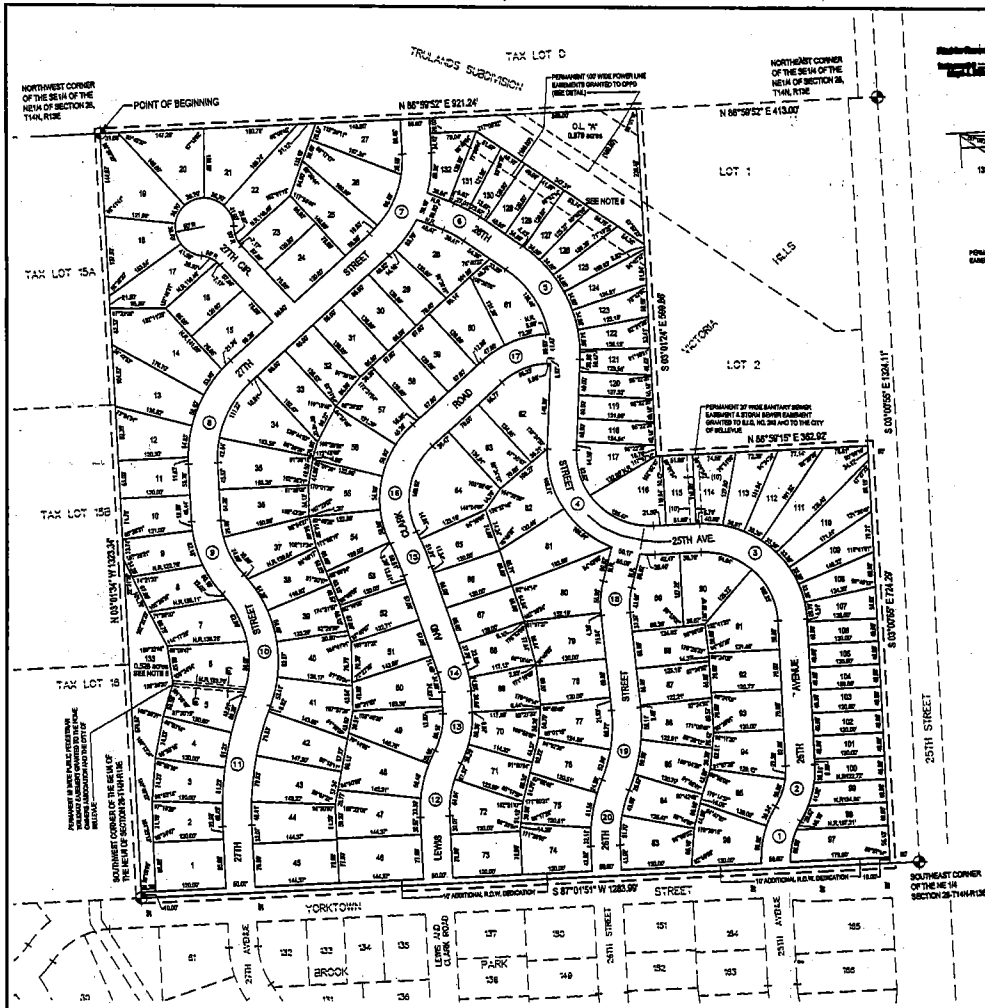
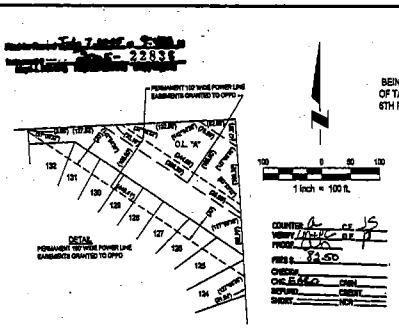
2005-22836

BROOKSIDE

LOTS 1 THRU 133 INCLUSIVE & OUTLOT "A"

BEING A PLATTING OF PART OF TAX LOT 10A, A TAX LOT LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 28; AND ALSO TOGETHER WITH PART OF TAX LOT 11, A TAX LOT LOCATED IN SAID SE1/4 OF THE NE1/4 OF SECTION 28; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA





LOT NO.	AREA
1	10,308 sq.ft.
2	7,994 sq.ft.
3	8,080 sq.ft.
4	8,080 sq.ft.
5	8,349 sq.ft.
6	10,097 sq.ft.
7	8,716 sq.ft.
8	8,350 sq.ft.
9	7,904 sq.ft.
10	8,047 sq.ft.
11	7,901 sq.ft.
12	8,256 sq.ft.
13	11,710 sq.ft.
14	15,470 sq.ft.
15	8,005 sq.ft.
16	7,799 sq.ft.
17	10,434 sq.ft.
18	10,908 sq.ft.
19	13,999 sq.ft.
20	11,601 sq.ft.
21	12,749 sq.ft.
22	12,499 sq.ft.
23	7,799 sq.ft.
24	8,000 sq.ft.
25	10,399sq.ft.
26	11,466 sq.ft.
27	9,585 sq.ft.
28	11,047 sq.ft.
29	7,995 sq.ft.
30	7,800 sq.ft.
31	7,800 sq.ft.
32	8,077 sq.ft.
33	9,132 sq.ft.
34	12,139 sq.ft.
35	13,844 sq.ft.
36	10,482 sq.ft.
37	8,889 sq.ft.
38	8,077 sq.ft.
39	8,598 sq.ft.
40	16,068 sq.ft.
41	10,585 sq.ft.
42	10,029 sq.ft.
43	10,016 sq.ft.
44	8,835 sq.ft.
45	10,827 sq.ft.

LOT NO.	AREA
46	11,116 sq.ft.
47	10,666 sq.ft.
48	11,336 sq.ft.
49	10,999 sq.ft.
50	10,075 sq.ft.
51	8,856 sq.ft.
52	8,131 sq.ft.
53	8,439 sq.ft.
54	9,647 sq.ft.
55	9,713 sq.ft.
56	8,836 sq.ft.
57	9,132 sq.ft.
58	8,040 sq.ft.
59	8,040 sq.ft.
60	9,316 sq.ft.
61	10,521 sq.ft.
62	12,901 sq.ft.
63	9,337 sq.ft.
64	17,136 sq.ft.
65	8,285 sq.ft.
66	7,800 sq.ft.
67	7,800 sq.ft.
68	8,166 sq.ft.
69	8,160 sq.ft.
70	8,787 sq.ft.
71	7,865 sq.ft.
72	8,142 sq.ft.
73	9,600 sq.ft.
74	10,993 sq.ft.
75	9,026 sq.ft.
76	8,820 sq.ft.
77	8,119 sq.ft.
78	8,280 sq.ft.
79	10,089 sq.ft.
80	12,995 sq.ft.
81	12,116 sq.ft.
82	11,782 sq.ft.
83	9,865 sq.ft.
84	8,326 sq.ft.
85	8,702 sq.ft.
86	8,901 sq.ft.
87	8,059 sq.ft.
88	8,180 sq.ft.
89	10,668 sq.ft.
90	10,518 sq.ft.

LOT NO.	AREA
91	12,645 sq.ft.
92	8,477 sq.ft.
93	8,436 sq.ft.
94	9,228 sq.ft.
95	8,272 sq.ft.
96	10,495 sq.ft.
97	9,130 sq.ft.
98	5,829 sq.ft.
99	5,116 sq.ft.
100	4,939 sq.ft.
101	4,900 sq.ft.
102	4,900 sq.ft.
103	4,900 sq.ft.
104	4,900 sq.ft.
105	4,900 sq.ft.
106	4,900 sq.ft.
107	5,900 sq.ft.
108	5,027 sq.ft.
109	7,434 sq.ft.
110	10,229 sq.ft.
111	11,801 sq.ft.
112	8,452 sq.ft.
113	7,341 sq.ft.
114	7,322 sq.ft.
115	6,214 sq.ft.
116	9,911 sq.ft.
117	7,803 sq.ft.
118	3,316 sq.ft.
119	3,186 sq.ft.
120	3,017 sq.ft.
121	5,092 sq.ft.
122	6,317 sq.ft.
123	5,709 sq.ft.
124	6,803 sq.ft.
125	6,953 sq.ft.
126	6,991 sq.ft.
127	7,371 sq.ft.
128	4,899 sq.ft.
129	4,900 sq.ft.
130	5,142 sq.ft.
131	5,480 sq.ft.
132	6,364 sq.ft.
133	22,912 sq.ft.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	87.74'	45.19'	33°30'47"
2	150.00'	87.89'	45.33'	33°33'52"
3	150.00'	253.54'	149.02'	96°49'16"
4	150.00'	240.59'	164.88'	91°52'12"
5	200.00'	203.96'	111.49'	58°25'47"
6	200.00'	44.05'	22.09'	12°37'04"
7	200.00'	175.89'	94.15'	50°23'59"
8	200.00'	175.07'	94.20'	50°09'22"
9	175.00'	120.85'	62.93'	39°33'32"
10	200.00'	216.61'	122.39'	62°04'48"
11	200.00'	218.09'	117.62'	62°29'52"
12	200.00'	153.73'	84.13'	39°27'13"
13	150.00'	79.42'	40.66'	30°20'04"
14	150.00'	41.89'	21.06'	16°59'41"
15	400.00'	60.81'	31.49'	7°39'46"
16	150.00'	188.11'	112.54'	79°49'41"
17	150.00'	153.80'	83.99'	58°44'47"
18	150.00'	51.89'	26.11'	19°49'48"
19	275.00'	153.78'	88.34'	27°55'19"
20	350.00'	107.50'	54.59'	24°36'14"

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. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO YORKTOWN STREET OR TO 25TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

5. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO S.I.D. NO. 283 AND THE CITY OF BELLEVUE OVER ALL OF LOT 133.

6. OUTLOT "A" WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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.

SARPY COUNTY TREASURER — DATE 6/23/05

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

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of BROOKSIDE (lots numbered as shown) was approved by the Bellevue City Planning Commission.

CHAIRMAN OF CITY PLANNING COMMISSION — DATE 07/01/2005

BELLEVUE CITY COUNCIL APPROVAL

This plat of BROOKSIDE (lots numbered as shown) was approved by the City Council of Bellevue on this 27th day of June 2005. Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.

MAYOR

ATTEST: CITY CLERK

REVIEW OF COUNTY SURVEYOR

This plat of the BROOKSIDE (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

SARPY COUNTY SURVEYOR — DATE June 23, 2005

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF BELLEVUE TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BROOKSIDE (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF TAX LOT 10A, A TAX LOT LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 28; AND ALSO TOGETHER WITH PART OF TAX LOT 11, A TAX LOT LOCATED IN SAID SE1/4 OF THE NE1/4 OF SECTION 28; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NE1/4 OF SECTION 28, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 10A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 15A, A TAX LOT LOCATED IN THE SW1/4 OF SAID NE1/4 OF SECTION 28; THENCE N86°59'52"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 10A, A DISTANCE OF 921.24 FEET TO THE NORTHWEST CORNER OF LOT 1, VICTORIA HILLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF THE NE1/4 OF SECTION 28; THENCE S03°01'24"E ALONG THE WEST LINE OF SAID LOT 1, VICTORIA HILLS, AND ALSO THE WEST LINE OF LOT 2, SAID VICTORIA HILLS, A DISTANCE OF 569.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, VICTORIA HILLS; THENCE N86°59'15"E ALONG THE SOUTH LINE OF SAID LOT 2, VICTORIA HILLS, A DISTANCE OF 362.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, VICTORIA HILLS, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 28TH STREET; THENCE S03°05'56"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 28TH STREET, A DISTANCE OF 774.39 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 11, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF YORKTOWN STREET, SAID LINE ALSO BEING ON THE SOUTH LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 28; THENCE S87°01'51"W ALONG SAID SOUTH LINE OF TAX LOT 11, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF YORKTOWN STREET, SAID LINE ALSO BEING SAID SOUTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 28, A DISTANCE OF 1283.99 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NE1/4 OF SECTION 28, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 11, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TAX LOT 16, A TAX LOT LOCATED IN THE NORTH 1/2 OF SAID SECTION 28; THENCE N01°01'34"W ALONG THE WEST LINE OF SAID TAX LOT 11, AND ALSO THE WEST LINE OF SAID TAX LOT 10A, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 16, AND ALSO THE EAST LINE OF TAX LOT 15B, A TAX LOT LOCATED IN THE SW1/4 OF SAID NE1/4 OF SECTION 28, AND ALSO THE EAST LINE OF SAID TAX LOT 15A, SAID LINE ALSO BEING THE WEST LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 28, A DISTANCE OF 1323.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,482,079 SQUARE FEET OR 34.024 ACRES, MORE OR LESS.

ROBERT CLARK, LS-419 — DATE JUNE 23, 2005

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that We, Cedevco, Inc, and CR Investments, Inc., owners of the property described in the Certification of Survey and embraced within the 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 BROOKSIDE (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, Qwest 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 except those side Lot lines of Lots 97 thru 132 inclusive which are occupied by the common wall of the duplex units; 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 Aquila, Inc., 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.

CEDEVCO, INC — By: Gale L. Larsen, President

CR INVESTMENTS, INC — By: Chad Larsen, Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 24th day of June 2005, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Cedevco, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

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

Notary Public — GENERAL NOTARY - State of Nebraska LOREN JOHNSON My Comm. Exp. Oct. 26, 2008

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 24th day of June 2005, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of CR Investments, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

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

Notary Public — GENERAL NOTARY - State of Nebraska LOREN JOHNSON My Comm. Exp. Oct. 26, 2008

E&A CONSULTING GROUP, INC.
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FAX (402) 895-3599
3100 SOUTH 27TH STREET, SUITE D
LINCOLN, NE 68502-4481
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BROOKSIDE
BELLEVUE, NEBRASKA

FINAL PLAT

Proj.No.	2006G161	Revisions		
Date:	11-15-04	No.	Date	
Designed By:	MKR	1	12-01-04	
Drawn By:	TBH	2	03-02-05	
Scale:	1" = 100'			
Sheet:	1 of 1			

2005-22836