2006-33343

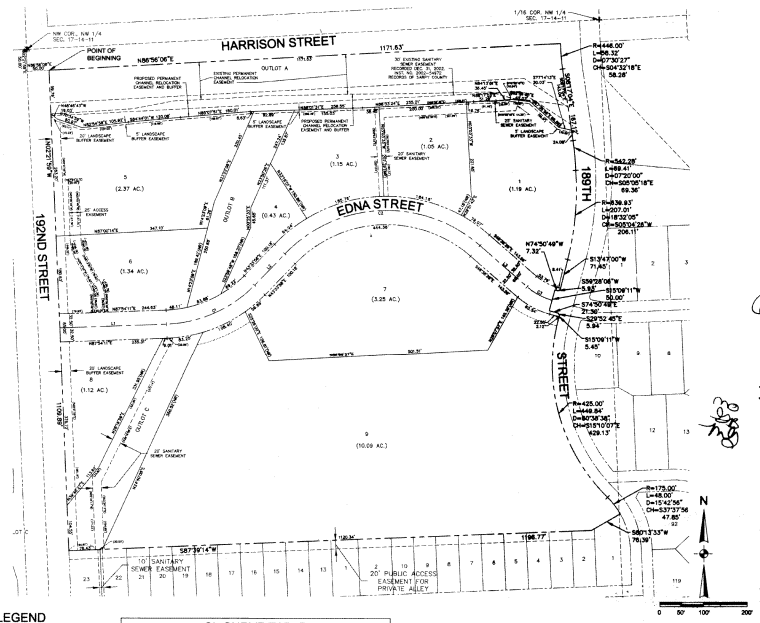
Filed for Record 9-07-06 at 11:30 AM
Instrument # 2006 33343
Copy A Scanning
FEE 91.50
BKP: C/O
BP: COMP
PAGES: 03
PROOF: 04
REC'D BY
RECORDED IN MISC. BOOK
PAGES
REGISTER OF DEEDS
SARPY COUNTY, NEBRASKA

Roadways
Water & Sewer Filed

SUGAR CREEK NEIGHBORHOOD CENTER

LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH PRINCIPLE MERIDIAN, SARPY COUNTY, NEBRASKA



LEGAL DESCRIPTION

THAT PART OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
REFERRING TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 03 DEGREES 21 MINUTES 59 SECONDS EAST (AN ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 86 DEGREES 38 MINUTES 06 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET; AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 86 DEGREES 56 MINUTES 06 SECONDS EAST, ON SAID LINE, A DISTANCE OF 1,171.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 189TH STREET AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 23 SECONDS, A RADIUS OF 446.00 FEET, A CHORD LENGTH OF 58.32 FEET AND A CHORD BEARING SOUTH 04 DEGREES 37 MINUTES 27 SECONDS EAST; THENCE ON SAID CURVE, A DISTANCE OF 58.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 17 MINUTES 54 SECONDS EAST, A DISTANCE OF 161.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7 DEGREES 20 MINUTES 00 SECONDS, A RADIUS OF 542.28 FEET, AN ARC LENGTH OF 69.41 FEET, A CHORD LENGTH OF 69.36 FEET AND A CHORD BEARING SOUTH 03 DEGREES 25 MINUTES 18 SECONDS EAST; THENCE ON SAID CURVE, A DISTANCE OF 69.41 FEET TO A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18 DEGREES, 32 MINUTES 05 SECONDS, A RADIUS OF 639.93 FEET, AN ARC LENGTH OF 207.01 FEET, A CHORD LENGTH OF 206.11 FEET AND A CHORD BEARING SOUTH 21 DEGREES 34 MINUTES 18 SECONDS WEST; THENCE ON SAID CURVE, A DISTANCE OF 207.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.36 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.93 FEET; THENCE NORTH 74 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF 7.32 FEET; THENCE SOUTH 15 DEGREES 08 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 74 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 21.90 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.84 FEET; THENCE SOUTH 15 DEGREES 08 MINUTES 11 SECONDS WEST, A DISTANCE OF 5.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 60 DEGREES 38 MINUTES 36 SECONDS, A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 449.84 FEET, A CHORD LENGTH OF 429.13 FEET, AND CHORD BEARING SOUTH 15 DEGREES 10 MINUTES 07 SECONDS EAST; THENCE ON SAID CURVE, A DISTANCE OF 449.84 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 90.13 FEET; THENCE SOUTH 44 DEGREES 30 MINUTES 35 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 45 DEGREES 29 MINUTES 25 SECONDS EAST, THENCE ON SAID CURVE, A DISTANCE OF 48.00 FEET, A CHORD LENGTH OF 47.85 FEET AND A CHORD BEARING SOUTH 37 DEGREES 37 MINUTES 56 SECONDS EAST; THENCE ON SAID CURVE, A DISTANCE OF 48.00 FEET; THENCE SOUTH 80 DEGREES 13 MINUTES 33 SECONDS WEST, A DISTANCE OF 76.34 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 14 SECONDS WEST, A DISTANCE OF 1,196.77 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 192ND STREET; THENCE NORTH 03 DEGREES 21 MINUTES 59 SECONDS WEST ON SAID LINE, A DISTANCE OF 1,106.89 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS AN AREA OF 30.02 ACRES MORE OR LESS.

ALSO KNOWN AS TAX LOT SEVEN (7).

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SUGAR CREEK NEIGHBORHOOD CENTER L.L.C., BEING THE SOLE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED JAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SUGAR CREEK NEIGHBORHOOD CENTER", AND WE DO HEREBY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS AND PUBLIC WAYS NOT PREVIOUSLY DEDICATED AND ALSO GRANT A NON-EXCLUSIVE EASEMENT TO CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CORSLAPS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS OR SOUNDS OF ALL KINDS AND THE RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING 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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS 25 DAY OF AUG, 2006.

JOHN L. STOICH
MANAGER, SUGAR CREEK NEIGHBORHOOD CENTER L.L.C.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOTS A THRU C, INCLUSIVE, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA DATED THIS 22 DAY OF AUG, 2006 A.D.

LOUIS WHISNANT
LICENSE #421

Aug 22, 2006
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-421 LOUIS WHISNANT

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

I HEREBY APPROVE THIS PLAT OF "SUGAR CREEK NEIGHBORHOOD CENTER, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE" ON THE 1ST DAY OF September 2006.

SARPY COUNTY PLANNING DIRECTOR

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF "SUGAR CREEK NEIGHBORHOOD CENTER, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE" WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THE 2 DAY OF FEB 2006

CHAIRPERSON, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF "SUGAR CREEK NEIGHBORHOOD CENTER LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THE 6 DAY OF SEPTEMBER 2006.

ATTEST: SARPY COUNTY CLERK

SEAL

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "SUGAR CREEK NEIGHBORHOOD CENTER LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE" ON THIS 13 DAY OF September 2006.

SARPY COUNTY SURVEYOR

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE NOR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS IN THIS OFFICE.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

9-13-06
DATE

LEGEND

- ● PROPERTY CORNER FOUND
- O PROPERTY CORNER SET
- D RECORDED DEED DISTANCE
- S SURVEYED DISTANCE

NOTES:

1. ALL LOT CORNERS TO BE SET WILL BE #5 REBAR WITH CAP 421
2. ALL DISTANCES ARE DEED AND SURVEYED

CL CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	226.34'	292.50'	220.74'	N65°44'05"E
C2	424.16'	322.50'	447.21'	S87°27'45"W
C3	65.67'	150.00'	65.15'	S81°11'01"E

CL LINE TABLE

LINE	LENGTH	BEARING
L1	244.48'	N87°54'11"E
L2	100.18'	N43°33'58"E
L3	143.59'	S48°36'28"E

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 25 DAY OF AUG, 2006 A.D. BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY, APPEARED JOHN L. STOICH WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS MANAGER OF HOCH 192ND L.L.C. AND SHE DID ACKNOWLEDGE HER EXECUTION OF THE FOREGOING DEDICATION TO BE HER VOLUNTARY ACT AND DEED FOR SAID COMPANY.

MY COMMISSION EXPIRES ON THE 20 DAY OF JAN, 2007 A.D.

NOTARY PUBLIC

ENGINEERING, INC
CIVIL • STRUCTURAL • WATER
OMAHA, NEBRASKA 68154
(402) 493-4700 FAX (402) 493-4040 (FAX)

NO.	DATE	DESCRIPTION
REVISIONS		

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY.

SUGAR CREEK NEIGHBORHOOD CENTER
SARPY COUNTY, NEBRASKA

FINAL PLAT

PROJECT NO.	01-047-06
DATE:	JAN. 2006
SHEET:	MCS
DRAWN:	CAB
CHECKED:	MCS
SHEET NO.	1 OF 1

2006-33343