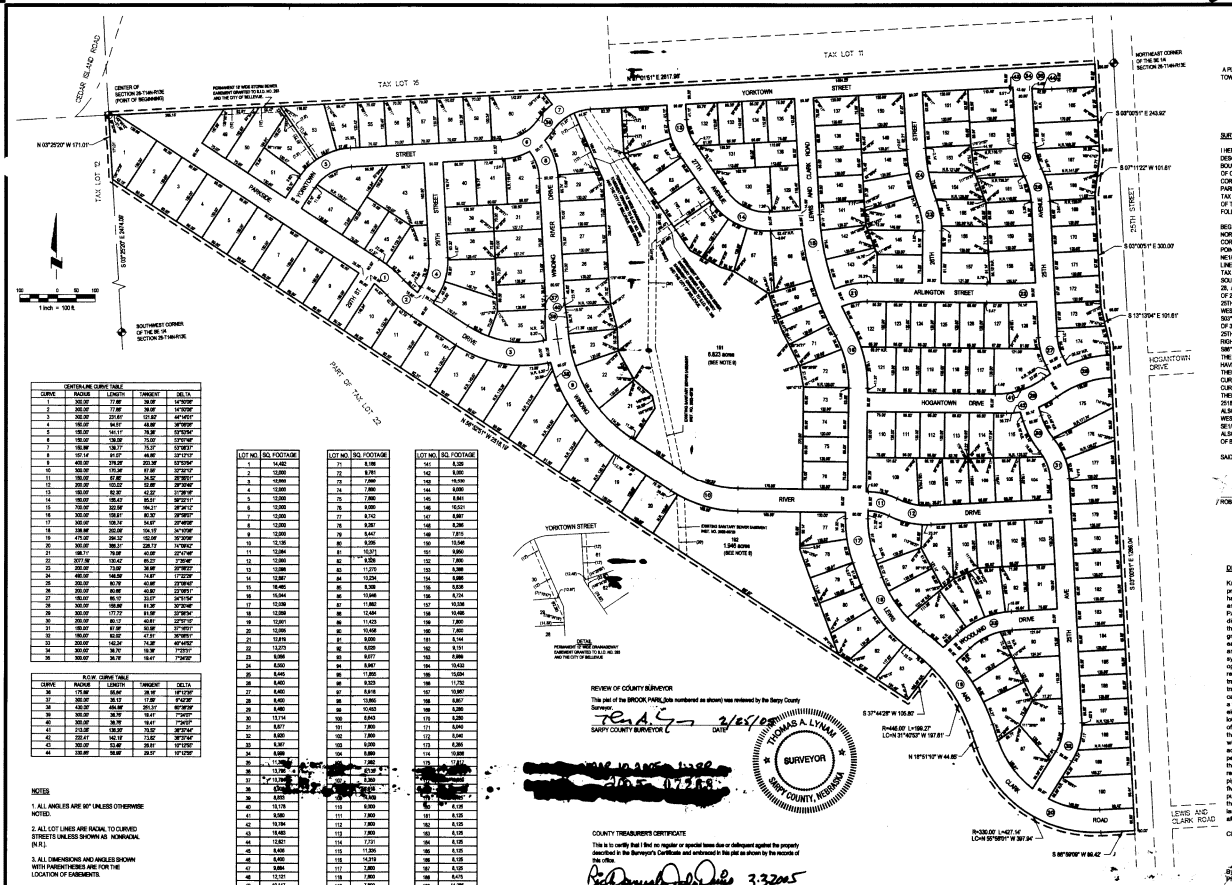
2005-07268

BROOK PARK

LOTS 1 THRU 192 INCLUSIVE

A PLATTING OF PART OF TAX LOT 22, A TAX LOT LOCATED IN THE SE¼ 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 TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BROOK PARK (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF TAX LOT 22, A TAX LOT LOCATED IN THE SE¼ 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 CENTER OF SAID SECTION 28, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 12, A TAX LOT LOCATED IN THE SW¼ OF SAID SECTION 28, SAID POINT ALSO BEING ON THE SOUTH LINE OF TAX LOT 16, A TAX LOT LOCATED IN THE NE¼ OF SECTION 28; THENCE N0°1'51"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE¼ OF SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 22, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 16, AND ALSO THE SOUTH LINE OF TAX LOT 11, A TAX LOT LOCATED IN THE SE¼ OF THE NE¼ OF SECTION 28, A DISTANCE OF 2617.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE S00°25'01"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 263.92 FEET; THENCE S07°11'22"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 101.61 FEET; THENCE S00°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 300.00 FEET; THENCE S12°13'04"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 101.61 FEET; THENCE S00°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 1295.04 FEET; THENCE S89°08'09"W, A DISTANCE OF 66.42 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 427.14 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N52°09'01"W, A DISTANCE OF 397.34 FEET; THENCE N18°51'19"W, A DISTANCE OF 44.85 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 446.00 FEET, A DISTANCE OF 199.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N31°40'52"W, A DISTANCE 197.61 FEET; THENCE S37°44'28"W, A DISTANCE OF 105.82 FEET; THENCE N89°25'01"W, A DISTANCE OF 2518.19 FEET TO A POINT ON THE WEST LINE OF SAID SE¼ OF SECTION 28, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TAX LOT 12, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 22; THENCE N00°25'00"W ALONG SAID WEST LINE OF THE SE¼ OF SECTION 28, SAID LINE ALSO BEING SAID EAST LINE OF TAX LOT 12, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 22, A DISTANCE OF 471.01 FEET TO THE POINT OF BEGINNING.

SAD TRACT OF LAND CONTAINS AN AREA OF 1,965,744 SQUARE FEET OR 45.12 ACRES, MORE OR LESS.

J. ROBERT CLARK, LS-419

NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK LS-419

DATE 2/28/2005

DEDICATION

Know all men by these presents that We, CEDEVCO, Inc., owners of the property described in the Certification of Survey and enclosed 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 BROOK PARK (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 remove 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.

CEDEVCO, INC

By: Gale L. Larsen
President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On the 22nd day of FEB. 2005 before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Cedevco, Inc., who is personally known to me 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

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

REVIEW OF COUNTY SURVEYOR

This plat of the BROOK PARK (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

SARPY COUNTY SURVEYOR DATE 2/25/05

THOMAS A. LYMAN SURVEYOR SARPY COUNTY, NEBRASKA

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

SARPY COUNTY TREASURER DATE 3-32005

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

COUNTY TREASURER'S Seal

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of BROOK PARK (lots numbered as shown) was approved by the Bellevue City Planning Commission.

CHAIRMAN OF CITY PLANNING COMMISSION 03-10-2005 DATE

BELLEVUE CITY COUNCIL APPROVAL

This plat of BROOK PARK (lots numbered as shown) was approved by the City Council of Bellevue on this 2nd day of March, 2005, it being expressly understood that this final plat shall become null and void unless the description the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.

MAYOR

ATTEST CITY CLERK

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	77.88'	39.09'	14°52'09"
2	300.00'	77.88'	39.09'	14°52'09"
3	300.00'	231.61'	121.52'	44°14'01"
4	150.00'	94.51'	48.88'	36°05'50"
5	150.00'	141.11'	76.38'	53°53'50"
6	150.00'	139.09'	75.00'	53°07'48"
7	150.00'	139.77'	75.37'	53°23'31"
8	150.14'	91.07'	46.96'	33°12'13"
9	450.00'	378.29'	203.39'	53°43'54"
10	300.00'	189.36'	97.99'	32°24'12"
11	150.00'	82.66'	34.52'	28°18'01"
12	300.00'	103.02'	52.09'	29°24'40"
13	150.00'	82.92'	42.57'	31°40'19"
14	150.00'	106.43'	55.51'	39°52'51"
15	700.00'	322.56'	164.31'	26°24'31"
16	300.00'	159.81'	80.32'	29°58'01"
17	300.00'	109.74'	54.97'	20°46'58"
18	336.66'	202.09'	104.15'	34°23'08"
19	475.00'	284.32'	152.09'	34°00'06"
20	300.00'	399.31'	226.73'	74°39'42"
21	186.71'	79.89'	40.69'	23°47'46"
22	1077.56'	130.43'	65.27'	7°30'46"
23	200.00'	73.68'	36.98'	20°98'22"
24	450.00'	146.58'	74.87'	17°32'09"
25	300.00'	80.79'	40.68'	23°18'57"
26	200.00'	80.66'	40.80'	23°06'31"
27	150.00'	85.10'	33.67'	34°19'54"
28	300.00'	188.60'	81.37'	36°36'46"
29	300.00'	177.73'	91.59'	33°56'34"
30	200.00'	80.12'	40.61'	22°57'10"
31	150.00'	81.58'	50.58'	31°09'31"
32	150.00'	63.82'	47.51'	36°26'51"
33	300.00'	145.24'	74.28'	40°44'52"
34	300.00'	56.70'	19.78'	7°25'31"
35	300.00'	56.70'	19.41'	7°34'00"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
36	175.86'	65.64'	26.18'	16°12'30"
37	300.00'	26.13'	17.89'	4°42'38"
38	436.00'	494.58'	281.37'	65°36'39"
39	300.00'	56.70'	19.41'	7°34'00"
40	300.00'	56.70'	19.41'	7°34'00"
41	210.00'	136.20'	70.52'	36°27'41"
42	232.41'	142.19'	73.82'	35°27'44"
43	300.00'	53.48'	26.81'	10°12'50"
44	336.66'	69.66'	29.57'	10°12'50"

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (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 25TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HOGANTOWN DRIVE FROM LOTS 174 & 175.

6. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LEWIS AND CLARK ROAD FROM LOTS 87 & 185.

7. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO YORKTOWN STREET FROM LOT 185.

8. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.

9. A STORM SEWER AND DRAINAGE EASEMENT 19' GRANTED TO S.I.D. NO. 263 AND THE CITY OF BELLEVUE OVER ALL OF LOTS 191 AND 192.

LOT NO.	SQ. FOOTAGE
1	10,402
2	13,000
3	10,998
4	12,000
5	12,000
6	12,000
7	12,000
8	12,000
9	12,000
10	12,135
11	13,284
12	12,000
13	13,098
14	12,667
15	16,465
16	15,544
17	13,038
18	13,288
19	13,001
20	12,956
21	13,816
22	13,073
23	9,366
24	8,900
25	8,440
26	8,400
27	8,400
28	8,400
29	8,480
30	13,114
31	8,877
32	8,400
33	8,367
34	8,999
35	11,760
36	13,776
37	11,760
38	8,400
39	8,853
40	13,175
41	8,580
42	10,194
43	18,480
44	12,821
45	8,400
46	8,400
47	9,884
48	13,121
49	10,147
50	12,808
51	9,173
52	10,766
53	12,060
54	9,240
55	8,400
56	8,428
57	8,427
58	8,425
59	8,424
60	8,582
61	12,940
62	9,319
63	7,900
64	9,000
65	10,884
66	12,000
67	12,825
68	13,662
69	8,131
70	8,131

LOT NO.	SQ. FOOTAGE
71	8,199
72	8,781
73	7,990
74	7,990
75	7,990
76	8,000
77	8,743
78	9,397
79	9,443
80	9,000
81	10,371
82	9,000
83	11,270
84	13,254
85	9,385
86	10,948
87	11,662
88	12,484
89	11,423
90	10,458
91	9,000
92	8,000
93	9,977
94	9,967
95	11,800
96	9,925
97	8,816
98	10,800
99	10,450
100	8,843
101	7,800
102	7,800
103	9,000
104	8,889
105	7,380
106	7,380
107	8,360
108	7,380
109	7,380
110	7,380
111	7,800
112	7,800
113	7,800
114	7,731
115	11,306
116	14,319
117	7,800
118	7,800
119	7,800
120	7,800
121	8,586
122	10,800
123	7,800
124	7,800
125	7,800
126	7,800
127	7,832
128	8,562
129	8,004
130	13,088
131	8,674
132	8,568
133	7,240
134	7,293
135	8,402
136	7,284
137	8,002
138	8,180
139	8,180
140	8,180

LOT NO.	SQ. FOOTAGE
141	8,320
142	8,000
143	16,000
144	8,000
145	8,841
146	10,531
147	8,697
148	8,298
149	7,815
150	10,546
151	9,850
152	7,906
153	8,388
154	8,888
155	8,538
156	8,724
157	10,538
158	10,466
159	7,800
160	7,800
161	8,144
162	8,131
163	8,888
164	10,432
165	10,604
166	11,752
167	10,997
168	8,867
169	8,286
170	8,280
171	8,000
172	8,040
173	8,264
174	10,808
175	17,810
176	8,000
177	8,000
178	8,000
179	8,000
180	8,135
181	8,135
182	8,135
183	8,135
184	8,135
185	8,135
186	8,135
187	8,135
188	8,475
189	11,256
190	17,827

COUNTER A G.E. A
VERIFY D.P. B.E. M
PROOF

FEES $ 111.50 Paid
CHECK#
CHG. E&GO CASH
REFUND CREDIT
SHORT NCR

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
10909 MILL VALLEY ROAD, SUITE 3
OMAHA, NEBRASKA 68154
PHONE: (402) 493-4700
FAX: (402) 493-0737

BROOK PARK
BELLEVUE, NEBRASKA

FINAL PLAT

No.	Revisions	Date
1		

Proj. No. 20040021.0
Date 11/1/2004
Designed By MHR
Drawn By MHR
Checked By LJ
Sheet 1 of 2

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