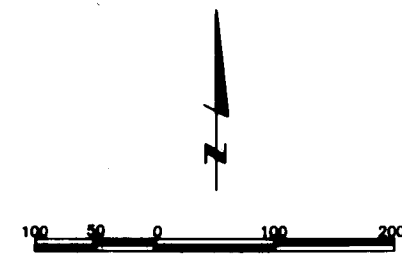


FILED IN INSTRUMENT NUMBER
92-29208
 52 DEC 31 AM 11:29
Carol A. Davis
 REGISTER OF DEEDS

CASTLE RIDGE

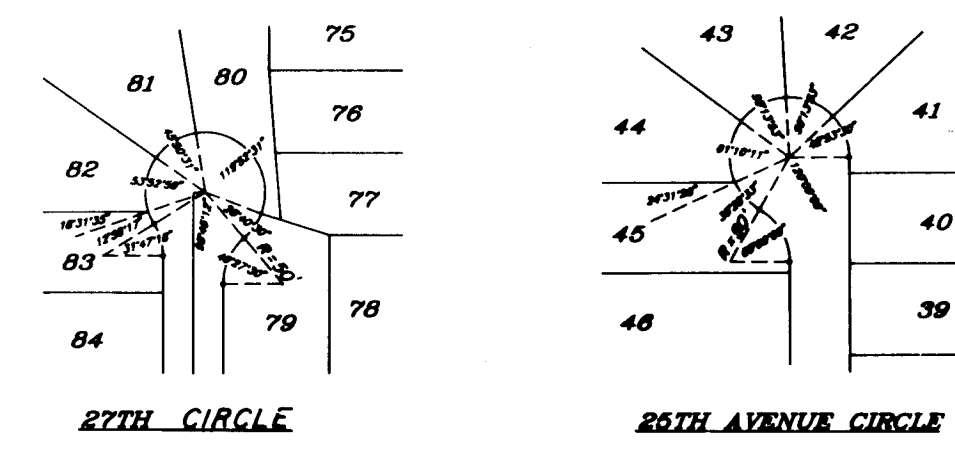
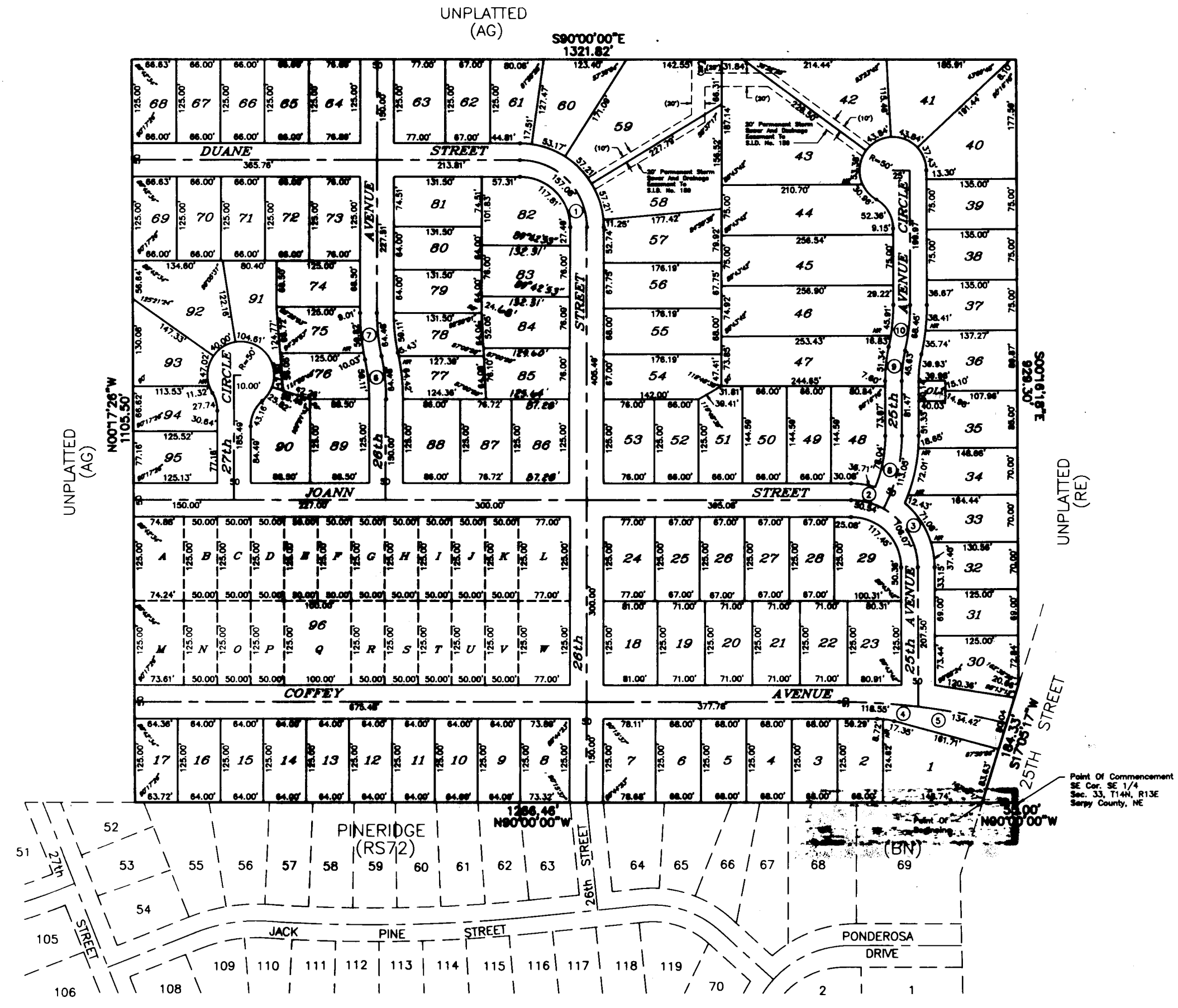
LOTS 1 THROUGH 96, INCLUSIVE, AND OUTLOT 1 INCLUDING SUBLOTS A THROUGH W, INCLUSIVE, OF LOT 96, BEING A PLATTING OF TAXLOTS 15A AND 15B IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA

92-29208



Proof MA
 D.E. 1
 Verify 2
 Filmed _____
 Checked _____
 Fee \$ 75.00

254 Stamped copy



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

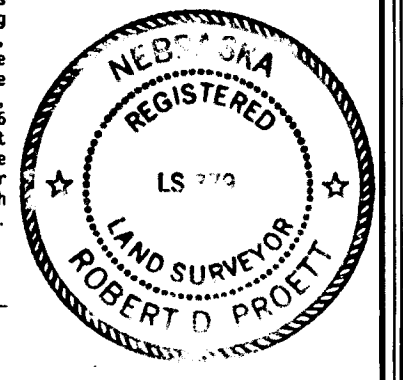
STREET CENTERLINE CURVE DATA

1	RADIUS	DELTA	CHORD	ARC	TAN	DEGREE
1.	100.00	90°00'00"	141.42	157.08	100.00	57.2968°
2.	100.00	28°57'18"	50.00	60.54	25.82	57.2968°
3.	100.00	60°46'24"	101.17	106.87	58.64	57.2968°
4.	1000.00	6°47'33"	118.40	118.86	59.35	5.7296°
5.	1000.00	7°42'08"	134.32	134.42	67.31	5.7296°
6.	300.00	12°18'54"	64.36	64.40	32.37	19.0986°
7.	300.00	12°18'54"	64.36	64.40	32.37	19.0986°
8.	221.82	29°13'36"	111.83	113.05	57.78	25.8532°
9.	300.00	13°04'24"	68.30	68.45	34.38	19.0986°
10.	300.00	13°04'24"	68.30	68.45	34.38	19.0986°

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners of the boundary of the plat and that a bond has been posted with the City of Bellevue, Nebraska, in order to ensure that permanent monuments will be placed at all angle points, corners and ends of curves of all lots and streets, said subdivision to be known as CASTLE RIDGE, Lots 1 through 96, inclusive, and Outlot 1 (including Sublots A through W, inclusive, of Lot 96), being a platting of Taxlots 15A and 15B in the Southeast Quarter of Section 33, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described by metes and bounds as follows: Commencing at the southeast corner of the said SE 1/4 of Section 33; Thence North 90°00'00" West (assumed bearings) for 55.00 feet along the south line of the said SE 1/4 of Section 33 to the northeast corner of Lot 69, PINERIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County and the TRUE POINT OF BEGINNING; Thence North 90°00'00" West for 1266.46 feet along the said south line of the SE 1/4 of Section 33 and the north line of PINERIDGE to the southwest corner of Taxlot 15A; Thence North 00°17'26" West for 1105.50 feet to the northwest corner of Taxlot 15A; Thence South 90°00'00" East for 1321.82 feet to the northeast corner of Taxlot 15A; Thence South 00°16'18" East for 929.30 feet along the east line of the said SE 1/4 of Section 33 to the northwest right of way line of 25th Street; Thence South 17°05'17" West for 184.33 feet along said right of way line to the Point of Beginning. Contains 33.43 acres.

Date 10-12-92
 Robert D. Proett, L.S. #379



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, JCM Investments, Inc., a Nebraska Corporation, and School District No. 1 of the City of Bellevue, Sarpy County, Nebraska, being the sole owners of the land described within the Surveyor's Certificate and embraced within this 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 CASTLE RIDGE, 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 as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, to U.S. West Communications, Inc. and to 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, crossarms, downguys 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 and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, 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 adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 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 required by the Owner, we do further grant a perpetual easement to Metropolitan Utilities District of Omaha or Peoples Natural Gas, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, hydrants, valves and other related facilities, and to extend thereon pipes for the transmission of gas and water on, over, through, under and across a five (5') foot wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings, trees, retaining walls, or loose rock 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.

JCM INVESTMENTS, INC., a Nebraska Corporation
 By: *Judith C. Morgan*
 Judith C. Morgan, President

SCHOOL DISTRICT NO. 1 OF THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA
 By: *John Hansen*
 John Hansen, President of the Board of Education

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska }
 County of Douglas } SS

On this 16th day of October, 1992, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared JUDITH C. MORGAN, who is personally known to me to be the identical person whose name is affixed above, and she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed.

Witness my hand and official seal the date last aforesaid.
Barbara M. Hammond
 Notary Public

State of Nebraska }
 County of Sarpy } SS

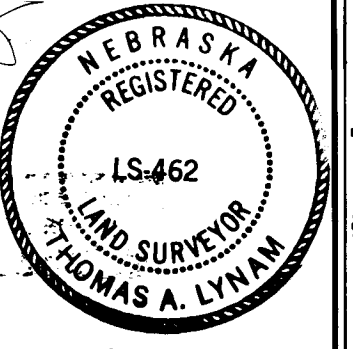
On this 16 day of October, 1992, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared JOHN HANSEN, President of the Board of Education of School District No. 1 of the City of Bellevue, Sarpy County, Nebraska, who is personally known to me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.
Vivian L. Switz
 Notary Public

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of CASTLE RIDGE (Lots 1 through 96, inclusive, and Outlot 1, including Sublots A through W, inclusive of Lot 96) this 16 day of October, 1992.

Thomas A. Lynam
 Sarpy County Surveyor



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, this 14 day of December, 1992.

Robert J. Jones
 Sarpy County Treasurer

APPROVAL OF CITY PLANNING COMMISSION

This plat of CASTLE RIDGE was approved by the City Planning Commission of the City of Bellevue this 19 day of Nov, 1992.

Kenneth O. Smith
 Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of CASTLE RIDGE was approved and accepted by the City Council of Bellevue on this 14 day of December, 1992. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds as provided in Section 4-10 of the City of Bellevue's ordinance.

Mayor
Bevinsky Hely
 City Clerk

lamp, rymerson & associates, inc.
 architects, engineers, planners, surveyors
 14747 California Street, Omaha, Nebraska 68144-4888
 402-488-8888

CASTLE RIDGE
 SARPY COUNTY, NEBRASKA

designer: RDP
 draftsman: EAM/CAD
 revisions: _____

job number: 90067-328
 date: 10-12-92
 sheet: 1 of 1

29208