

FEES \$ 169.50
CHECK# 1295
CHG CASH
REFUND CREDIT
SHORT 1.00 NCR

2004-43840
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Instrument # 2004-43840
Lloyd J. Dowding Register of Deeds Sarpy Co., NE

FINAL PLAT OF
BELLBROOK
LOTS 2 THROUGH 184 AND
OUTLOTS A THROUGH E, INCLUSIVE

BEING A PLATING OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH PRINCIPLE MERIDIAN, SARPY COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BELLBROOK DEVELOPMENT, L.L.C., BEING THE SOLE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS "BELLBROOK LOTS 2 THROUGH 184", AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, GUEST CORPORATION, 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 ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CONDUITS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED DEVICES 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 OR SIGNALS OF ALL KINDS AND THE RECEPTION, ON, 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 ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE ITEM 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 REDUCED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS 10 DAY OF November
Barbara L. Shaw
BELLBROOK DEVELOPMENT, L.L.C.

SURVEYOR'S 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 BELLBROOK (THE LOTS NUMBERED AS SHOWN), BEING A PLATING OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Section 18, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:
thence along the west line of said Section 18, South 02 degrees 21 minutes 54 seconds East, a distance of 1750.87 feet to a point on the westerly prolongation of the northerly line of Lot 1, Bellbrook, a subdivision in Sarpy County;
thence along said westerly prolongation of said north line and along said north line, South 87 degrees 38 minutes 06 seconds West, a distance of 670.00 feet to the northeast corner of said Lot 1, Bellbrook;
thence along the west line of said Lot 1, Bellbrook, South 02 degrees 21 minutes 54 seconds East, a distance of 706.46 feet to southwest corner of said Lot 1, Bellbrook;
thence along the south line of said Lot 1, Bellbrook, South 88 degrees 54 minutes 56 seconds West, a distance of 2082.39 feet;
thence North 03 degrees 04 minutes 53 seconds West, a distance of 17.22 feet to the beginning of a curve, concave westerly, having a radius of 275.00 feet;
thence northeasterly along said curve, through a central angle of 44 degrees 04 minutes 23 seconds, on an arc length of 211.54 feet, (having a chord bearing and distance of North 18 degrees 57 minutes 18 seconds East, 208.38 feet) to the end of said curve;
thence North 40 degrees 59 minutes 30 seconds East, a distance of 11.05 feet to the beginning of a curve, concave westerly, having a radius of 20.00 feet;
thence northerly along said curve, through a central angle of 71 degrees 52 minutes 43 seconds, on an arc length of 25.06 feet (having a chord bearing and distance of North 03 degrees 03 minutes 09 seconds East, 23.48 feet) to the beginning of a reverse curve, concave westerly, having a radius of 215.00 feet;
thence northerly along said curve, through a central angle of 38 degrees 54 minutes 28 seconds, on an arc length of 146.00 feet (having a chord bearing and distance of North 41 degrees 25 minutes 58 seconds West, 143.21 feet) to the beginning of a reverse curve, concave westerly, having a radius of 178.00 feet;
thence northerly along said curve, through a central angle of 102 degrees 50 minutes 03 seconds, on an arc length of 314.34 feet (having a chord bearing and distance of North 43 degrees 43 minutes 17 seconds West, 313.78 feet) to the end of said curve;
thence North 04 degrees 53 minutes 48 seconds West, a distance of 50.00 feet;
thence North 07 degrees 03 minutes 30 seconds West, a distance of 158.10 feet;
thence North 30 degrees 03 minutes 30 seconds West, a distance of 160.28 feet;
thence North 21 degrees 52 minutes 54 seconds East, a distance of 50.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 175.00 feet;
thence northeasterly along said curve, through a central angle of 08 degrees 45 minutes 27 seconds, on an arc length of 118.01 feet, (having a chord bearing and distance of North 83 degrees 37 minutes 58 seconds East, 117.89 feet) to the end of said curve;
thence North 22 degrees 03 minutes 30 seconds West, a distance of 450.36 feet;
thence North 49 degrees 18 minutes 03 seconds East, a distance of 330.62 feet;
thence North 77 degrees 00 minutes 13 seconds East, a distance of 401.75 feet;
thence North 54 degrees 50 minutes 54 seconds East, a distance of 901.17 feet;
thence North 44 degrees 58 minutes 16 seconds East, a distance of 797.18 feet to a point 50.00 feet normally distant southerly from the northerly line of said Section 18;
thence North 03 degrees 07 minutes 27 seconds West, a distance of 50.00 feet to a point on the north line of said Section 18 and a point on the centerline of Harrison Street;
thence along said north line and along said centerline, North 88 degrees 52 minutes 33 seconds East, a distance of 285.60 feet to the POINT OF BEGINNING;
containing an area of 91.80 acres, more or less, of which the northerly 50.00 feet and westerly 50.00 feet is hereby dedicated as public right-of-way for Harrison Street and 182nd Street, respectively, with this plat, said right-of-way contains 2.31 acres, more or less.

Note: The bearing for the line of said Section 18 was developed from State Plane Coordinates supplied by the Sarpy County Surveyor's Office.
John A. Dowding NOV 9 2004
DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY
MICHELLE A. STAHLER
My Comm. Exp. July 17, 2007

ON THIS 10 DAY OF November, 2004, A.D., BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND EXPIRING ON THE 17 DAY OF July, 2007, FOR SAID COUNTY, APPEARED BARBARA L. SHAW, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON MADE KNOWN TO ME, AND SHE HAS AFFIRMED THE VERACITY OF THE FOREGOING DECLARATION TO BE HER VOLUNTARY ACT AND DEED FOR SAID COMPANY.
MY COMMISSION EXPIRES ON THE 17 DAY OF July, 2007, A.D.
NOTARY PUBLIC Michelle A. Stahlke

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

I HEREBY APPROVE THIS PLAT OF "BELLBROOK LOTS 2 THROUGH 184" ON THE 10 DAY OF November, 2004.
SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF "BELLBROOK LOTS 2 THROUGH 184" WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THE 10 DAY OF November, 2004.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF "BELLBROOK LOTS 2 THROUGH 184" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THE 10 DAY OF November, 2004.

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "BELLBROOK LOTS 2 THROUGH 184" ON THE 10 DAY OF November, 2004.
SARPY COUNTY SURVEYOR

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE NOR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THIS PLAT.

NOTES:
ALL LOT CORNERS SET: 5/8"x24" REBARS.
ALL CURVE DIMENSIONS ARE ARC DISTANCES.
NOT ALL LOT LINES OR CURVES ARE RADIAL TO THE CURVE.
LOT SETBACK DISTANCES ARE SHOWN AS "00" IN FEET.
"R" = RADIUS
"L" = ARC LENGTH
"C" = CHORD DISTANCE
PEDESTRIAN ACCESS AND UTILITY EASEMENTS BETWEEN CENTERLINE OF STREETS AND SETBACK LINES ARE HEREBY DEDICATED FOR PUBLIC USE.

Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE 68144 (402-334-7982)

2004-43840