1999-29472

NORTHRIDGE ESTATES REPLAT TWO

LOTS 1 THRU 70 INCLUSIVE & LOTS 72 THRU 76 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1 THRU 11 INCLUSIVE, NORTHRIDGE ESTATES, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 31; ALL OF LOTS 14 THRU 22 INCLUSIVE, SAID NORTHRIDGE ESTATES; ALL OF LOT 25 SAID NORTHRIDGE ESTATES; ALL OF LOT 27 THRU 31 INCLUSIVE, SAID NORTHRIDGE ESTATES; ALL OF LOTS 34 THRU 56 INCLUSIVE, SAID NORTHRIDGE ESTATES; ALL OF LOTS 66 THRU 76 INCLUSIVE, SAID NORTHRIDGE ESTATES; ALL OF LOTS 12 AND 13, NORTHRIDGE ESTATES REPLAT ONE, A SUBDIVISION LOCATED IN SAID NW 1/4 OF SECTION 31; ALL OF LOTS 32, 34, AND 35, SAID NORTHRIDGE ESTATES REPLAT ONE; ALL OF LOTS 32 AND 33, SAID NORTHRIDGE ESTATES REPLAT ONE; ALL OF LOTS 57 THRU 65, INCLUSIVE, SAID NORTHRIDGE ESTATES REPLAT ONE; AND ALSO ALL OF THE INCLUDED STREET RIGHTS-OF-WAY OF 200TH STREET, 200TH AVENUE, 201ST STREET, 202ND CIRCLE, 203RD STREET, 204TH STREET, HACKBERRY DRIVE, GLENDALE AVENUE CIRCLE, GLENMORE DRIVE AND STATE HIGHWAY 370, AND ALSO BEING A PLATTING OF PART OF TAX LOT 1A1A1A, A TAX LOT LOCATED IN SAID NW 1/4 OF SECTION 31; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

REPLAT TWO

COMMENCING POINT
NW CORNER
SECTION 31-14-11
S 00°23'10" E, 33.00'
N 89°23'09" E 384.97'

POINT OF BEGINNING
CEMETERY
N 00°23'10" W, 147.81'
S 89°57'03" E, 151.79'

STATE HIGHWAY 370
N 89°23'09" E, 495.56'
S 83°09'10" E, 223.32'
N 88°10'50" E 279.18'
S 89°53'28" E, 239.45'
S 00°36'51" E, 159.45'
R=272.84' L=198.68'
L.C.=S 21°28'31" E, 194.32'
S 45°16'12" W, 192.59'
S 66°09'23" E, 10.83'
S 22°18'25" W, 68.54'
S 15°06'46" W, 88.39'
TAX LOT 1A1A1A
S 20°19'16" W, 70.24'
S 14°33'40" W, 66.84'
S 10°32'07" W, 66.84'
S 07°20'35" W, 66.88'
S 00°08'55" W, 86.91'
S 00°50'16" E, 139.00'
N 89°09'44" E, 1.80'
S 00°50'16" E, 105.36'
S 89°24'57" W 1450.42'
N 00°28'03" W 732.62'
204th STREET
204 th STREET
TAX LOT 1A1A2
TAX LOT 1A1A3
TL 63
LOT 1 WEETHS FIRST ADD.
N 89°20'46" E 233.03'
N 00°29'02" W 337.78'
GLENMORE DRIVE
ZOMBO CIR.
GLENDALE AVE. CIR.
HACKBERRY
200TH STREET
201ST STREET
202ND CIRCLE
203RD STREET
200TH AVENUE
DRIVE

DEDICATION

Know all men by these presents that we, West Bay, 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 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.

WEST BAY, INC.

THOMAS E. SMITH
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 26 day of July 1999, 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 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

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed at all corners of all lots, streets, angle points and ends of all curves in Northridge Estates Replat Two , being a replat of all of Lots 1 thru 11, inclusive, said Northridge Estates, a subdivision located in the NW 1/4 of Section 31; all of Lots 14 thru 22, inclusive, said Northridge Estates; all of Lot 25, said Northridge Estates; all of Lots 27 thru 31, inclusive, said Northridge Estates; all of Lots 34 thru 56, inclusive, said Northridge Estates; all of Lots 66 thru 76, inclusive, said Northridge Estates, and also a replat of Northridge Estates Replat One, being a replat of all of Lots 12 and 13, said Northridge Estates Replat One, a subdivision located in said NW 1/4 of Section 31; all of Lots 32, 34, and 35, said Northridge Estates Replat One; all of Lots 32 and 33, said Northridge Estates Replat One; all of Lots 57 thru 65, inclusive, said Northridge Estates Replat One; and also all of the included street rights-of-way of 200th Street, 200th Avenue, 201st Street, 202nd Circle, 203rd Street, 204th Street, Hackberry Drive, Glendale Avenue Circle, Glenmore Drive and State Highway 370; and also being a platting of part of Tax Lot 1A1A1A, a tax lot located in said NW 1/4 of Section 31; all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy 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 384.97 feet; thence S00°23'10"E, a distance of 33.00 feet to the point of beginning; thence N89°23'09"E, a distance of 495.56 feet; thence S83°09'10"E along the South right-of-way line of said State Highway 370 and the Westerly extension thereof, said line also being the North line of said Lot 75, Northridge Estates and the Westerly extension thereof, a distance of 223.32 feet to the Northeast corner of said Lot 75, Northridge Estates; thence along said South right-of-way line of State Highway 370 and also along the North line of said Lot 76, Northridge Estates, on the following described courses; thence N88°10'50"E, a distance of 279.18 feet; thence S89°53'28"E, a distance of 239.45 feet to the point of intersection of said South right-of-way line of State Highway 370 and the Easterly right-of-way line of said 200th Street; thence along said Easterly right-of-way line of said 200th Street on the following described courses; thence S00°36'51"E, a distance of 159.45 feet; thence Southeasterly on a curve to the left with a radius of 272.84 feet, a distance of 198.68 feet, said curve having a long chord which bears S21°28'31"E, a distance of 194.32 feet to the Southeasterly corner of said 200th Street right-of-way; thence S45°16'12"W along the Southerly right-of-way line of said 200th Street and also along the Southeasterly line of said Lot 65, Northridge Estates Replat One, a distance of 192.59 feet to the Southeasterly corner of said Lot 65, Northridge Estates Replat One, said point also being on the Northerly line of said Lot 63, Northridge Estates Replat One; thence along the Easterly line of said Lots 57 thru 63, inclusive, Northridge Estates Replat One, on the following described courses; thence S66°09'23"E, a distance of 10.83 feet; thence S22°18'25"W, a distance of 68.54 feet; thence S15°06'46"W, a distance of 88.39 feet; thence S20°19'16"W, a distance of 70.24 feet; thence S14°33'40"W, a distance of 66.84 feet; thence S10°32'07"W, a distance of 66.84 feet; thence S07°20'35"W, a distance of 66.88 feet; thence S00°08'55"W, a distance of 86.91 feet to the Southeasterly corner of said Lot 63, Northridge Estates Replat One, said point also being on the Northerly line of said Lot 56, Northridge Estates; thence S00°50'16"E along the East line of said Lot 56, Northridge Estates and also along the East right-of-way line of said Hackberry Drive, a distance of 139.00 feet to the Southeast corner of said Hackberry Drive right-of-way; thence N89°09'44"E, a distance of 1.80 feet; thence S00°50'16"E, a distance of 105.36 feet to a point on the North line of Tax Lot 1A1A2, a tax lot located in said NW 1/4 of Section 31; thence S89°24'57"W along said North line of Tax Lot 1A1A2, a distance of 1450.42 feet to a point on the West line of said NW 1/4 of Section 31; thence N00°28'03"W along the West line of said NW 1/4 of Section 31, a distance of 732.62 feet; thence N89°20'46"E along the North line of said Lot 73, Northridge Estates and the Westerly extension thereof, a distance of 233.03 feet to a point on the West line of said Lot 74, Northridge Estates, said point also being the Southeast corner of Lot 1, Weeth's First Addition, a subdivision located in said NW 1/4 of Section 31; thence N00°29'02"W along said West line of Lot 74, Northridge Estates, said line also being the East line of said Lot 1, Weeth's First Addition, and said line also being the East line of Tax Lot 1B, a tax lot located in said NW 1/4 of Section 31, a distance of 337.78 feet to the Northeast corner of said Tax Lot 1B; thence S89°57'03"E along the Westerly line of said Lot 74, Northridge Estates, a distance of 151.79 feet; thence N00°23'10"W along said Westerly line of Lot 74, Northridge Estates and the Northerly extension thereof, a distance of 147.81 feet to the point of beginning.

Said tract of land contains an area of 39.562 acres, more or less.

Robert Clark 7-21-99
Robert Clark, LS-419 Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

REVIEW OF SARPY COUNTY SURVEYOR

This plat of NORTHRIDGE ESTATES REPLAT TWO was reviewed by the Sarpy County Surveyor on this 26th day of July 1999.

Sarpy County Surveyor

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION

SARPY COUNTY TREASURER'S CERTIFICATE VALID UNTIL DECEMBER 30th 1999

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 8/27/99 Date

APPROVAL OF GRETNA CITY COUNCIL

This subdivision of NORTHRIDGE ESTATES REPLAT TWO was approved by the City Council of the City of Gretna, Nebraska, on this 27th day of July 1999, in accordance with the State Statutes of Nebraska.

ATTEST
City Clerk
Mayor

APPROVAL OF GRETNA PLANNING COMMISSION

This subdivision of NORTHRIDGE ESTATES REPLAT TWO was approved by the Gretna Planning Commission on this 27th day of July 1999.

Chair, Gretna Planning Commission

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT 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 TO STATE HWY. NO. 370 OR TO 202ND STREET WILL NOT BE ALLOWED FROM LOTS TO THRU 70 INCLUSIVE.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	532.10'	104.72'	52.48'	11°16'39"
2	532.10'	138.23'	69.49'	14°53'09"
3	532.10'	42.84'	21.42'	4°36'50"
4	400.00'	51.82'	25.93'	7°25'22"
5	400.00'	85.10'	42.69'	12°11'30"
6	400.00'	77.54'	38.90'	11°06'32"
7	1,006.10'	403.76'	204.38'	23°00'16"
8	400.00'	39.27'	19.67'	5°37'33"
9	1,006.10'	387.09'	195.81'	22°02'43"
10	400.00'	108.98'	54.21'	15°36'44"
11	400.00'	235.49'	174.19'	33°43'51"

ROW CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
12	722.84'	106.98'	103.87'	8°28'39"
13	722.84'	218.92'	110.51'	17°20'57"
14	722.84'	129.42'	64.90'	10°15'34"
15	722.84'	117.14'	58.68'	9°16'57"

LOT NUMBER	LOT AREAS	AREA
1	Area: 8,300,697 sq.ft. 0.211 acres	
2	Area: 8,050,000 sq.ft. 0.185 acres	
3	Area: 9,066,287 sq.ft. 0.219 acres	
4	Area: 8,868,980 sq.ft. 0.206 acres	
5	Area: 9,312,012 sq.ft. 0.216 acres	
6	Area: 13,288,747 sq.ft. 0.282 acres	
7	Area: 11,270,871 sq.ft. 0.538 acres	
8	Area: 13,360,000 sq.ft. 0.308 acres	
9	Area: 13,760,751 sq.ft. 0.248 acres	
10	Area: 9,200,000 sq.ft. 0.211 acres	
11	Area: 8,050,000 sq.ft. 0.185 acres	
12	Area: 8,381,200 sq.ft. 0.192 acres	
13	Area: 8,638,063 sq.ft. 0.207 acres	
14	Area: 10,110,308 sq.ft. 0.232 acres	
15	Area: 8,132,854 sq.ft. 0.187 acres	
16	Area: 8,808,840 sq.ft. 0.188 acres	
17	Area: 11,548,102 sq.ft. 0.265 acres	
18	Area: 13,387,480 sq.ft. 0.307 acres	
19	Area: 13,888,780 sq.ft. 0.248 acres	
20	Area: 8,477,342 sq.ft. 0.218 acres	
21	Area: 8,121,200 sq.ft. 0.206 acres	
22	Area: 12,139,812 sq.ft. 0.278 acres	
23	Area: 8,719,882 sq.ft. 0.200 acres	
24	Area: 8,082,272 sq.ft. 0.188 acres	
25	Area: 8,788,774 sq.ft. 0.202 acres	
26	Area: 10,575,878 sq.ft. 0.242 acres	
27	Area: 8,082,132 sq.ft. 0.213 acres	
28	Area: 8,281,862 sq.ft. 0.190 acres	
29	Area: 8,300,483 sq.ft. 0.191 acres	
30	Area: 8,584,432 sq.ft. 0.197 acres	
31	Area: 8,288,278 sq.ft. 0.190 acres	
32	Area: 8,267,771 sq.ft. 0.188 acres	
33	Area: 11,355,842 sq.ft. 0.258 acres	
34	Area: 8,246,178 sq.ft. 0.208 acres	
35	Area: 8,480,911 sq.ft. 0.195 acres	
36	Area: 8,827,408 sq.ft. 0.221 acres	
37	Area: 8,200,274 sq.ft. 0.194 acres	
38	Area: 10,858,252 sq.ft. 0.245 acres	
39	Area: 17,987,228 sq.ft. 0.412 acres	
40	Area: 8,528,480 sq.ft. 0.219 acres	
41	Area: 8,278,880 sq.ft. 0.190 acres	
42	Area: 8,168,815 sq.ft. 0.188 acres	
43	Area: 8,008,715 sq.ft. 0.184 acres	
44	Area: 8,888,159 sq.ft. 0.188 acres	
45	Area: 8,882,838 sq.ft. 0.202 acres	
46	Area: 8,288,000 sq.ft. 0.213 acres	
47	Area: 8,288,000 sq.ft. 0.213 acres	
48	Area: 8,178,240 sq.ft. 0.188 acres	
49	Area: 8,287,488 sq.ft. 0.187 acres	
50	Area: 8,415,287 sq.ft. 0.193 acres	
51	Area: 8,428,414 sq.ft. 0.194 acres	
52	Area: 8,428,888 sq.ft. 0.194 acres	
53	Area: 8,430,670 sq.ft. 0.194 acres	
54	Area: 8,443,671 sq.ft. 0.194 acres	
55	Area: 8,307,313 sq.ft. 0.211 acres	
56	Area: 8,888,888 sq.ft. 0.208 acres	
57	Area: 8,007,704 sq.ft. 0.189 acres	
58	Area: 8,004,776 sq.ft. 0.184 acres	
59	Area: 8,008,720 sq.ft. 0.184 acres	
60	Area: 8,008,740 sq.ft. 0.184 acres	
61	Area: 8,027,112 sq.ft. 0.184 acres	
62	Area: 8,788,340 sq.ft. 0.202 acres	
63	Area: 8,288,280 sq.ft. 0.211 acres	
64	Area: 8,148,418 sq.ft. 0.210 acres	
65	Area: 11,333,848 sq.ft. 0.260 acres	
66	Area: 8,004,740 sq.ft. 0.184 acres	
67	Area: 8,010,512 sq.ft. 0.184 acres	
68	Area: 8,008,044 sq.ft. 0.184 acres	
69	Area: 8,008,274 sq.ft. 0.184 acres	
70	Area: 17,987,228 sq.ft. 0.412 acres	
72	Area: 143,548,088 sq.ft. 3.296 acres	
73	Area: 8,278,880 sq.ft. 0.190 acres	
74	Area: 8,438,358 sq.ft. 0.193 acres	
75	Area: 179,678,884 sq.ft. 4.218 acres	
76	Area: 139,870,487 sq.ft. 3.121 acres	
1A1A2	Area: 139,800,731 sq.ft. 3.888 acres	

E&A CONSULTING GROUP
13301 "I" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

NORTHRIDGE ESTATES REPLAT TWO
GRETNA, NEBRASKA

FINAL PLAT

F-25-99
DRAWN: ALS
SCALE: 1"=100'
CHECKED: DW
JOB NO. 1-11