2002-28856

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002 28856
2002 JUL 31 P 1:45
REGISTER OF DEEDS

33.00
3134

CEDAR HOLLOW

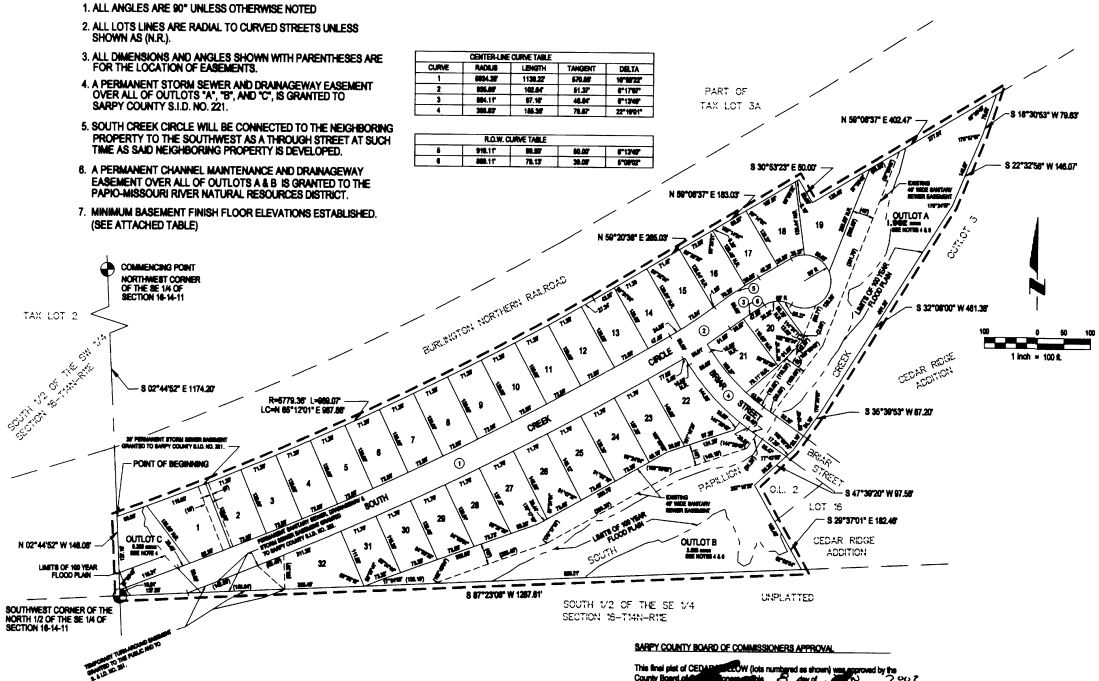
LOTS 1 THRU 32 INCLUSIVE & OUTLOTS A THRU C INCLUSIVE

Being a platting of part of Tax Lot 3A, a tax lot located in the SE 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

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. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT OVER ALL OF OUTLOTS "A", "B", AND "C", IS GRANTED TO SARPY COUNTY S.I.D. NO. 221.
5. SOUTH CREEK CIRCLE WILL BE CONNECTED TO THE NEIGHBORING PROPERTY TO THE SOUTHWEST AS A THROUGH STREET AT SUCH TIME AS SAID NEIGHBORING PROPERTY IS DEVELOPED.
6. A PERMANENT CHANNEL MAINTENANCE AND DRAINAGEWAY EASEMENT OVER ALL OF OUTLOTS A & B IS GRANTED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT.
7. MINIMUM BASEMENT FINISH FLOOR ELEVATIONS ESTABLISHED. (SEE ATTACHED TABLE)

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	5804.36'	1136.22'	570.00'	10°39'22"
2	996.00'	162.64'	81.37'	9°21'50"
3	994.11'	87.16'	43.64'	5°1'24"
4	366.00'	148.39'	75.67'	23°13'51"

R.O.W. CURVE TABLE				
5	916.11'	99.89'	50.00'	6°14'40"
6	669.11'	79.13'	39.59'	6°46'02"



LOT AREAS

LOT NO.	AREA	LOT NO.	AREA
1	13,083 sq.ft.	20	7,397 sq.ft.
2	9,366 sq.ft.	21	8,482 sq.ft.
3	9,366 sq.ft.	22	14,169 sq.ft.
4	9,366 sq.ft.	23	10,666 sq.ft.
5	9,366 sq.ft.	24	9,997 sq.ft.
6	9,366 sq.ft.	25	10,064 sq.ft.
7	9,366 sq.ft.	26	10,269 sq.ft.
8	9,366 sq.ft.	27	10,264 sq.ft.
9	9,366 sq.ft.	28	9,973 sq.ft.
10	9,366 sq.ft.	29	9,123 sq.ft.
11	9,366 sq.ft.	30	8,999 sq.ft.
12	9,366 sq.ft.	31	8,242 sq.ft.
13	8,374 sq.ft.	32	16,884 sq.ft.
14	9,357 sq.ft.		
15	9,357 sq.ft.		
16	8,687 sq.ft.		
17	8,723 sq.ft.		
18	9,864 sq.ft.		
19	13,310 sq.ft.		

FINISHED FLOOR ELEVATIONS

LOT NO.	MINIMUM BASEMENT ELEVATION	LOT NO.	MINIMUM BASEMENT ELEVATION
1	1107.5	20	1104.0
2	1108.0	21	1105.5
3	1109.0	22	1107.5
4	1109.5	23	1109.5
5	1110.5	24	1109.5
6	1111.0	25	1110.5
7	1112.0	26	1111.5
8	1112.5	27	1112.5
9	1112.5	28	1112.0
10	1111.5	29	1111.5
11	1110.0	30	1111.0
12	1109.0	31	1110.0
13	1108.0	32	1109.5
14	1107.0		
15	1105.0		
16	1105.0		
17	1104.0		
18	1103.5		

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 and streets in Cedar Hollow (the lots numbered as shown) being a platting of part of Tax Lot 3A, a tax lot located in the SE 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said SE 1/4 of Section 16; thence S02°44'52"E (assumed bearing) along the West line of said SE 1/4 of Section 16, said line also being the West line of said Tax Lot 3A, and the Southerly extension thereof, a distance of 1174.20 feet to a point on the South right-of-way line of the Burlington Northern Railroad, said point also being the point of beginning; thence along said Southerly right-of-way line of the Burlington Northern Railroad on the following described courses; thence Northeasterly, on a curve to the left with a radius of 5779.36 feet, a distance of 989.07 feet, said curve having a long chord which bears N85°12'01"E, a distance of 987.86 feet; thence N59°20'38"E, a distance of 265.03 feet; thence N59°06'37"E, a distance of 183.03 feet; thence S30°53'23"E, a distance of 50.00 feet; thence N59°06'37"E, a distance of 402.47 feet to the Northwest corner of Outlot 3, Cedar Ridge Addition, a subdivision located in the North 1/2 of said SE 1/4 of Section 16, said point also being on the East line of said Tax Lot 3A; thence Southerly along said East line of Tax Lot 3A, said line also being the Westerly line of said Cedar Ridge Addition, on the following described courses; thence S18°30'53"W, a distance of 79.83 feet; thence S22°32'56"W, a distance of 146.07 feet; thence S32°08'00"W, a distance of 461.38 feet; thence S35°39'53"W, a distance of 87.20 feet; thence S47°39'20"W, a distance of 97.58 feet; thence S29°37'01"E, a distance of 182.46 feet to the Southwest corner of Lot 16, said Cedar Ridge Addition, said point also being on the South line of said North 1/2 of the SE 1/4 of Section 16, said line also being the North line of the South 1/2 of said SE 1/4 of Section 16; thence S87°23'08"W along said South line of the North 1/2 of the SE 1/4 of Section 16, said line also being said North line of the South 1/2 of the SE 1/4 of Section 16, said line also being the South line of said Tax Lot 3A, a distance of 1257.61 feet to the Southwest corner of said Tax Lot 3A, said point also being the Southwest corner of said North 1/2 of the SE 1/4 of Section 16; thence N02°44'52"W along said West line of the SE 1/4 of Section 16, said line also being said West line of Tax Lot 3A, a distance of 148.08 feet to the point of beginning.

Said tract of land contains an area of 615,333 square feet or 14.126 acres, more or less.

Robert Clark DEC. 20 2001
ROBERT CLARK, L.S. 419 DATE

NEBRASKA REGISTERED LS—419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, CZ Developments, L.L.C., 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 CEDAR HOLLOW (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, U. S. West 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 Peoples Natural Gas Company, 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.

CZ DEVELOPMENTS, L.L.C.

By:Charles Zegers

By: Marci Zegers

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 21 day of DEC 2001, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Marci Zegers, member of CZ Developments, L.L.C., personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be her voluntary act and deed, as said member.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

General Notary Public HOMER R. HUNT State of Nebraska My Commission Expires April 30, 2003

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 21st day of DEC 2001 before me a Notary Public, duly commissioned and qualified in and for said County, appeared Charles Zegers, member of CZ Developments, L.L.C., personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed, as said member.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

General Notary Public HOMER R. HUNT State of Nebraska My Commission Expires April 30, 2003

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CEDAR HOLLOW (lots numbered as shown) was approved on this 15 day of JAN 2002

Sarpy County Building Inspector

SARPY 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.

7-30-2002
Sarpy County Treasurer Date

TAXES ASSESSED AND LEVIED 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 CEDAR HOLLOW (lots numbered as shown) was approved by the County Planning Commission on this 21 day of NOV 2001

Chairman, Sarpy County Planning Commission

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CEDAR HOLLOW (lots numbered as shown) was approved by the County Board of [illegible] this [illegible] day of [illegible] 2002

Chairman, Sarpy County Board of Commissioners

ATTEST: Alfred J. Houtkooper SARPY CO CLERK

SEAL

REVIEW OF SARPY COUNTY SURVEYOR

This plat of CEDAR HOLLOW (lots numbered as shown) was reviewed by the County Surveyor on this 4th day of JUNE 2002

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7366 SOUTH 84TH STREET, SUITE D
LINCOLN, NE 68516
PHONE: (402) 420-7311
FAX: (402) 420-7316

CEDAR HOLLOW
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions	
No.	Date

Proj No:	2001161.01
Date:	10/17/2001
Designed By:	JDE
Drawn By:	LDD
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	