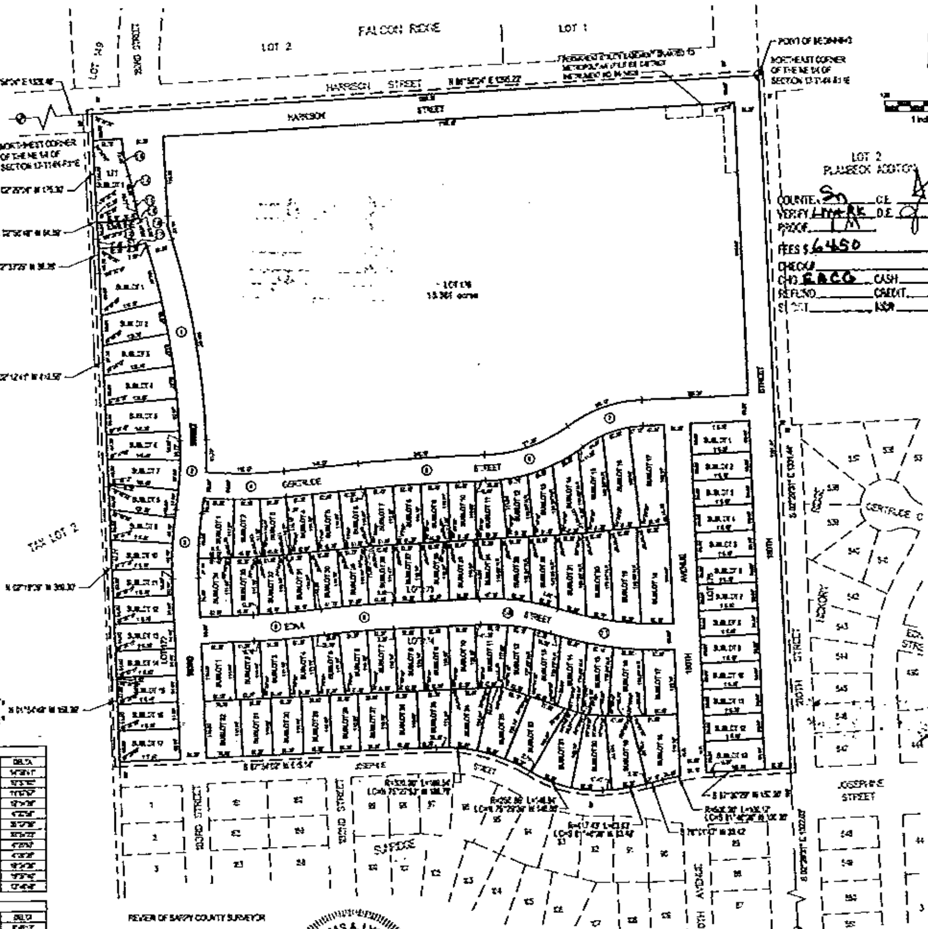
2003-65249

SUNRIDGE

LOT 171, SUBLOT 1, LOT 172, SUBLOTS 1 THRU 17 INCLUSIVE, LOT 173, SUBLOTS 1 THRU 34 INCLUSIVE, LOT 174, SUBLOTS 1 THRU 32 INCLUSIVE, LOT 175, SUBLOTS 1 THRU 13 INCLUSIVE, AND LOT 176

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY CO., NEBRASKA



COUNTER ___ C.E. ___
VERIFY ___ D.E. ___
PROOF ___
FEES $ 64.50
CHECK# ___
CHG EACO CASH ___
REFUND ___ CREDIT ___
SHORT ___ NCR ___

LOT	AREA
[illegible]	[illegible]

LOT	AREA
[illegible]	[illegible]

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	[illegible]	[illegible]	[illegible]	[illegible]
14	[illegible]	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	[illegible]	[illegible]

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 180TH STREET OR TO HARRISON STREET FROM LOT 171 (SUBLOT 1) AND LOT 175 (SUBLOT 1-13 INCLUSIVE).

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 Sunridge (the lots numbered as shown) being a platting of part of the East 1/2 of the NE 1/4 of Section 17, Township 14 North, Range 11 East of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of Section 17; thence S02°[illegible]E (Assumed bearing) along the East line of said NE 1/4 of Section 17, a distance of [illegible] feet to the point of intersection of said East line of the NE 1/4 of Section 17 and the Easterly extension of the Northerly right-of-way line of Josephine Street; thence along said Easterly extension of and the Northerly right-of-way line of Josephine Street on the following described courses; [illegible] to the Northwest corner of said Josephine Street right-of-way; thence [illegible] to a point on the North line of said NE 1/4 of Section 17; thence N[illegible]E along said North line of the NE 1/4 of Section 17, a distance of [illegible] feet to the point of beginning.

Said tract of land contains an area of [illegible] square feet or [illegible] acres, more or less.

Robert Clark, LS-419 — Nov. 4, 2003 — Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, CELEBRITY TOWNHOMES, INC., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SUNRIDGE (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; 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.

In Witness whereof, we do set our hands.
CELEBRITY TOWNHOMES, INC.

Chad Larsen, Vice President

[redacted]

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 4 day of Nov, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President, CELEBRITY TOWNHOMES, 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 — SEAL

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. Oct. [illegible]

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SUNRIDGE (lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 5th day of [illegible]

Sarpy County Surveyor

THOMAS A. LYNAM — SURVEYOR — SARPY COUNTY, NEBRASKA

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of SUNRIDGE (lots numbered as shown) was approved by the County Planning Commission on this 17 day of Sept 2003.

Chairman, Sarpy County Planning Commission

SARPY 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 — 11-5-03 — Date

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

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of SUNRIDGE (lots numbered as shown) was approved by the County Board of Commissioners on this [illegible] day of [illegible] 2003.

Jack H. Portlunet
Chairman, Sarpy County Board of Commissioners

SEAL

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of SUNRIDGE (lots numbered as shown) was approved on this 5 day of Nov 2003.

Sarpy County Building Inspector

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

SUNRIDGE
SARPY COUNTY, NEBRASKA

FINAL PLAT