.
26	11,800 sq. ft.
27	9,958 sq. ft.
28	11,047 sq. ft.
29	7,980 sq. ft.
30	7,800 sq. ft.
31	7,800 sq. ft.
32	8,077 sq. ft.
33	9,132 sq. ft.
34	12,138 sq. ft.
35	10,444 sq. ft.
36	10,462 sq. ft.
37	9,898 sq. ft.
38	8,077 sq. ft.
39	8,598 sq. ft.
40	10,088 sq. ft.
41	10,968 sq. ft.
42	10,028 sq. ft.
43	10,018 sq. ft.
44	8,838 sq. ft.
45	10,027 sq. ft.

LOT NO.	AREA
46	11,118 sq. ft.
47	10,288 sq. ft.
48	11,328 sq. ft.
49	10,089 sq. ft.
50	10,079 sq. ft.
51	8,838 sq. ft.
52	8,131 sq. ft.
53	8,429 sq. ft.
54	9,547 sq. ft.
55	9,713 sq. ft.
56	8,638 sq. ft.
57	9,132 sq. ft.
58	8,040 sq. ft.
59	8,040 sq. ft.
60	9,515 sq. ft.
61	10,821 sq. ft.
62	12,267 sq. ft.
63	9,337 sq. ft.
64	17,158 sq. ft.
65	8,288 sq. ft.
66	7,800 sq. ft.
67	7,800 sq. ft.
68	9,196 sq. ft.
69	8,180 sq. ft.
70	8,767 sq. ft.
71	7,800 sq. ft.
72	9,142 sq. ft.
73	9,000 sq. ft.
74	9,883 sq. ft.
75	9,038 sq. ft.
76	8,620 sq. ft.
77	9,119 sq. ft.
78	8,280 sq. ft.
79	10,088 sq. ft.
80	12,086 sq. ft.
81	12,115 sq. ft.
82	11,762 sq. ft.
83	9,883 sq. ft.
84	8,328 sq. ft.
85	8,702 sq. ft.
86	8,851 sq. ft.
87	8,059 sq. ft.
88	8,150 sq. ft.
89	10,858 sq. ft.
90	10,518 sq. ft.

LOT NO.	AREA
91	12,640 sq. ft.
92	8,477 sq. ft.
93	8,428 sq. ft.
94	9,228 sq. ft.
95	9,270 sq. ft.
96	10,483 sq. ft.
97	9,130 sq. ft.
98	5,128 sq. ft.
99	4,800 sq. ft.
100	4,800 sq. ft.
101	4,800 sq. ft.
102	4,800 sq. ft.
103	4,800 sq. ft.
104	4,800 sq. ft.
105	4,800 sq. ft.
106	4,800 sq. ft.
107	5,330 sq. ft.
108	6,026 sq. ft.
109	7,434 sq. ft.
110	10,228 sq. ft.
111	11,891 sq. ft.
112	8,452 sq. ft.
113	7,541 sq. ft.
114	7,523 sq. ft.
115	8,214 sq. ft.
116	9,811 sq. ft.
117	7,803 sq. ft.
118	5,318 sq. ft.
119	5,168 sq. ft.
120	5,077 sq. ft.
121	5,692 sq. ft.
122	5,317 sq. ft.
123	5,708 sq. ft.
124	6,833 sq. ft.
125	6,852 sq. ft.
126	5,891 sq. ft.
127	5,372 sq. ft.
128	4,859 sq. ft.
129	4,800 sq. ft.
130	5,142 sq. ft.
131	4,460 sq. ft.
132	6,384 sq. ft.
133	22,912 sq. ft.

LOT NO.	AREA
134	10,518 sq. ft.
135	10,518 sq. ft.
136	10,518 sq. ft.
137	10,518 sq. ft.
138	10,518 sq. ft.
139	10,518 sq. ft.
140	10,518 sq. ft.
141	10,518 sq. ft.
142	10,518 sq. ft.
143	10,518 sq. ft.
144	10,518 sq. ft.
145	10,518 sq. ft.
146	10,518 sq. ft.
147	10,518 sq. ft.
148	10,518 sq. ft.
149	10,518 sq. ft.
150	10,518 sq. ft.
151	10,518 sq. ft.
152	10,518 sq. ft.
153	10,518 sq. ft.
154	10,518 sq. ft.
155	10,518 sq. ft.
156	10,518 sq. ft.
157	10,518 sq. ft.
158	10,518 sq. ft.
159	10,518 sq. ft.
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161	10,518 sq. ft.
162	10,518 sq. ft.
163	10,518 sq. ft.
164	10,518 sq. ft.
165	10,518 sq. ft.
166	10,518 sq. ft.
167	10,518 sq. ft.
168	10,518 sq. ft.
169	10,518 sq. ft.
170	10,518 sq. ft.
171	10,518 sq. ft.
172	10,518 sq. ft.
173	10,518 sq. ft.
174	10,518 sq. ft.
175	10,518 sq. ft.
176	10,518 sq. ft.
177	10,518 sq. ft.
178	10,518 sq. ft.
179	10,518 sq. ft.
180	10,518 sq. ft.
181	10,518 sq. ft.
182	10,518 sq. ft.
183	10,518 sq. ft.
184	10,518 sq. ft.
185	10,518 sq. ft.
186	10,518 sq. ft.
187	10,518 sq. ft.
188	10,518 sq. ft.
189	10,518 sq. ft.
190	10,518 sq. ft.
191	10,518 sq. ft.
192	10,518 sq. ft.
193	10,518 sq. ft.
194	10,518 sq. ft.
195	10,518 sq. ft.
196	10,518 sq. ft.
197	10,518 sq. ft.
198	10,518 sq. ft.
199	10,518 sq. ft.
200	10,518 sq. ft.

**BELLEVUE CITY COUNCIL APPROVAL**

This plat of BROOKSIDE (lots numbered as shown) was approved by the City Council of Bellevue on this 17th day of JUNE, 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 Registrar of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.

MAYOR: *[Signature]*  
CITY CLERK: *[Signature]*

**ATTEST**  
CITY CLERK: *[Signature]*

**REVIEW OF COUNTY SURVEYOR**

This plat of the BROOKSIDE (lots numbered as shown) was reviewed by the Sappy County Surveyor.

SAPPY COUNTY SURVEYOR: *[Signature]*

**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.

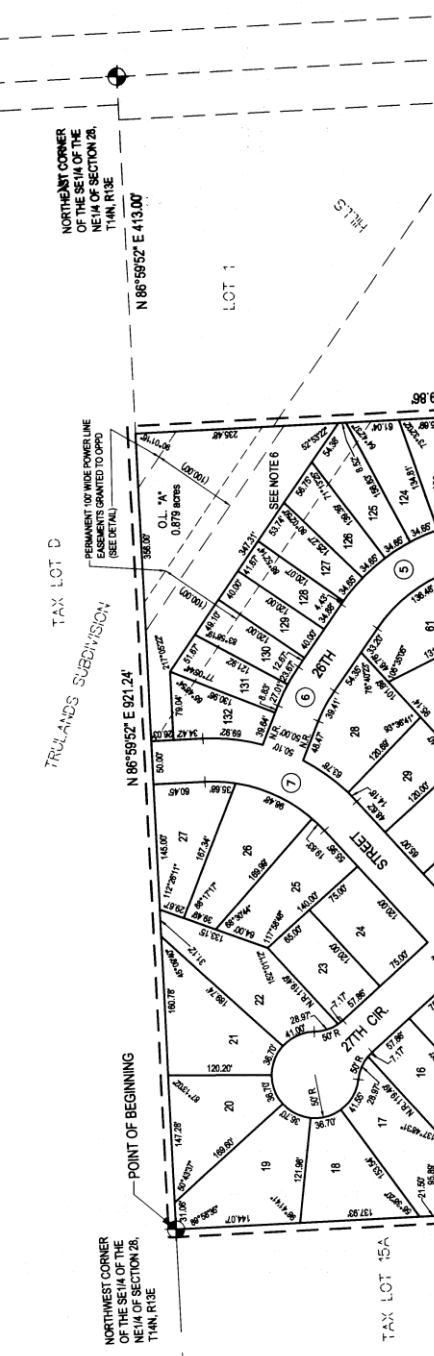
SAPPY COUNTY TREASURER: *[Signature]*  
DATE: 6/23/05

**TAKES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.**

**APPROVAL OF BELLEVUE CITY PLANNING COMMISSION**

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

CHAIRMAN OF CITY PLANNING COMMISSION: *[Signature]*  
DATE: 07/01/2005



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