RECORDER'S NOTE: LETTER of EXTENSION on File

2012-15122

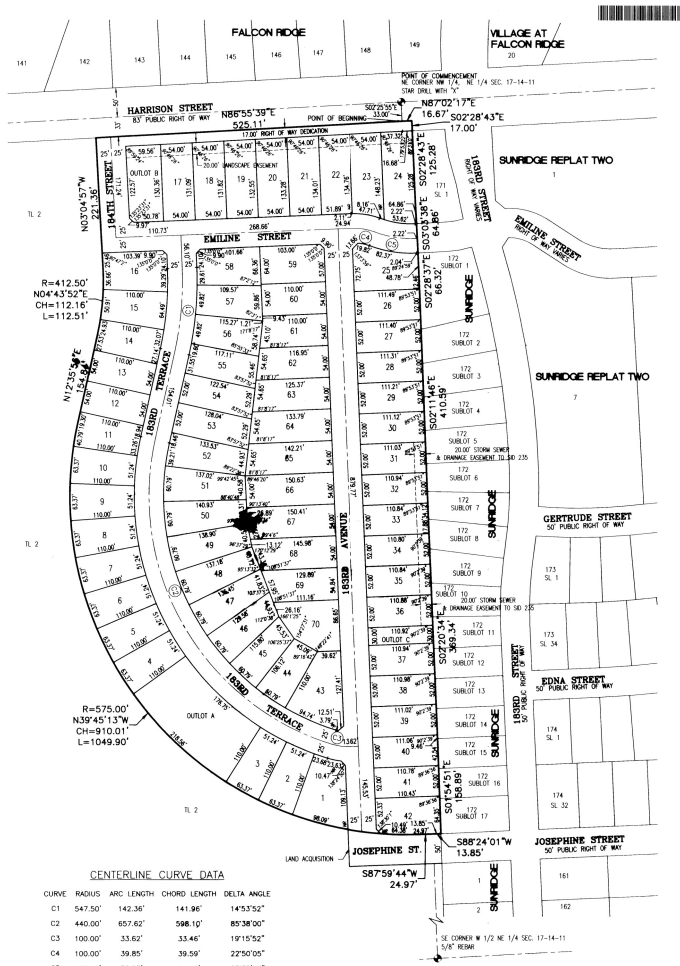
FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2012-15122
05/23/2012 10:10:46 AM
REGISTER OF DEEDS

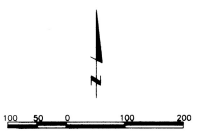
COUNTER DG
VERIFY MB
PROOF
FEES $ 52.00
CHECK # 10044
CHG CASH
REFUND CREDIT
SHORT NCR

SUNRIDGE WEST

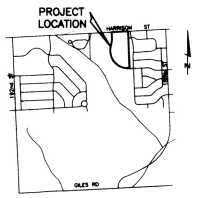
Lots 1 through 70, inclusive and Outlots A through C, inclusive, SUNRIDGE WEST, Being a replatting of that part of the North Half of the Northeast Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

LOCATED IN:
NW 1/4 NE 1/4 SEC. 17, T14N, R11E
NE 1/4 NE 1/4 SEC. 17, T14N, R11E





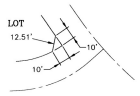
LEGEND
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE



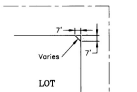
LOCATION MAP

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	547.50'	142.36'	141.96'	14°53'52"
C2	440.00'	657.62'	598.10'	85°38'00"
C3	100.00'	33.62'	33.46'	19°15'52"
C4	100.00'	39.85'	39.59'	22°50'05"
C5	175.00'	72.07'	71.56'	23°35'47"



LOT 43 CHAMFER DETAIL
NO SCALE



TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

PARCEL AREA TABLE

Parcel	Area (SF)
1	8426
2	6304
3	6304
4	6304
5	6304
6	6304
7	6304
8	6304
9	6304
10	6304
11	8177
12	5940
13	5940
14	6143
15	6347
16	7289
17	7059
18	7098
19	7138
20	7178
21	7217
22	7256
23	7638
24	8396
25	7738
26	5795
27	5780
28	5788
29	5781
30	5778
31	5771
32	5768
33	5762
34	5762
35	5784
36	5767
37	5770
38	5772
39	5774
40	5788
41	5752
42	6924
43	8863
44	5739
45	5898
46	6381
47	6812
48	8966
49	7016
50	7061
51	7054
52	6954
53	6801
54	6515
55	6366
56	6356
57	6125
58	6888
59	7015
60	5940
61	6095
62	6543
63	8997
64	7452
65	7907
66	8128
67	8059
68	7487
69	6809
70	7484

Outlot	Area (SF)	USE
A	21742	STORMWATER
B	7800	STORMWATER
C	3328	STORMWATER

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 (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 17 THROUGH 24 AND OUTLOT B WILL HAVE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET.
7. OUTLOTS A THROUGH C ARE DEDICATED FOR PURPOSES OF STORM SEWER AND DRAINAGE TO SID 235.
8. THE 184TH STREET RIGHT OF WAY, DEDICATED AS SHOWN, FORMS THE EAST 50 FEET OF THE FUTURE TOTAL RIGHT OF WAY DEDICATION.
9. FUTURE IMPROVEMENTS TO HARRISON STREET MAY RESTRICT 184TH STREET ACCESS TO RIGHT IN/ RIGHT OUT OR THREE-QUARTER MOVEMENT.

ZONING SETBACKS

RD-50

RD-50 SINGLE FAMILY

MINIMUM LOT WIDTH	50'
FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	25'

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 embraced in this plat, as shown by the records of this office, this

16th day of Nov, 2011.

Sarpy County Treasurer
Deputy

MAY 28, 2012

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

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of SUNRIDGE WEST (Lots 1 through 70, inclusive and Outlots A through C, inclusive) was reviewed by the Sarpy County Surveyor's Office

16TH day of November, 2011.

Sarpy County Surveyor/Engineer

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of SUNRIDGE WEST (Lots 1 through 70, inclusive and Outlots A through C, inclusive) was approved and accepted by the County Planning Commission on this

21 day of September, 2011.

Chairman County Planning Commission

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of SUNRIDGE WEST (Lots 1 through 70, inclusive and Outlots A through C, inclusive) was approved and accepted by the Board of Commissioners, this

25th day of October, 2011.

Chairman, Board of Commissioners

APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of SUNRIDGE WEST (Lots 1 through 70, inclusive and Outlots A through C, inclusive) was approved and accepted by the County Planning Director on this

22nd day of May, 2011.

County Planning Director

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 corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as Lots 1 through 70, inclusive and Outlots A through C, inclusive, SUNRIDGE WEST, being a replatting of that part of the North Half of the Northeast Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

COMMENCING at the northeast corner of the Northwest Quarter of the Northeast Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;

Thence South 02°25'55" East (bearings referenced to Nebraska state plane NAD83 (2008) for 33.00 feet along the east line of the Northwest Quarter of the Northeast Quarter to the south right of way line of Harrison Street and the TRUE POINT OF BEGINNING;

Thence North 87°02'17" East for 16.67 feet along said south right of way line;

Thence South 02°28'43" East for 17.00 feet to the northwest corner of Lot 171 Sublot 1, SUNRIDGE a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;

Thence South 02°28'43" East for 125.28 feet along the west line of said SUNRIDGE;

Thence South 03°03'38" East for 64.86 feet;
Thence South 02°28'37" East for 66.32 feet;
Thence South 02°11'46" East for 410.59 feet;
Thence South 02°20'34" East for 369.34 feet;
Thence South 01°54'51" East for 158.89 feet to the north right of way line of Josephine Street;

Thence South 88°24'01" West for 13.85 to the east line of said Northwest Quarter of the Northeast Quarter;

Thence South 87°59'44" West for 24.97 feet;

Thence along a curve to the right (having a radius of 575.00 feet and a long chord bearing North 39°45'13" West for 910.01 feet) for an arc length of 1049.90 feet;

Thence North 12°35'56" East for 154.84 feet;

Thence along a curve to the left (having a radius of 412.50 feet and a long chord bearing North 04°43'52" East for 112.16 feet) for an arc length of 112.51 feet;

Thence North 03°04'57" West for 221.36 feet to the south right of way line of Harrison Street;

Thence North 86°55'39" East for 525.11 feet along said south right of way line to the Point of Beginning.

Contains 14.659 acres or 638,553 square feet.

William E. Knight, L.S. 566

11-2-11
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, CR INVESTMENTS, INC., OWNERS of the land described in 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 SUNRIDGE WEST (Lots 1 through 70, inclusive and Outlots A through C, inclusive); 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 or affirm the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. In the event that the Grantee enters the Easement Area for purposes of maintenance or repair, the Grantee shall compensate Grantor for any damage to authorized uses within said easements. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
We do hereby grant a perpetual easement to the Omaha Public Power District and Century Link and to any company which has been granted a franchise under the authority of Sarpy County, Nebraska, to provide a cable television and electronic communication 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; an eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots abutting the boundary of this subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in this easement, but the same may be used for driveways, fences, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

FOR LANDSCAPING
We do hereby grant Landscape Easements shown hereon for the construction and maintenance of Landscaping.

CR INVESTMENTS, INC., OWNER

CHAD LARSEN
Vice President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Sarpy)

The foregoing instrument was acknowledged before me this

15th day of November, 2011

by CHAD LARSEN, VICE PRESIDENT of CR INVESTMENTS, INC. a NEBRASKA corporation, on behalf of the corporation.

Witness my hand and seal the date aforesaid.

Signature of Notary Public

GENERAL NOTARY - State of Nebraska
LOWEN JOHNSON
My Comm. Exp. Oct. 30, 2013

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
(Ph) 402.496.2498
(Fax) 402.496.2730
WWW.LRA-INC.COM

SUNRIDGE WEST (Lots 1-70, inclusive and Outlots A-C, inclusive)
SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by EAM
designed by
reviewed by WEK
references SUNRIDGE WEST
Sunrise 0911701.dwg
revisions
job number-tasks 0109117.01-003
book page
date 8-30-11
sheet 1 of 1

2012-15122