

2005-36560

BROOKSIDE REPLAT ONE

LOTS 1 THRU 3 INCLUSIVE

A REPLATTING OF LOTS 83, 84 AND 96, BROOKSIDE, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BROOKSIDE REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 83, 84 AND 96, BROOKSIDE, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE NE 1/4 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 SOUTHWEST CORNER OF LOT 85, SAID BROOKSIDE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 84, BROOKSIDE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 26TH STREET; THENCE S73°50'44"E (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID LOT 85, BROOKSIDE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 84, BROOKSIDE, A DISTANCE OF 120.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 85, BROOKSIDE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 84, BROOKSIDE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 95, SAID BROOKSIDE, THENCE S13°26'34"W ALONG SAID WESTERLY LINE OF LOT 95, BROOKSIDE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 84, BROOKSIDE, A DISTANCE OF 16.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 95, BROOKSIDE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 96, BROOKSIDE; THENCE S71°21'19"E ALONG THE SOUTHERLY LINE OF SAID LOT 96, BROOKSIDE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 96, BROOKSIDE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 95, BROOKSIDE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 96, BROOKSIDE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 96, BROOKSIDE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 25TH AVENUE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 96, BROOKSIDE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH AVENUE ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 66.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S07°50'16"W, A DISTANCE OF 65.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 96, BROOKSIDE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF YORKTOWN STREET; THENCE S87°01'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF YORKTOWN STREET, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOTS 96 AND 83, BROOKSIDE, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 83, BROOKSIDE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF YORKTOWN STREET, AND SAID EASTERLY RIGHT-OF-WAY LINE OF 26TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 26TH STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 83 AND 84, BROOKSIDE ON THE FOLLOWING DESCRIBED COURSES; THENCE N02°58'09"W, A DISTANCE OF 43.02 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 96.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°20'38"E, A DISTANCE OF 96.01 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 28.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N18°54'31"E, A DISTANCE OF 28.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 28,782 SQUARE FEET OR 0.661 ACRES, MORE OR LESS.



Robert Clark
ROBERT CLARK, LS-419
DATE: SEPT. 27, 2005

DEDICATION

Know all men by these presents that We, 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 REPLAT ONE (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, Owest 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 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.

CR INVESTMENTS, INC

Chad Lamen
Vice President

COUNTER: COUNTY: DEED: VENDOR: S-D-E: PROOF: FEES: \$: 16.00
CHG: S.A.S.G. CASH
REFUND: CREDIT
SHORT: NSR



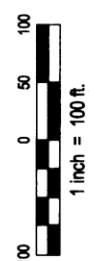
E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS



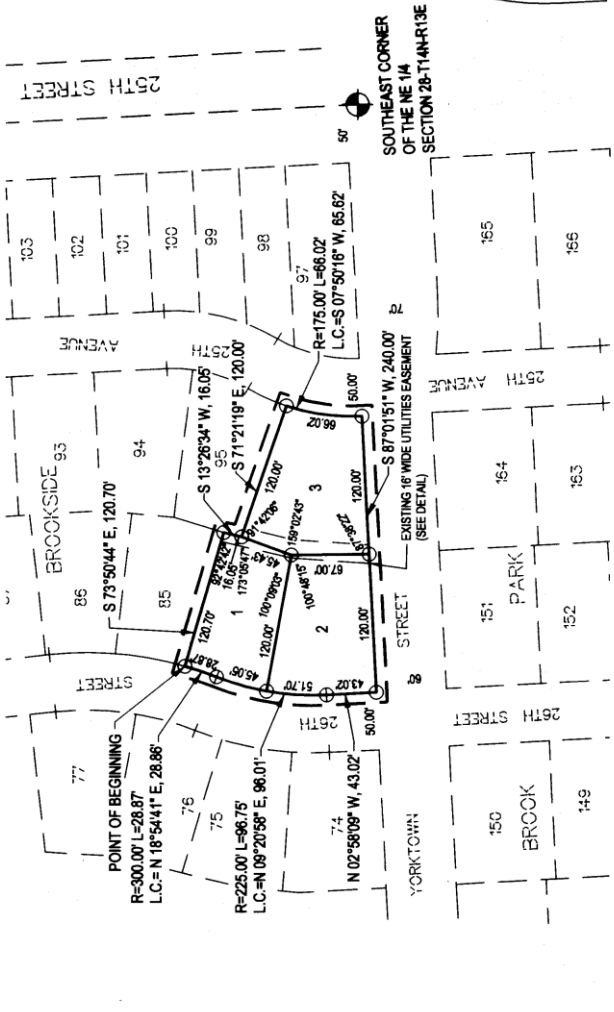
1201 Q STREET
OMAHA, NE 68137
PHONE: (402) 865-4700
FAX: (402) 866-5669

7130 SOUTH 28TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
FAX: (402) 420-7218

2005-36560



EXISTING 16' WIDE PERMANENT EASEMENT FOR UTILITIES COMPANIES.
INST. NO. 2005-22836



DETAIL

BELLEVUE CITY ENGINEER
This plat of BROOKSIDE REPLAT ONE was approved by the Bellevue City Engineer on this 27th day of SEP, 2005.

David D. Heller
BELLEVUE CITY ENGINEER

APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR
This plat of BROOKSIDE REPLAT ONE was approved by the Bellevue City Planning Director on this 27th day of SEP, 2005. This Plat becomes null and void if not recorded within 90 days of the above date.

Chad Lamen
BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR
This plat of BROOKSIDE REPLAT ONE was approved by the Bellevue Public Works Director on this 27th day of SEP, 2005.

Jan W. Smith
BELLEVUE PUBLIC WORKS DIRECTOR

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
On this 27th day of SEP, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Chad Lamen, 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.
Chad Lamen
Notary Public



DATE: 9/28/05
COUNTY: SARPY
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW OF COUNTY SURVEYOR
This plat of BROOKSIDE REPLAT ONE was reviewed by the County Surveyor on this 28th day of Sept., 2005.



78 A. J.
SARPY COUNTY SURVEYOR

NOTES:

1. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (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 YORKTOWN STREET FROM LOTS 2 AND 3.

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.

Robert Clark
SARPY COUNTY TREASURER

BROOKSIDE REPLAT ONE

BELLEVUE, NEBRASKA

ADMINISTRATIVE PLAT

Proj No:	Revisions
2004021.01	(No) Date
09/02/2005	
Designed By:	MAY
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1