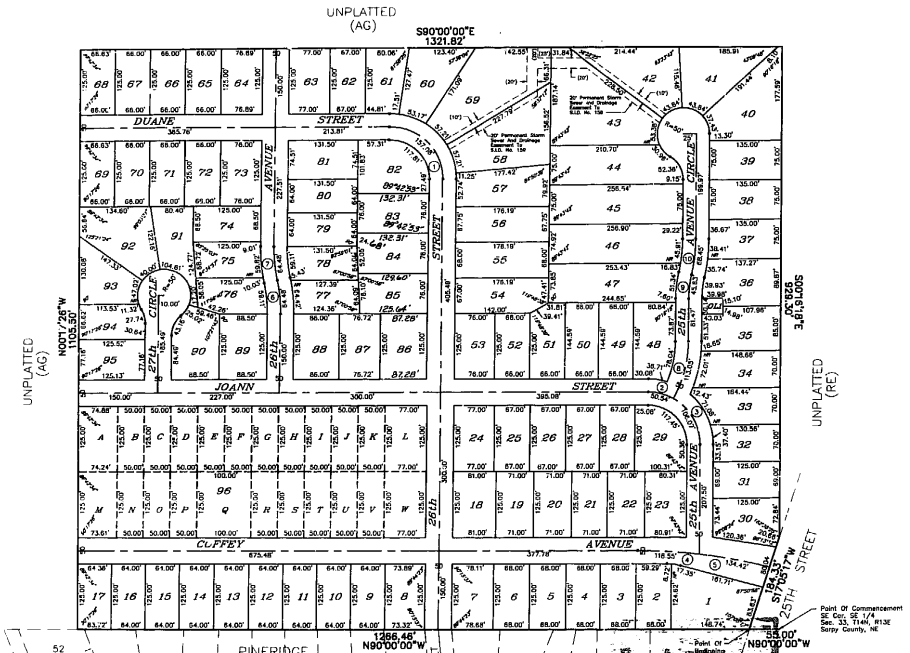
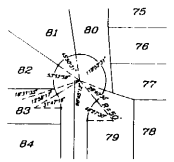
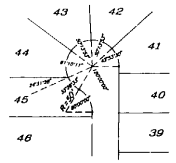
92-29208

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







NOTES

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

STREET CENTERLINE CURVE DATA

ℓ	RADIUS	DELTA	CHORD	ARC	TAN	DEGREE
1.	100.00	90°00'00"	141.42	157.08	100.00	57.2958°
2.	100.00	28°53'18"	50.00	50.54	25.82	57.2958°
3.	100.00	60°46'24"	101.17	106.07	58.64	57.2958°
4.	1000.00	6°47'33"	118.46	118.52	59.35	5.7296°
5.	1000.00	7°42'06"	134.32	134.42	67.31	5.7296°
6.	300.00	12°18'54"	64.36	64.48	32.37	19.0986°
7.	300.00	12°18'54"	64.36	64.48	32.37	19.0986°
8.	221.62	29°13'36"	111.83	113.05	57.78	25.8572°
9.	200.00	13°04'24"	45.54	45.63	22.92	28.6479°
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°16'19" 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.

10-12-92
Date

Robert P. Proett, L.S. #379

NEBRASKA REGISTERED LS-379 LAND SURVEYOR ROBERT D. PROETT

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, President

SCHOOL DISTRICT NO. 1 OF THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA

By: John Hansen, President of the Board of Education

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska)
)SS
County of Douglas)

On this 14th 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.

Notary Public

[redacted]

State of Nebraska)
)SS
County of Sarpy)

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.

Notary Public

GENERAL NOTARY State of Nebraska VICKIE L. GUFFEY My Comm. Exp. May 28, 1995

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 14th day of December 1992.

Sarpy County Surveyor

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

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.

Sarpy County Treasurer

COUNTY TREASURER SARPY COUNTY

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.

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 14th 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 subdivic 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

City Clerk

FINAL PLAT

lamp, rynearson & associates, inc.
engineers surveyors planners
1707 California Street Omaha, Nebraska 68102-1952 402 496 2498

CASTLE RIDGE
SARPY COUNTY, NEBRASKA

designer RDP
draftsman EAM/CAD
revisions

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

92-29208

Entered
Verify
Indexed
Checked
Fee $ 75.00
254 Stamp Dup