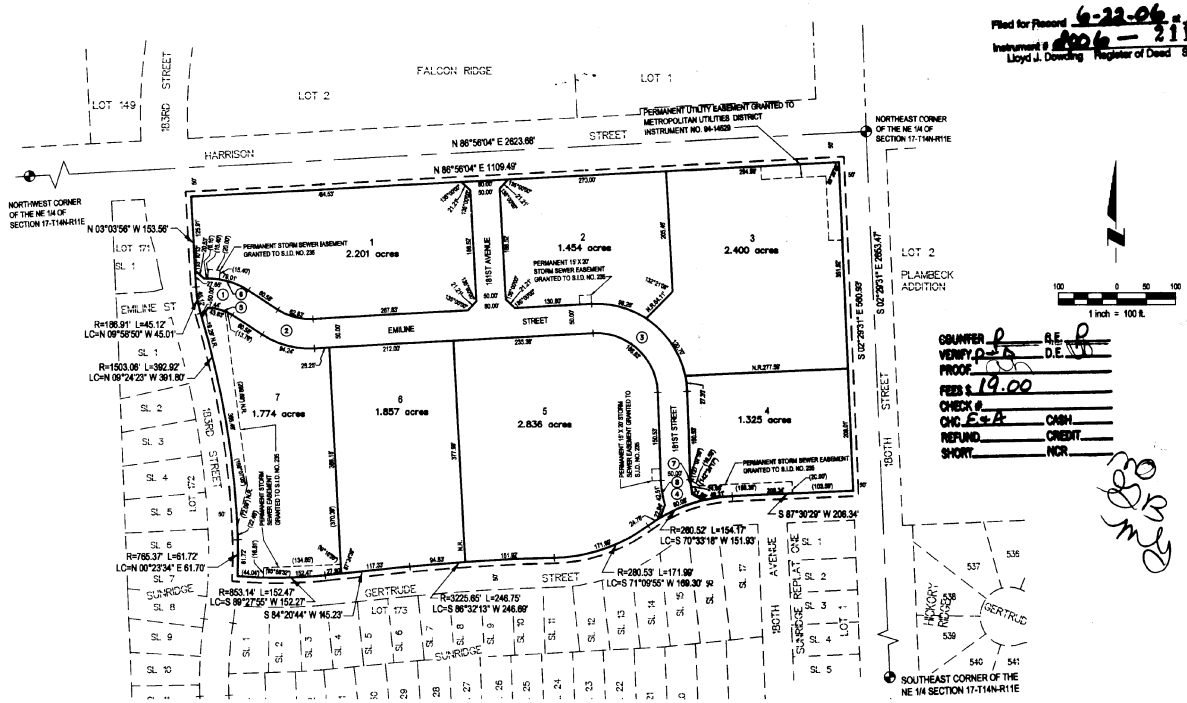
2006-21181

Filed for Record 6-22-06 at 3:08 P.M.
Instrument # 2006 — 21181
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

SUNRIDGE REPLAT TWO

LOTS 1 THRU 7 INCLUSIVE

A REPLATTING 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.



1 inch = 100 ft.

GSUNTER R.E. R
VERIFY D.E.
PROOF
FEES $ 19.00
CHECK #
CHG E+A CASH
REFUND CREDIT
SHORT NCR

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 REPLATTING OF LOT 176, SUNRIDGE, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE1/4 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

ROBERT CLARK L.S. 419

MAY 25, 2006
DATE

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

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 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.

THE VENTEICHER LIMITED LIABILITY COMPANY

George W. Venteicher

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 SEAL
Notary Public

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

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	77.91'	41.05'	44°38'22"
2	125.00'	78.53'	40.61'	35°59'47"
3	130.00'	206.58'	132.37'	91°02'11"
4	136.85'	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	126.00'	79.01'	40.86'	36°12'57"
7	113.86'	24.86'	12.53'	12°33'31"
8	163.86'	42.51'	21.36'	14°51'57"

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 HARRISON STREET OR TO 180TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

REVIEW OF SARPY COUNTY SURVEYOR

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

Sarpy County Surveyor

MAY 25, 2006
Date

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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

6-20-06
Date

SEAL SARPY COUNTY, NEBRASKA

Deputy

SARPY COUNTY TREASURER'S CERTIFICATE

Seal of County

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

6.12.06

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 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

5/17/06
Date

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

6-22-06
Date

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7136 SOUTH 28TH STREET, SUITE D
LINCOLN, NE 68157
PHONE: (402) 420-2721
FAX: (402) 420-7218

1200 Q STREET
SUITE 1, BOX 857
PHONE: (402) 896-0700
FAX: (402) 896-3999

SUNRIDGE REPLAT TWO
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions		
	By	Date

Proj No: 20010097.05
Date: 04/19/2006
Designed By: MAW
Drawn By: LJD
Scale: 1" = 100'
Sheet 1 of 1

2006-21181

K:\Projects\20010097\p01\Plat\Final Design\PLAT-REPLAT-TWO-000.dwg, 24x36-NS (Plat), 5/25/2006 11:06:03 AM, larryd