2001-30163

Filed Sarpy County 9-19-2001 11:25 A
Instrument # 2001-30163
Lloyd A. Dunning Register of Deeds Sarpy Cty, NE

Counter 51 FW
Verify M FW
D.E. FW
Proof
Fee $ 18.50
Ck X Cash ☐ Chg ☐
81114

NORTHRIDGE ESTATES

LOTS 77 THRU 201 INCLUSIVE & OUTLOT "A"

BEING A PLATTING OF PART OF TAX LOT 1A1A1A, A TAX LOT LOCATED IN THE NW 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LOT AREAS

Lot no. 77 Area: 9,810 SQ. FT. 0.225 AC.	Lot no. 102 Area: 8,289 SQ. FT. 0.191 AC.	Lot no. 126 Area: 9,600 SQ. FT. 0.221 AC.	Lot no. 151 Area: 9,200 SQ. FT. 0.188 AC.	Lot no. 176 Area: 8,711 SQ. FT. 0.200 AC.
Lot no. 78 Area: 9,399 SQ. FT. 0.191 AC.	Lot no. 103 Area: 8,971 SQ. FT. 0.188 AC.	Lot no. 127 Area: 9,646 SQ. FT. 0.221 AC.	Lot no. 152 Area: 9,200 SQ. FT. 0.188 AC.	Lot no. 177 Area: 8,913 SQ. FT. 0.213 AC.
Lot no. 79 Area: 9,160 SQ. FT. 0.167 AC.	Lot no. 104 Area: 8,289 SQ. FT. 0.189 AC.	Lot no. 128 Area: 9,600 SQ. FT. 0.220 AC.	Lot no. 153 Area: 9,241 SQ. FT. 0.191 AC.	Lot no. 178 Area: 11,169 SQ. FT. 0.257 AC.
Lot no. 80 Area: 8,289 SQ. FT. 0.189 AC.	Lot no. 105 Area: 8,240 SQ. FT. 0.189 AC.	Lot no. 129 Area: 11,269 SQ. FT. 0.259 AC.	Lot no. 154 Area: 9,241 SQ. FT. 0.191 AC.	Lot no. 179 Area: 10,864 SQ. FT. 0.249 AC.
Lot no. 81 Area: 8,289 SQ. FT. 0.189 AC.	Lot no. 106 Area: 8,289 SQ. FT. 0.184 AC.	Lot no. 130 Area: 9,600 SQ. FT. 0.194 AC.	Lot no. 155 Area: 9,200 SQ. FT. 0.188 AC.	Lot no. 180 Area: 10,469 SQ. FT. 0.241 AC.
Lot no. 82 Area: 8,289 SQ. FT. 0.189 AC.	Lot no. 107 Area: 9,214 SQ. FT. 0.184 AC.	Lot no. 131 Area: 9,600 SQ. FT. 0.194 AC.	Lot no. 156 Area: 9,200 SQ. FT. 0.188 AC.	Lot no. 181 Area: 8,800 SQ. FT. 0.201 AC.
Lot no. 83 Area: 8,289 SQ. FT. 0.189 AC.	Lot no. 108 Area: 8,979 SQ. FT. 0.189 AC.	Lot no. 132 Area: 9,200 SQ. FT. 0.194 AC.	Lot no. 157 Area: 9,241 SQ. FT. 0.191 AC.	Lot no. 182 Area: 8,289 SQ. FT. 0.189 AC.
Lot no. 84 Area: 8,289 SQ. FT. 0.189 AC.	Lot no. 109 Area: 8,161 SQ. FT. 0.187 AC.	Lot no. 133 Area: 9,200 SQ. FT. 0.194 AC.	Lot no. 158 Area: 9,200 SQ. FT. 0.188 AC.	Lot no. 183 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 85 Area: 16,094 SQ. FT. 0.282 AC.	Lot no. 110 Area: 8,140 SQ. FT. 0.187 AC.	Lot no. 134 Area: 9,200 SQ. FT. 0.213 AC.	Lot no. 159 Area: 9,241 SQ. FT. 0.191 AC.	Lot no. 184 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 86 Area: 9,272 SQ. FT. 0.213 AC.	Lot no. 111 Area: 8,161 SQ. FT. 0.187 AC.	Lot no. 135 Area: 9,200 SQ. FT. 0.191 AC.	Lot no. 160 Area: 9,200 SQ. FT. 0.184 AC.	Lot no. 185 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 87 Area: 9,272 SQ. FT. 0.185 AC.	Lot no. 112 Area: 8,140 SQ. FT. 0.188 AC.	Lot no. 136 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 161 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 186 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 88 Area: 9,200 SQ. FT. 0.210 AC.	Lot no. 113 Area: 8,200 SQ. FT. 0.188 AC.	Lot no. 137 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 162 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 187 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 89 Area: 9,400 SQ. FT. 0.216 AC.	Lot no. 114 Area: 8,400 SQ. FT. 0.188 AC.	Lot no. 138 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 163 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 188 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 90 Area: 9,140 SQ. FT. 0.210 AC.	Lot no. 115 Area: 8,800 SQ. FT. 0.189 AC.	Lot no. 139 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 164 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 189 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 91 Area: 9,200 SQ. FT. 0.209 AC.	Lot no. 116 Area: 8,800 SQ. FT. 0.189 AC.	Lot no. 140 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 165 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 190 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 92 Area: 19,164 SQ. FT. 0.332 AC.	Lot no. 117 Area: 8,800 SQ. FT. 0.187 AC.	Lot no. 141 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 166 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 191 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 93 Area: 9,169 SQ. FT. 0.169 AC.	Lot no. 118 Area: 8,897 SQ. FT. 0.187 AC.	Lot no. 142 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 167 Area: 16,434 SQ. FT. 0.238 AC.	Lot no. 192 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 94 Area: 9,179 SQ. FT. 0.169 AC.	Lot no. 119 Area: 8,852 SQ. FT. 0.189 AC.	Lot no. 143 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 168 Area: 9,407 SQ. FT. 0.216 AC.	Lot no. 193 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 95 Area: 9,200 SQ. FT. 0.207 AC.	Lot no. 120 Area: 8,852 SQ. FT. 0.189 AC.	Lot no. 144 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 169 Area: 9,273 SQ. FT. 0.169 AC.	Lot no. 194 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 96 Area: 9,200 SQ. FT. 0.210 AC.	Lot no. 121 Area: 8,800 SQ. FT. 0.189 AC.	Lot no. 145 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 170 Area: 9,242 SQ. FT. 0.165 AC.	Lot no. 195 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 97 Area: 19,099 SQ. FT. 0.231 AC.	Lot no. 122 Area: 8,877 SQ. FT. 0.189 AC.	Lot no. 146 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 171 Area: 16,017 SQ. FT. 0.230 AC.	Lot no. 196 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 98 Area: 11,781 SQ. FT. 0.270 AC.	Lot no. 123 Area: 10,689 SQ. FT. 0.244 AC.	Lot no. 147 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 172 Area: 9,239 SQ. FT. 0.218 AC.	Lot no. 197 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 99 Area: 9,859 SQ. FT. 0.226 AC.	Lot no. 124 Area: 16,742 SQ. FT. 0.381 AC.	Lot no. 148 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 173 Area: 9,392 SQ. FT. 0.192 AC.	Lot no. 198 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 100 Area: 9,859 SQ. FT. 0.222 AC.	Lot no. 125 Area: 22,440 SQ. FT. 0.515 AC.	Lot no. 149 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 174 Area: 8,200 SQ. FT. 0.189 AC.	Lot no. 199 Area: 8,800 SQ. FT. 0.202 AC.
Lot no. 101 Area: 9,216 SQ. FT. 0.184 AC.	Lot no. 126 Area: 14,869 SQ. FT. 0.342 AC.	Lot no. 150 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 175 Area: 8,200 SQ. FT. 0.210 AC.	Lot no. 200 Area: 8,800 SQ. FT. 0.202 AC.
	Lot no. 127 Area: 16,169 SQ. FT. 0.339 AC.	Lot no. 165 Area: 9,200 SQ. FT. 0.189 AC.	Lot no. 176 Area: 20,888 SQ. FT. 0.480 AC.	Lot no. 201 Area: 216,487 SQ. FT. 4.946 AC.
			Lot no. 177 Area: 9,603 SQ. FT. 0.221 AC.	Lot no. OUTLOT "A" Area: 1,347 SQ. FT. 0.031 AC.
			Lot no. 201 Area: 435,948 SQ. FT. 10.008 AC.	

APPROVAL OF GRETNA CITY ENGINEER

This subdivision of NORTHRIDGE ESTATES was approved by the Gretna City Engineer on this 21st day of August 2001.

Gretna City Engineer

APPROVAL OF GRETNA PLANNING COMMISSION

This subdivision of NORTHRIDGE ESTATES was approved by the Gretna Planning Commission on this 2nd day of March 2001.

Chair, Gretna Planning Commission

APPROVAL OF GRETNA CITY COUNCIL

This subdivision of NORTHRIDGE ESTATES was approved by the City Council of the City of Gretna, Nebraska, on this 17th day of April 2001, in accordance with the State Statutes of Nebraska.

ATTEST

City Clerk Mayor

REVIEW OF SARPY COUNTY SURVEYOR

This plat of NORTHRIDGE ESTATES was reviewed by the Sarpy County Surveyor on this 12th day of APRIL 2001.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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 Date 7/26/01

COUNTY TREASURER'S RECEIPT ISSUED FOR 0% [illegible] SARPY COUNTY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA))SS

COUNTY OF DOUGLAS)

On this 10th day of APRIL, 2001, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, president of Hearthstone Homes, 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 officer of said corporation.

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

Homer R. Hunt
Notary Public

Seal: HOMER R. HUNT GENERAL NOTARY STATE OF NEBRASKA

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 Gretna to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and curves in Northridge Estates (the lots numbered as shown), being a platting of part of Tax Lot 1A1A1A, a tax lot located in the NW 1/4 of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 66, Northridge Estates Replat Two, a subdivision located in said NW 1/4 of Section 31, said point also being on the North line of Tax Lot 1A1A2, a tax lot located in said NW 1/4 of Section 31; thence along the Easterly line of said Northridge Estates Replat Two, on the following described courses; thence N00°30'16"W (assumed bearing), a distance of 105.38 feet; thence S89°09'44"W, a distance of 1.80 feet; thence N00°50'16"W, a distance of 139.00 feet; thence N00°08'56"E, a distance of 88.91 feet; thence N07°20'26"E, a distance of 88.88 feet; thence N15°32'05"E, a distance of 88.84 feet; thence N14°33'40"E, a distance of 88.84 feet; thence N20°19'16"E, a distance of 70.24 feet; thence N15°06'46"E, a distance of 88.39 feet; thence N22°18'25"E, a distance of 88.54 feet; thence N68°09'23"W, a distance of 10.83 feet; thence N43°16'12"E, a distance of 182.59 feet; thence Northerly on a curve to the right with a radius of 272.84 feet, a distance of 198.88 feet, said curve having a long chord which bears N21°28'31"W, a distance of 194.32 feet; thence N00°36'51"W, a distance of 158.45 feet to the point of intersection of the East right-of-way line of 200th Street and the South right-of-way line of State Highway No. 370, thence along said South right-of-way line of State Highway No. 370 on the following described courses; thence S89°53'28"E, a distance of 280.58 feet; thence S82°18'28"E, a distance of 303.10 feet; thence S89°53'27"E, a distance of 278.00 feet to the Northwest corner of said Tax Lot 1A1A1A, said point also being on the East line of said NW 1/4 of Section 31; thence S00°47'14"E along said East line of the NW 1/4 of Section 31, said line also being the East line of said Tax Lot 1A1A1A, a distance of 2647.90 feet to the Southeast corner of said NW 1/4 of Section 31, said point also being the Southeast corner of said Tax Lot 1A1A1A; thence S89°24'57"W along the South line of said NW 1/4 of Section 31, said line also being the South line of said Tax Lot 1A1A1A, a distance of 766.48 feet to the Southwest corner of said Tax Lot 1A1A1A, said point also being the Southeast corner of said Tax Lot 1A1A2; thence N39°27'48"W along the West line of said Tax Lot 1A1A1A, said line also being the East line of said Tax Lot 1A1A2, a distance of 1398.98 feet to the Northeast corner of said Tax Lot 1A1A2; thence S89°24'57"W along said North line of Tax Lot 1A1A2, a distance of 267.15 feet to the point of beginning.

Said tract of land contains an area of 49.129 acres, more or less.

Robert Clark 3-30-01
Robert Clark, LS-419 Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, Hearthstone Homes, Inc., owner 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 NORTHRIDGE ESTATES (lots to be 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, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be 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 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 City of Gretna & Peoples Natural Gas, 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. 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.

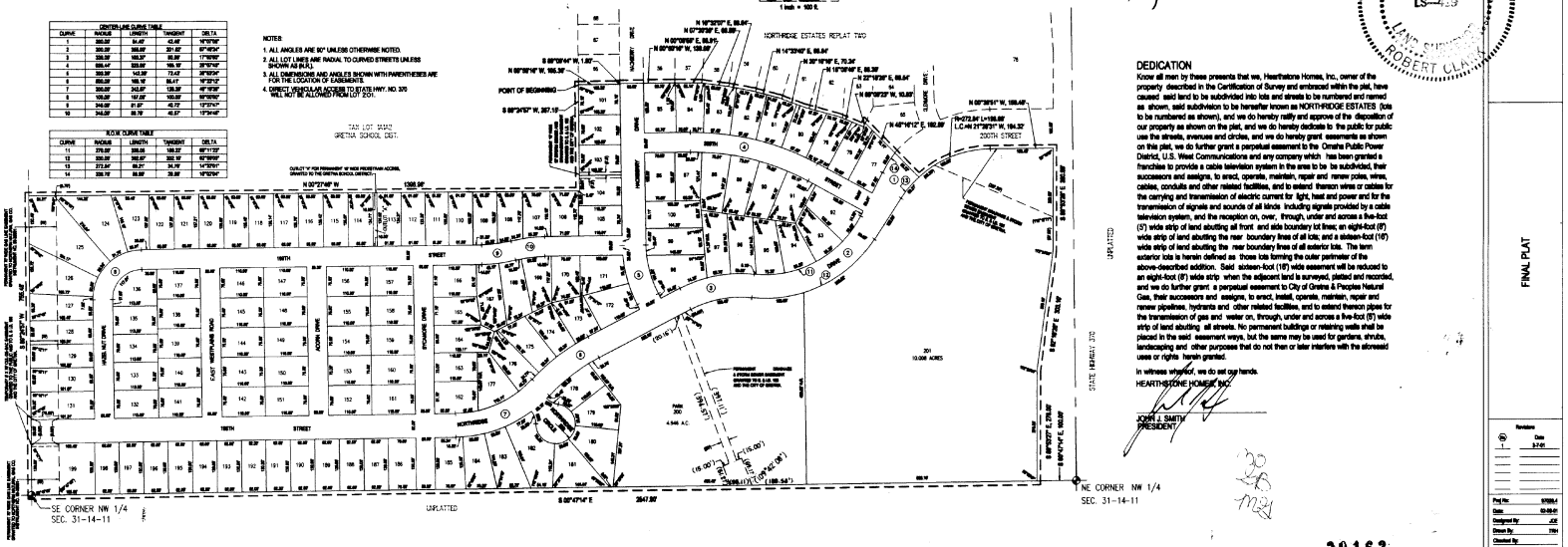
HEARTHSTONE HOMES, INC.

JOHN J. SMITH
PRESIDENT

CENTER LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	54.40'	42.46'	10°23'39"
2	300.00'	168.09'	201.80'	32°06'24"
3	330.00'	165.37'	85.89'	17°12'55"
4	600.44'	329.89'	169.19'	31°29'16"
5	300.00'	143.39'	73.42'	27°23'04"
6	600.00'	169.16'	85.41'	16°09'12"
7	300.00'	242.97'	128.39'	46°23'58"
8	100.00'	197.09'	109.80'	90°42'00"
9	348.00'	81.97'	41.72'	13°29'47"
10	348.00'	39.79'	19.91'	13°29'47"

ROW CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	276.00'	308.05'	169.22'	69°11'23"
12	333.00'	162.57'	202.10'	62°58'09"
13	272.84'	84.21'	34.79'	14°19'54"
14	330.70'	89.89'	29.89'	15°52'04"

NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS B.R.L.
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS TO STATE HWY. NO. 370 WILL NOT BE ALLOWED FROM LOT 201.



1 inch = 100 ft.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
FAX (402) 895-6806

NORTHRIDGE ESTATES
LOTS 77 THRU 201 INCLUSIVE AND OUTLOT "A"
GRETNA, NEBRASKA

FINAL PLAT

Revisions	
No.	Date
1	3-7-01

Proj. No. 97009-4
Date 02-09-01
Designed By JCE
Drawn By TMH
Checked By
Scale 1" = 100'
Sheet 1 of 1

30163