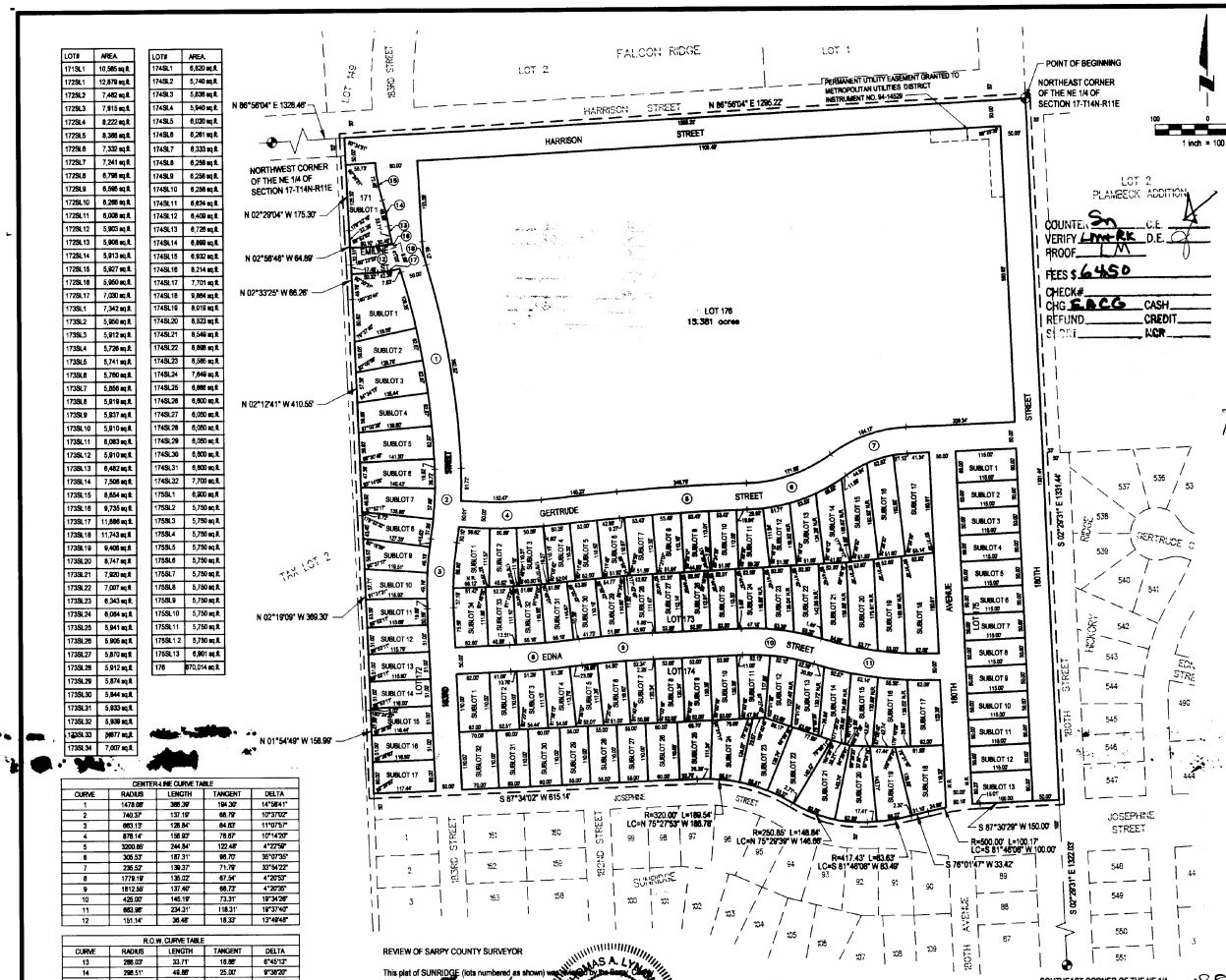
2003-65249

SUNRIDGE

LOT 171; SUBLOT 1; LOT 172, SUBLOTS 1 THRU 17 INCLUSIVE; LOT 173, SUBLOTS 1 THRU 34 INCLUSIVE; LOT 174, SUBLOTS 1 THRU 32 INCLUSIVE; LOT 175, SUBLOTS 1 THRU 13 INCLUSIVE; AND LOT 176.

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY CO., NEBRASKA



LOT#	AREA
171SL1	10,365 sq.ft.
172SL1	12,879 sq.ft.
172SL2	7,462 sq.ft.
172SL3	7,915 sq.ft.
172SL4	8,222 sq.ft.
172SL5	8,388 sq.ft.
172SL6	7,332 sq.ft.
172SL7	7,241 sq.ft.
172SL8	6,798 sq.ft.
172SL9	6,585 sq.ft.
172SL10	6,288 sq.ft.
172SL11	6,006 sq.ft.
172SL12	5,903 sq.ft.
172SL13	5,908 sq.ft.
172SL14	5,913 sq.ft.
172SL15	5,927 sq.ft.
172SL16	5,950 sq.ft.
172SL17	7,030 sq.ft.
173SL1	7,342 sq.ft.
173SL2	5,956 sq.ft.
173SL3	5,912 sq.ft.
173SL4	5,726 sq.ft.
173SL5	5,741 sq.ft.
173SL6	5,760 sq.ft.
173SL7	5,856 sq.ft.
173SL8	5,919 sq.ft.
173SL9	5,937 sq.ft.
173SL10	5,910 sq.ft.
173SL11	8,063 sq.ft.
173SL12	5,910 sq.ft.
173SL13	8,462 sq.ft.
173SL14	7,506 sq.ft.
173SL15	8,654 sq.ft.
173SL16	9,735 sq.ft.
173SL17	11,886 sq.ft.
173SL18	11,743 sq.ft.
173SL19	9,408 sq.ft.
173SL20	8,747 sq.ft.
173SL21	7,920 sq.ft.
173SL22	7,007 sq.ft.
173SL23	6,343 sq.ft.
173SL24	6,064 sq.ft.
173SL25	5,941 sq.ft.
173SL26	5,905 sq.ft.
173SL27	5,870 sq.ft.
173SL28	5,912 sq.ft.
173SL29	5,874 sq.ft.
173SL30	5,844 sq.ft.
173SL31	5,930 sq.ft.
173SL32	5,938 sq.ft.
173SL33	2977 sq.ft.
173SL34	7,007 sq.ft.

LOT#	AREA
174SL1	6,820 sq.ft.
174SL2	5,740 sq.ft.
174SL3	5,838 sq.ft.
174SL4	5,940 sq.ft.
174SL5	6,020 sq.ft.
174SL6	6,261 sq.ft.
174SL7	6,333 sq.ft.
174SL8	6,256 sq.ft.
174SL9	6,256 sq.ft.
174SL10	6,256 sq.ft.
174SL11	6,624 sq.ft.
174SL12	8,409 sq.ft.
174SL13	8,726 sq.ft.
174SL14	8,869 sq.ft.
174SL15	8,932 sq.ft.
174SL16	8,214 sq.ft.
174SL17	7,701 sq.ft.
174SL18	9,864 sq.ft.
174SL19	8,019 sq.ft.
174SL20	8,923 sq.ft.
174SL21	8,549 sq.ft.
174SL22	8,898 sq.ft.
174SL23	8,385 sq.ft.
174SL24	7,649 sq.ft.
174SL25	6,866 sq.ft.
174SL26	6,800 sq.ft.
174SL27	6,050 sq.ft.
174SL28	6,050 sq.ft.
174SL29	6,050 sq.ft.
174SL30	6,800 sq.ft.
174SL31	6,800 sq.ft.
174SL32	7,700 sq.ft.
175SL1	5,800 sq.ft.
175SL2	5,750 sq.ft.
175SL3	5,750 sq.ft.
175SL4	5,750 sq.ft.
175SL5	5,750 sq.ft.
175SL6	5,750 sq.ft.
175SL7	5,750 sq.ft.
175SL8	5,750 sq.ft.
175SL9	5,750 sq.ft.
175SL10	5,750 sq.ft.
175SL11	5,750 sq.ft.
175SL12	5,750 sq.ft.
175SL13	6,901 sq.ft.
176	670,014 sq.ft.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	1478.08'	388.39'	194.39'	14°56'41"
2	740.37'	137.19'	68.79'	10°37'02"
3	663.13'	128.84'	64.63'	11°07'57"
4	878.14'	158.92'	79.67'	10°22'20"
5	3200.85'	244.84'	122.48'	4°22'58"
6	305.53'	187.31'	96.72'	35°07'35"
7	236.52'	139.27'	71.79'	33°44'22"
8	1779.19'	135.02'	67.54'	4°20'53"
9	1812.56'	137.46'	68.73'	4°20'35"
10	425.00'	146.19'	73.91'	19°42'26"
11	663.98'	234.31'	118.31'	19°37'40"
12	191.14'	36.48'	18.32'	13°49'48"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	286.03'	33.71'	16.88'	6°45'13"
14	298.51'	49.88'	25.00'	9°34'20"
15	278.30'	72.48'	36.44'	14°55'26"
16	126.14'	30.40'	15.30'	13°48'48"
17	176.14'	42.38'	21.29'	13°47'03"
18	186.91'	45.12'	22.67'	13°49'48"

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 180TH STREET OR TO HARRISON STREET FROM LOT 171 (SUBLOT 1) AND LOT 175 (SUBLOT 1-13 INCLUSIVE).

COUNTER Sn C.E.
VERIFY Lmt-RK D.E.
PROOF LM
FEES $ 64.50
CHECK#
CHG. EACG CASH
REFUND CREDIT
CK'D NCR

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Sunridge (the lots numbered as shown) being a platting of part of the East 1/2 of the NE 1/4 of Section 17, Township 14 North, Range 11 East of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of Section 17; thence S02°29'31"E (Assumed bearing) along the East line of said NE 1/4 of Section 17, a distance of 1331.44 feet to the point of intersection of said East line of the NE 1/4 of Section 17 and the Easterly extension of the Northerly right-of-way line of Josephine Street; thence along said Easterly extension of and the Northerly right-of-way line of Josephine Street on the following described courses; thence S87°30'29"W, a distance of 150.00 feet; thence Southwesterly on a curve to the left with a radius of 500.00 feet, a distance of 100.17 feet, said curve having a long chord which bears S81°46'06"W, a distance of 100.00 feet; thence S76°01'47"W, a distance of 33.42 feet; thence Westerly on a curve to the right with a radius of 417.43 feet, a distance of 83.63 feet, said curve having a long chord which bears S81°46'06"W, a distance of 83.49 feet; thence Northwesterly on a curve to the right with a radius of 250.85 feet, a distance of 148.84 feet, said curve having a long chord which bears N75°29'39"W, a distance of 146.66 feet; thence Westerly on a curve to the left with a radius of 320.00 feet, a distance of 189.54 feet, said curve having a long chord which bears N75°27'53"W, a distance of 186.78 feet; thence S87°34'02"W, a distance of 615.14 feet to the Northwest corner of said Josephine Street right-of-way; thence N01°54'49"W, a distance of 158.99 feet; thence N02°19'09"W, a distance of 369.30 feet; thence N02°12'41"W, a distance of 410.55 feet; thence N02°33'25"W, a distance of 66.26 feet; thence N02°56'48"W, a distance of 64.89 feet; thence N02°29'04"W, a distance of 175.30 feet to a point on the North line of said NE 1/4 of Section 17; thence N86°56'04"E along said North line of the NE 1/4 of Section 17, a distance of 1296.22 feet to the point of beginning.

Said tract of land contains an area of 1,667,262 square feet or 38.275 acres, more or less.

Robert Clark, LS-419 — Date: Nov. 4, 2003

NEBRASKA REGISTERED LS—419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, CELEBRITY TOWNHOMES, INC., owners of the property described in the Certificate 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 (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.

In Witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, INC.

Chad Larsen, Vice President — 11-5-2003

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 5 day of Nov, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President, CELEBRITY TOWNHOMES, 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 — SEAL

GENERAL NOTARY - State of Nebraska LOREN JOHNSON My Comm. Exp. Oct. 30, 2005

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SUNRIDGE (lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 5th day of Nov.

Sarpy County Surveyor

THOMAS A. LYNCH SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of SUNRIDGE (lots numbered as shown) was approved by the County Planning Commission on this 19 day of Nov 2003.

Chairman, Sarpy County Planning Commission

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: 11.5.03

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

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of SUNRIDGE (lots numbered as shown) was approved by the County Board of Commissioners on this 4th day of Nov, 2003.

Chairman, Sarpy County Board of Commissioners

SEAL

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of SUNRIDGE (lots numbered as shown) was approved on this 5 day of Nov 2003.

Sarpy County Building Inspector

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7330 SOUTH 30TH STREET, SUITE 1
LINCOLN, NEBRASKA 68516
PHONE: (402) 420-2721
FAX: (402) 420-7218

13301 G STREET
OMAHA, NE. 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUNRIDGE
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions	Date

Proj.No. 2001097.01
Date: 09/11/2003
Designed By: MWH
Drawn By: LDO
Sheet 1 of 1

K:\Projects\2001\097\p01\Plat\Final Design\PLAT-WEST-NOTTINGHAM Eng. Add-INS1.dwg, Add-INS1 Plan, 11/4/2003 10:11:37 AM, LarryD