



FILED SARRY CO. ME.  
INSTRUMENT NUMBER  
**43-020988**  
98 JUL 31 PM 2:10  
REGISTER OF DEEDS

# NORTHRIDGE ESTATES

LOTS 1 THRU 76 INCLUSIVE

BEING A PART OF PART OF THE LOT 14142 AND PART OF THE LOT 14143, THE LOTS LOCATED IN THE NW 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARRY COUNTY, 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, single corners and ends of all curves in NORTHBRIDGE ESTATES (the lots numbered as shown) being a portion of part of Tax Lot 14142B and part of Tax Lot 14143A, tax lots located in the NW 1/4 of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarry County, Nebraska, more particularly described as follows:

Know all men by these presents that we, West Bay, Inc., owner of the property described in the Certification of Survey and endorsed within the plat, have caused said lots to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as NORTHBRIDGE ESTATES (lots to be numbered as shown), and we do hereby certify and approve of the disposition of our property as shown on the plat, 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 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 location 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 line of all lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line 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, 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 street lines. 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 abovesaid uses or rights herein granted.

In witness whereof, we set our hands.  
WEST BAY, INC.  
THOMAS E. SMITH  
PRESIDENT

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 22 day of April, 1998, before me, the undersigned, a Notary Public, in and for said County, personally came Thomas E. Smith, president of West Bay, Inc., who is personally known to be the identical person whose name is affixed to the Declaration on the 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.  
Thomas E. Smith  
Notary Public

APPROVAL OF GRETA CITY COUNCIL  
This subdivision of NORTHBRIDGE ESTATES was approved by the City Council of the City of Gretna, Nebraska, on this 22 day of April, 1998, in accordance with the State Statutes of Nebraska.

Robert Clark  
City Clerk

98-20988  
S  
63.50  
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, single corners and ends of all curves in NORTHBRIDGE ESTATES (the lots numbered as shown) being a portion of part of Tax Lot 14142B and part of Tax Lot 14143A, tax lots located in the NW 1/4 of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarry County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 31; thence N89°23'09"E (assumed bearing) along the North line of said Section 31, a distance of 327.73 feet; thence S20°00'00"E, a distance of 33.00 feet to a point on the South right-of-way line of State Highway No. 370, said point also being the point of beginning; thence N89°23'09"E along said South right-of-way line of State Highway No. 370, a distance of 323.00 feet; thence S89°23'09"E along said South right-of-way line of State Highway No. 370, a distance of 278.18 feet; thence S89°53'28"E, a distance of 238.45 feet; thence S20°00'00"E, a distance of 158.45 feet; thence S45°19'12"W, a distance of 182.59 feet; thence S45°19'12"W, a distance of 182.59 feet; thence S68°08'23"E, a distance of 108.33 feet; thence S22°18'25"W, a distance of 86.84 feet; thence S18°06'46"W, a distance of 86.84 feet; thence S20°19'16"W, a distance of 70.24 feet; thence S14°33'40"W, a distance of 86.84 feet; thence S10°32'07"W, a distance of 66.84 feet; thence S07°20'35"W, a distance of 66.84 feet; thence S07°08'55"W, a distance of 66.84 feet; thence S07°50'16"E, a distance of 139.00 feet; thence S89°00'44"W, a distance of 2.28 feet; thence S07°50'16"E, a distance of 110.00 feet to the point of beginning.

Said tract of land contains an area of 40.031 acres, more or less.

APPROVAL OF GRETA PLANNING COMMISSION  
This subdivision of NORTHBRIDGE ESTATES was approved by the Gretna Planning Commission on this 22 day of April, 1998.

Daniel R. Walcott  
Chair, Gretna Planning Commission

CURVE DATA

STATION	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S 89°23'09" E	327.73	S 89°23'09" E	327.73
2	S 20°00'00" E	33.00	S 20°00'00" E	33.00
3	S 89°23'09" E	323.00	S 89°23'09" E	323.00
4	S 89°53'28" E	238.45	S 89°53'28" E	238.45
5	S 20°00'00" E	158.45	S 20°00'00" E	158.45
6	S 45°19'12" W	182.59	S 45°19'12" W	182.59
7	S 45°19'12" W	182.59	S 45°19'12" W	182.59
8	S 68°08'23" E	108.33	S 68°08'23" E	108.33
9	S 22°18'25" W	86.84	S 22°18'25" W	86.84
10	S 18°06'46" W	86.84	S 18°06'46" W	86.84
11	S 20°19'16" W	70.24	S 20°19'16" W	70.24
12	S 14°33'40" W	86.84	S 14°33'40" W	86.84
13	S 10°32'07" W	66.84	S 10°32'07" W	66.84
14	S 07°20'35" W	66.84	S 07°20'35" W	66.84
15	S 07°08'55" W	66.84	S 07°08'55" W	66.84
16	S 07°50'16" E	139.00	S 07°50'16" E	139.00
17	S 89°00'44" W	2.28	S 89°00'44" W	2.28
18	S 07°50'16" E	110.00	S 07°50'16" E	110.00

- NOTES:
- ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE BOUND TO CORNER STAKES UNLESS SHOWN AS P.L.S.
  - ALL MONUMENTS AND WALLS BOUND WITH DIMENSIONS ARE FOR THE LOCATION OF EASEMENTS.
  - SHOULDER ACCESS TO DRIVE WAY NO. 278 OR TO SOUTH STREET WILL NOT BE ALLOWED FROM LOTS TO THEREIN INCLUSIVE.

NEW CURVE DATA

STATION	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S 89°23'09" E	327.73	S 89°23'09" E	327.73
2	S 20°00'00" E	33.00	S 20°00'00" E	33.00
3	S 89°23'09" E	323.00	S 89°23'09" E	323.00
4	S 89°53'28" E	238.45	S 89°53'28" E	238.45
5	S 20°00'00" E	158.45	S 20°00'00" E	158.45
6	S 45°19'12" W	182.59	S 45°19'12" W	182.59
7	S 45°19'12" W	182.59	S 45°19'12" W	182.59
8	S 68°08'23" E	108.33	S 68°08'23" E	108.33
9	S 22°18'25" W	86.84	S 22°18'25" W	86.84
10	S 18°06'46" W	86.84	S 18°06'46" W	86.84
11	S 20°19'16" W	70.24	S 20°19'16" W	70.24
12	S 14°33'40" W	86.84	S 14°33'40" W	86.84
13	S 10°32'07" W	66.84	S 10°32'07" W	66.84
14	S 07°20'35" W	66.84	S 07°20'35" W	66.84
15	S 07°08'55" W	66.84	S 07°08'55" W	66.84
16	S 07°50'16" E	139.00	S 07°50'16" E	139.00
17	S 89°00'44" W	2.28	S 89°00'44" W	2.28
18	S 07°50'16" E	110.00	S 07°50'16" E	110.00

REVIEW OF SARRY COUNTY SURVEYOR  
This plat of NORTHBRIDGE ESTATES was reviewed by the Sarry County Surveyor on this 22 day of April, 1998.

THOMAS E. SMITH  
SARRY COUNTY SURVEYOR

SARRY 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 endorsed in this plat as shown by the records of this office.

Russell Dean Helms  
SARRY COUNTY TREASURER

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

98-20988  
E&A CONSULTING GROUP  
NORTHRIDGE ESTATES  
FINAL PLAT  
020988