

2006-21181

Filed for Record 6-22-06 4:28 P.
Instrument # 2006-21181
Lloyd J. Dowling Register of Deeds Sarpy County, NE

SUNRIDGE REPLAT TWO

LOTS 1 THRU 7 INCLUSIVE

A REPLATING OF LOT 176, SUNRIDGE, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

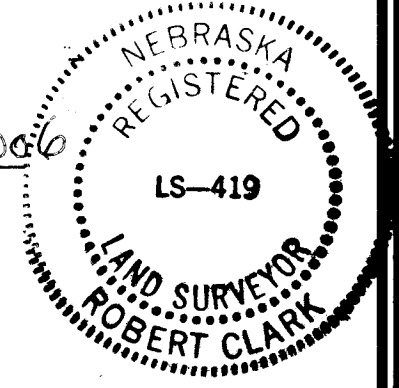
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS IN SUNRIDGE REPLAT TWO BEING A REPLATING OF LOT 176, SUNRIDGE, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 15.381 ACRES, MORE OR LESS.

ROBERT CLARK L.S. 419

MAY 25, 2006
DATE



DEDICATION

Know all men by these presents that we, THE VENTEICHER LIMITED LIABILITY COMPANY, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SUNRIDGE REPLAT TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this 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.

In Witness whereof, we do set our hands.

THE VENTEICHER LIMITED LIABILITY COMPANY

George W. Venteicher, Managing Member

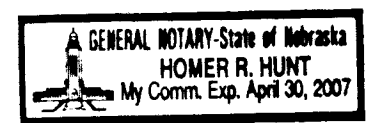
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 7TH day of JUNE, 2006, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, Managing Member, THE VENTEICHER LIMITED LIABILITY COMPANY, 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 Company.

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

Homer R. Hunt
Notary Public



SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of SUNRIDGE REPLAT TWO (lots numbered as shown) was approved by the County Planning Commission.

Chairman, Sarpy County Planning Commission Date 5/17/06

SARPY COUNTY DIRECTOR OF PLANNING & BUILDING APPROVAL

This final plat of SUNRIDGE REPLAT TWO (lots numbered as shown) was approved by the Sarpy County Director of Planning & Building.

Sarpy County Director of Planning & Building Date 6-22-06

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SUNRIDGE REPLAT TWO (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

Thomas A. Lynn
Sarpy County Surveyor
Date MAY 24, 2006

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

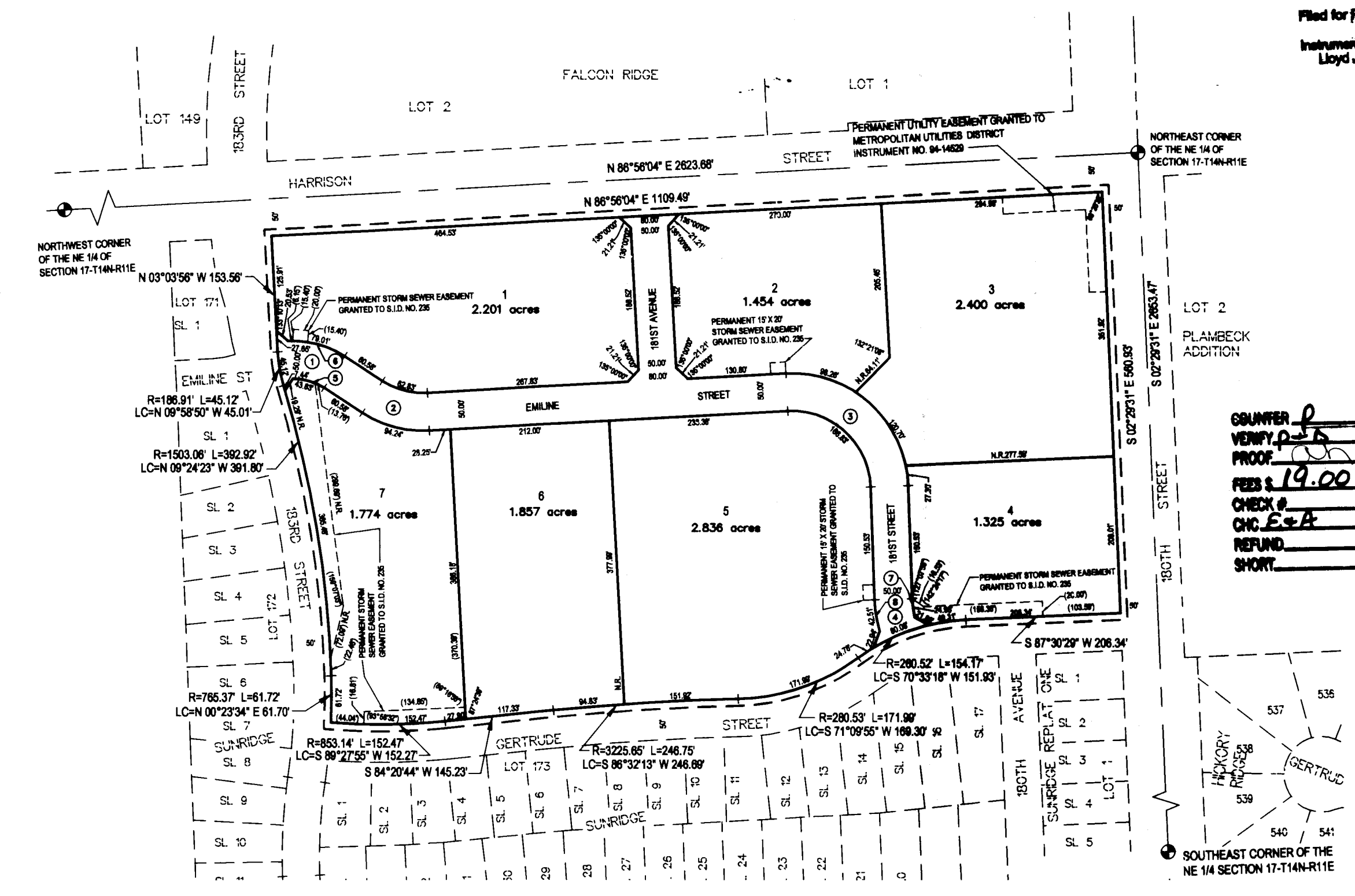
This final plat of SUNRIDGE REPLAT TWO (lots numbered as shown) was approved by the County Board of Commissioners.

Chairman, Sarpy County Board of Commissioners
Date 6-12-06

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 in this plat as shown by the records of this office.

Sarpy County Treasurer
Date 6-12-06
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	77.91'	41.05'	44°38'23"
2	125.00'	78.53'	40.81'	35°59'47"
3	130.00'	206.55'	132.37'	91°02'11"
4	138.85'	47.54'	24.00'	19°37'01"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	75.00'	43.83'	22.58'	33°29'00"
6	125.00'	79.01'	40.88'	38°12'57"
7	113.85'	24.95'	12.53'	12°33'31"
8	163.85'	42.51'	21.38'	14°51'57"

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET OR TO 180TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

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



SUNRIDGE REPLAT TWO
SARPY COUNTY, NEBRASKA

FINAL PLAT

Proj. No.	Date	Drawn By	Scale	Sheet
2001097.05	04/15/2005	MAW	1" = 100'	1 of 1