

COUNTER BO C.E. BO
 VERIFY BO D.F. BO
 PROOF W
 FEES \$ 22.00
 CHECK# 12201
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2018-10429

05/15/2018 2:17:34 PM

Clay J. Dowling

REGISTER OF DEEDS



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CONSENT AND RATIFICATION OF FINAL PLAT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Bridgeport Development, LLC, a Nebraska limited liability company, owners of the property described in the certification of survey and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as Bridgeport, Lots 1 through 159, inclusive, and Outlots A through N, inclusive, Bridgeport, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, the Final Plat for which was recorded in the office of the Sarpy County Register of Deeds on October 6, 2017 as Instrument No. 2017-24392, 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, avenues and circles, and we do hereby grant the easements as shown on this plat. we do further grant a perpetual easement to the Omaha Public Power District, CenturyLink 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, and any natural gas provider, and 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 cul-de-sac streets and along all street frontages of all corner lots. 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. we do hereby grant to the grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the easement areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities;

Fullenkamp FULLENKAMP, JOBEUN, JOHNSON & BELLER, LLP
 11440 WEST CENTER ROAD
 OMAHA, NEBRASKA 68144-4482

provided, however, there is reserved to the grantor, and to the grantor's heirs, successors, and assigns, the right to use the easement area. in the event that the grantee enters the easement area for the purposes of maintenance of repair, the grantee shall compensate grantor for any damage to authorized uses within said easements. this grant of any easement shown hereon shall not pass, nor be construed to pass, to the grantee in fee simple interest or title of the easement areas. any variance or release to the rights granted herein must be approved by the grantee in written form.

This consent and ratification shall be operative as a dedication by Bridgeport Development, LLC, as if the same had been executed by it, including, but not limited to, the situation of lots and streets and the grant of easements and restrictions as are presented in said Final Plat.

Dated this 8 day of May, 2018.

BRIDGEPORT DEVELOPMENT, LLC

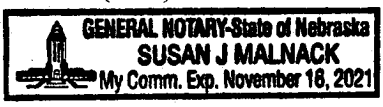
By: [Signature]
Name: Eugene J. Graves
Its: Admin Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8th day of May, 2018, by Eugene J. Graves known to me to be the Administrative Member of Bridgeport Development, LLC a Nebraska limited liability company, the same being his/her voluntary act and deed and the act and deed of said limited liability company.

{Seal}

[Signature]
Notary Public



CONSENT OF LENDER

THAT United Republic Bank, a national banking institution, holder of a Deed of Trust filed against the following legally described real property, to-wit:

Lots 1 through 159, inclusive, and Outlots "A" through "N", Bridgeport, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska;

does hereby does hereby affirm, acknowledge, ratify and approve the disposition of its property under the foregoing Consent and Ratification of Final Plat and Dedication.

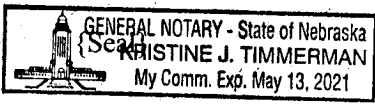
Dated this 14 day of May, 2018.

UNITED REPUBLIC BANK

By: [Signature]
Name: MICHAEL PATE
Its: PRESIDENT & CEO

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14 day of May, 2018, by Michael Pate, as CEO of United Republic Bank, a Nebraska banking institution.



[Signature]
Notary Public