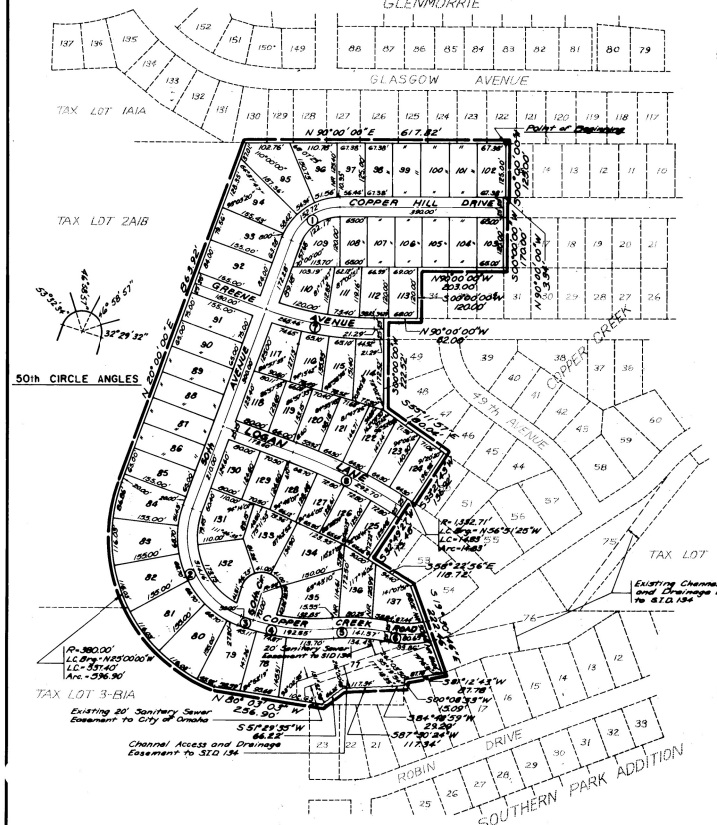
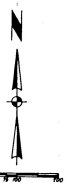
COPPER CREEK

8-96

LOTS 77-137 INCLUSIVE BEING A PLATTING OF THAT PART OF TAX LOT 2A1B, TAX LOT 3C, AND TAX LOT 3B1A LYING IN THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY NEBR.





36 sc

Plat 8-96

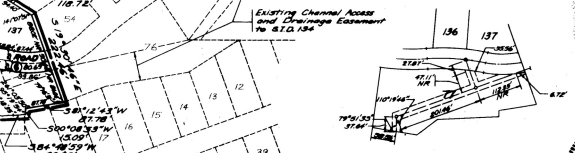
'96 FEB 20 PM 3:32

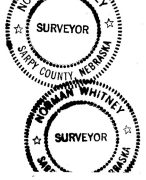
STREET CENTERLINE CURVE DATA

	Δ	R	T	L	D
1.	70° 00' 00"	125.00'	87.53'	152.72'	45.836P
2.	90° 00' 00"	200.00'	200.00'	314.16'	28.647P
3.	03° 26' 16"	500.00'	15.00'	30.00'	11.460P
4.	22° 03' 53"	500.00'	97.48'	192.55'	11.460P
5.	16° 13' 21"	500.00'	71.26'	141.57'	11.460P
6.	23° 06' 17"	200.00'	40.88'	80.66'	28.647P
7.	20° 00' 00"	760.47'	134.09'	266.46'	7.534P
8.	12° 49' 27"	1307.71'	146.92'	292.70'	4.381P

NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED N.R. (NOT RADIAL).





Rest # 81759

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the Subdivision hereto and that temporary monuments have been placed at all angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Bellevue, Nebraska, to ensure that permanent monuments will be placed at all corners of all lots, streets, angle points and ends of curves; said Subdivision to be known as COPPER CREEK (Lots 77 through 137 inclusive) being a platting of that part of Tax Lot 2A1B, Tax Lot 3C and Tax Lot 3B1A lying in the South 1/2 of Section 18, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska described as follows: Beginning at the Northwest Corner of Lot 16, COPPER CREEK, a subdivision as surveyed, platted, and recorded in Sarpy County, Nebraska; thence South 00° 00' 00" West (Bearings based on the COPPER CREEK Final Plat) for 120.00 feet along the West line of said Lot 16, COPPER CREEK; thence North 90° 00' 00" West for 3.34 feet along the North right of way line of Copper Hill Drive in COPPER CREEK; thence South 00° 00' 00" West for 170.00 feet along the West line of Lot 15, COPPER CREEK; thence North 90° 00' 00" West for 265.00 feet along the North line of Lots 32, 33, and 34, COPPER CREEK; thence South 00° 00' 00" West for 120.00 feet along the West line of Lot 34, COPPER CREEK; thence North 90° 00' 00" West for 81.00 feet along the North right of way line of Greene Avenue in COPPER CREEK; thence South 00° 00' 00" West for 222.82 feet along the West line of Lots 49 and 48, COPPER CREEK; thence South 89° 11' 57" East for 180.04 feet along the Southwest line of Lots 48, 47, and 46, COPPER CREEK; thence South 39° 27' 43" West for 136.92 feet along the Northwest line of Lot 80, COPPER CREEK; thence along a nontangent curve to the left (having a radius of 1332.71' feet and a long chord bearing North 84° 51' 29" West for 16.80 feet) for an arc distance of 16.80 feet along the Northeasterly right of way line of 50th Street in COPPER CREEK; thence South 39° 49' 27" West for 175.40 feet (radial to the previously described curve) along the Northwest line of Lot 82, COPPER CREEK; thence South 89° 22' 06" East for 118.72 feet along the Southwest line of Lots 82 and 83, COPPER CREEK; thence South 19° 30' 46" East for 222.46 feet along the West line of Lots 84 and 76, COPPER CREEK to the North line of Lot 18, SOUTHERN PARK ADDITION, a subdivision, as surveyed, platted, and recorded in Sarpy County, Nebraska; thence South 81° 19' 43" West for 87.76 feet along the North line of Lots 18 and 19, SOUTHERN PARK ADDITION; thence South 00° 08' 53" West for 15.09 feet along the West line of Lot 19, SOUTHERN PARK ADDITION to the centerline of the creek; thence South 84° 48' 09" West for 29.29 feet along said centerline of the creek; thence South 87° 30' 24" West for 117.34 feet along said centerline of the creek; thence South 81° 29' 30" West for 66.22 feet along said centerline of the creek to the North line of Lot 23, SOUTHERN PARK ADDITION and the East line of Tax Lot 3B1A; thence North 00° 08' 01" West for 256.90 feet; thence along a curve to the right (having a radius of 380.00 feet and a long chord bearing North 29° 00' 00" West for 337.40 feet) for an arc distance of 396.90 feet; thence North 58° 00' 00" East for 863.82 feet to the South line of GLENMORRIE, a subdivision as surveyed, platted, and recorded in Sarpy County, Nebraska; thence South 90° 00' 00" East for 617.82 feet along the South line of GLENMORRIE to the Point of Beginning. Contains 18.96 Acres.

Dec 5, 1985 — Robert D. Proett-Registered Land Surveyor #379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, ROGERS LAND COMPANY (a Nebraska General Partnership), 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 and streets, to be numbered and named as shown, said subdivision to be known as COPPER CREEK, 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, for public use, the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company 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, anchors, conduits, cables, and other related facilities; 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 and sounds of all kinds, including any service furnished by a cable television system, and the reception thereof, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and an eight (8') foot wide strip of land abutting rear boundary lines of all interior lots; and a six (6') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is hereto defined as those lots forming the outer perimeter of the above-described subdivision, said strip of land six (6') feet wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded, if said (16') foot easement is not occupied by utility facilities, and if required by the Owner. No permanent buildings, trees, retaining walls, or loose rock 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.

ROGERS LAND COMPANY, a Nebraska General Partnership

Frederick P. Rogers, Partner — Joseph P. Rogers, Partner — Michael F. Rogers, Partner

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 9 day of Dec, 1985 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared FRANKLIN P. ROGERS, who is personally known to me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.
Witness my hand and official seal the date last aforesaid.

Ted F Mora — Notary Public

GENERAL NOTARY - State of Nebraska TED F. MORA My Comm. Exp. May 24, 1986

State of Nebraska } SS
County of Douglas }

On this 9 day of Dec, 1985 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOSEPH P. ROGERS, who is personally known to me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.
Witness my hand and official seal the date last aforesaid.

Ted F Mora — Notary Public

GENERAL NOTARY - State of Nebraska TED F. MORA My Comm. Exp. May 24, 1986

State of Nebraska } SS
County of Douglas }

On this 9 day of Dec, 1985 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.
Witness my hand and official seal the date last aforesaid.

Ted F Mora — Notary Public

GENERAL NOTARY - State of Nebraska TED F. MORA My Comm. Exp. May 24, 1986

APPROVAL OF CITY PLANNING COMMISSION

This plat of COPPER CREEK was approved by the City Planning Commission of the City of Bellevue this 4th day of Dec, 1985.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of COPPER CREEK was approved and accepted by the City Council of Bellevue on this 17 day of Dec, 1985.

City Clerk

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, this 17 day of Dec, 1985.

By A. Elaine Johnson, Deputy

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of COPPER CREEK (Lots 77 through 137, inclusive) this 10 day of Dec, 1985.

Norman Whitney
Sarpy County Surveyor

FINAL PLAT

lamp, rynearson & associates, inc.
consulting engineers · surveyors · planners
14535 california omaha nebraska 68154 (402) 496-2498

COPPER CREEK (SECOND PLATTING)
SARPY COUNTY, NEBRASKA

designer MPM
draftsman RC
revisions

sheet 1 of 1 sheets
11 DEC. 85