FILED SARPY CO. NE.
INSTRUMENT NUMBER
2004-36432
2004 SEP 21 P 12:43

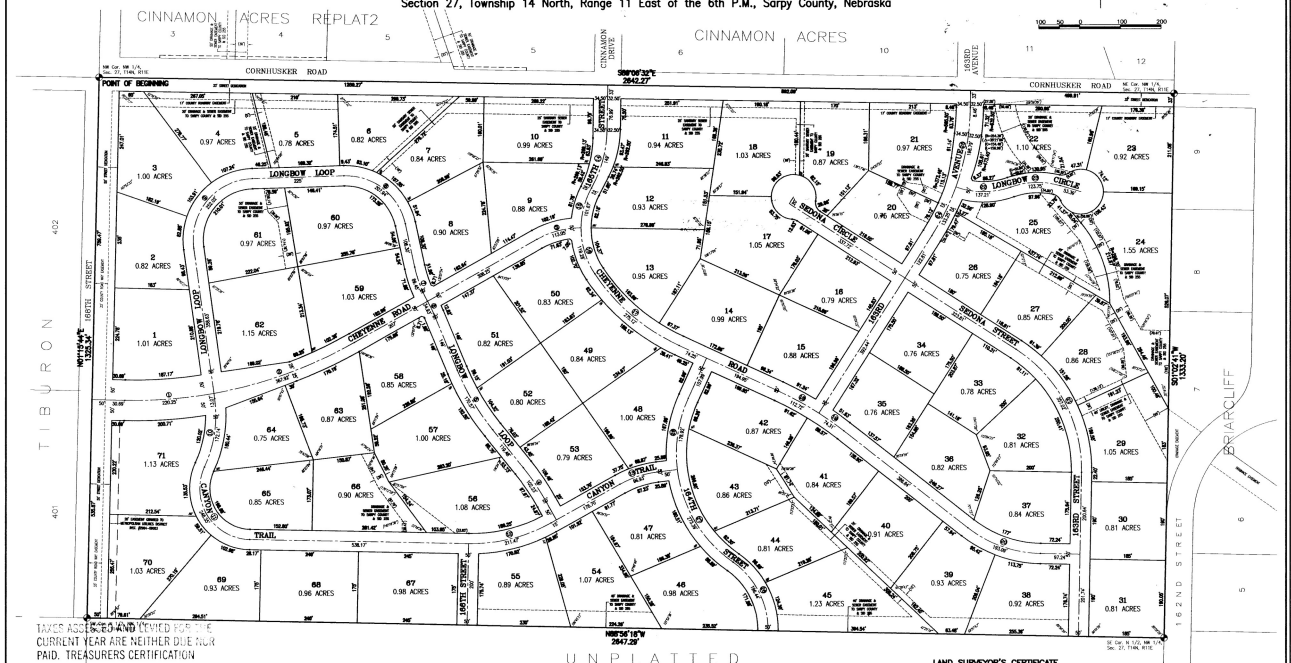
REGISTER OF DEEDS

COUNTER D CE D
VERIFY SW DLL D.E. D
PROOF
FEES $ 51.00
CHECK #
CHG CASH 51.00
REFUND CREDIT
SHORT NCR

2004-36432

CHEYENNE COUNTRY ESTATES

Lots 1 through 71, inclusive, being a platting of the North Half of the Northwest Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska



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

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and endorsed in this plat, as shown by the records of this office.

this 21 day of Sept. 2004.

Sarpy County Treasurer

COUNTY TREASURER Seal SARPY COUNTY

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of CHEYENNE COUNTY ESTATES (Lots 1 through 71, inclusive) was approved by the SARPY COUNTY PLANNING COMMISSION

this 17 day of MARCH 2004.

Chairman, Sarpy County Planning Commission

APPROVAL OF COUNTY BUILDING INSPECTOR

This plat of CHEYENNE COUNTY ESTATES (Lots 1 through 71, inclusive) was approved and accepted by the County Building Inspector on,

this 15 day of SEPTEMBER 2004.

County Building Inspector

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of CHEYENNE COUNTY ESTATES (Lots 1 through 71, inclusive) was approved by the County Board of Commissioners on

this 13 day of April 2004.

COUNTY SURVEYOR'S CERTIFICATE

This plat of CHEYENNE COUNTY ESTATES (Lots 1 through 71, inclusive) was reviewed by the Sarpy County Surveyor's Office.

this 3 day of SEPTEMBER 2004.

Sarpy County, Surveyor

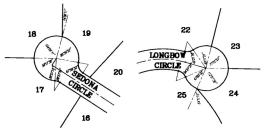
THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	1150.00'	230.25'	229.88'	11°28'15"
2	1150.00'	367.82'	366.21'	18°19'51"
3	218.84'	113.00'	111.76'	29°30'46"
4	600.00'	102.33'	102.15'	09°45'42"
5	600.00'	176.51'	175.92'	16°51'18"
6	300.00'	34.83'	34.81'	06°40'16"
7	300.00'	86.40'	86.12'	17°00'02"
8	150.00'	207.84'	191.68'	79°23'36"
9	150.00'	252.82'	223.42'	96°33'46"
10	300.00'	172.14'	169.79'	32°52'34"
11	125.00'	248.30'	209.47'	113°79'04"
12	400.00'	211.47'	208.93'	30°17'27"
13	250.00'	96.83'	96.32'	22°12'06"
14	300.00'	149.09'	147.47'	28°27'26"
15	200.00'	101.67'	100.58'	29°07'34"
16	200.00'	118.28'	117.52'	34°16'15"
17	500.00'	275.12'	271.66'	31°31'32"
18	800.00'	112.77'	112.67'	08°04'22"
19	800.00'	74.31'	74.28'	05°19'18"
20	300.00'	193.08'	189.77'	36°52'36"
21	200.00'	367.82'	341.74'	105°36'44"
22	200.00'	137.21'	134.54'	39°18'28"
23	200.00'	123.70'	121.79'	35°27'15"
24	600.00'	133.25'	132.98'	12°43'06"
25	600.00'	196.79'	197.88'	18°80'07"
26	200.00'	196.44'	188.64'	56°16'31"
27	325.00'	273.36'	265.40'	48°11'57"
28	325.00'	178.82'	176.67'	31°32'31"

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 SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 1, 2, 3, 70 AND 71 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
9. LOTS 3, 4, 5, 6, 7, 10, 11, 18, 19, 21, 22 AND 23 WILL HAVE NO DIRECT VEHICULAR ACCESS TO CORNHUSKER ROAD.
10. THE RIGHT OF WAY CHAMFERS SHOWN HEREON ARE SET AT A TWO FOOT (2') RADIUS FROM THE INTERSECTION OF RIGHT OF WAY LINES.



ACKNOWLEDGMENT OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 2 day of September 2004, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael L. Reidmann, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Member of CHEYENNE COUNTRY ESTATES, LLC, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sandra Sue Ostenholm
Notary Public

GENERAL NOTARY-State of Nebraska SANDRA SUE OSTENHOLM My Comm. Exp. Oct. 25, 2004

State of Nebraska } SS
County of Douglas }

On this 2 day of September 2004, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Richard D. Geier, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President, COMMERCIAL FEDERAL BANK, Mortgagee, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY-State of Nebraska ROXANN R. DELAET My Comm. Exp. April 29, 2007

LAND 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 on the boundary of the plat and that a bond has been posted with the County of Sarpy, Nebraska, in order to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as CHEYENNE COUNTRY ESTATES (Lots 1 through 71, inclusive) being a platting of the North Half of the Northwest Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described by metes and bounds as follows: Beginning at the northwest corner of the North Half of the Northwest Quarter of Section 27; Thence South 89°06'32" East (assumed bearing) for 2642.27 feet to the northeast corner of the North Half of the Northwest Quarter of Section 27; Thence South 01°15'41" West for 1333.20 feet to the southeast corner of the North Half of the Northwest Quarter of Section 27; Thence North 89°56'18" West for 2647.29 feet to the southwest corner of the North Half of the Northwest Quarter of Section 27; Thence North 01°15'41" East for 1335.34 feet to the Point of Beginning. Contains 80.707 acres including 2.861 acres of existing county roadway easement.

Robert D. Powell, LS.

Date: August 30, 2004

ROBERT D. POWELL LS-379 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, CHEYENNE COUNTRY ESTATES, LLC, a Nebraska limited liability company, OWNER, and COMMERCIAL FEDERAL BANK, MORTGAGEE, being the sole OWNER and MORTGAGEE, described within the Land 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 hereon, said subdivision to be hereafter known as CHEYENNE COUNTRY ESTATES (Lots 1 through 71, inclusive), 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 the streets as shown hereon and do hereby grant the easements as shown hereon. We do further grant a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise under the authority of the Sarpy County Board of Commissioners to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and remove poles, wires, crossarms, downguys and anchors, cables, conduits and other related facilities, and to extend therein 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') strip of land abutting all front and side lot lines, an eight foot (8') wide strip of land abutting the rear lots lines of all interior lots and sixteen foot (16') wide strip of land in abutting the rear lot lines of all exterior lots. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip abutting the rear lot line when the adjacent land is surveyed, platted and recorded. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 water on, through, under and across a five foot (5') wide strip of land in each lot abutting all cul-de-sacs. No permanent structures, trees, retaining walls, nor fence shall be placed in the above described easements, 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. No utilities nor obstructions will be constructed within the drainage easements shown hereon, except for utility crossings.

CHEYENNE COUNTRY ESTATES, LLC, a Nebraska limited liability company, OWNER

Michael L. Reidmann, Managing Member

COMMERCIAL FEDERAL BANK, MORTGAGEE

Richard D. Geier, Vice President

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
WWW.LRA-INC.COM
(Ph) 402-496-2498
(Fax) 402-496-2730

CHEYENNE COUNTRY ESTATES (Lots 1 through 71, inclusive)
Sarpy County, Nebraska

FINAL PLAT

job number-suffix 03071.01 / 003
book page 03071
date August 30, 2004
sheet 1 of 1

36432

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