

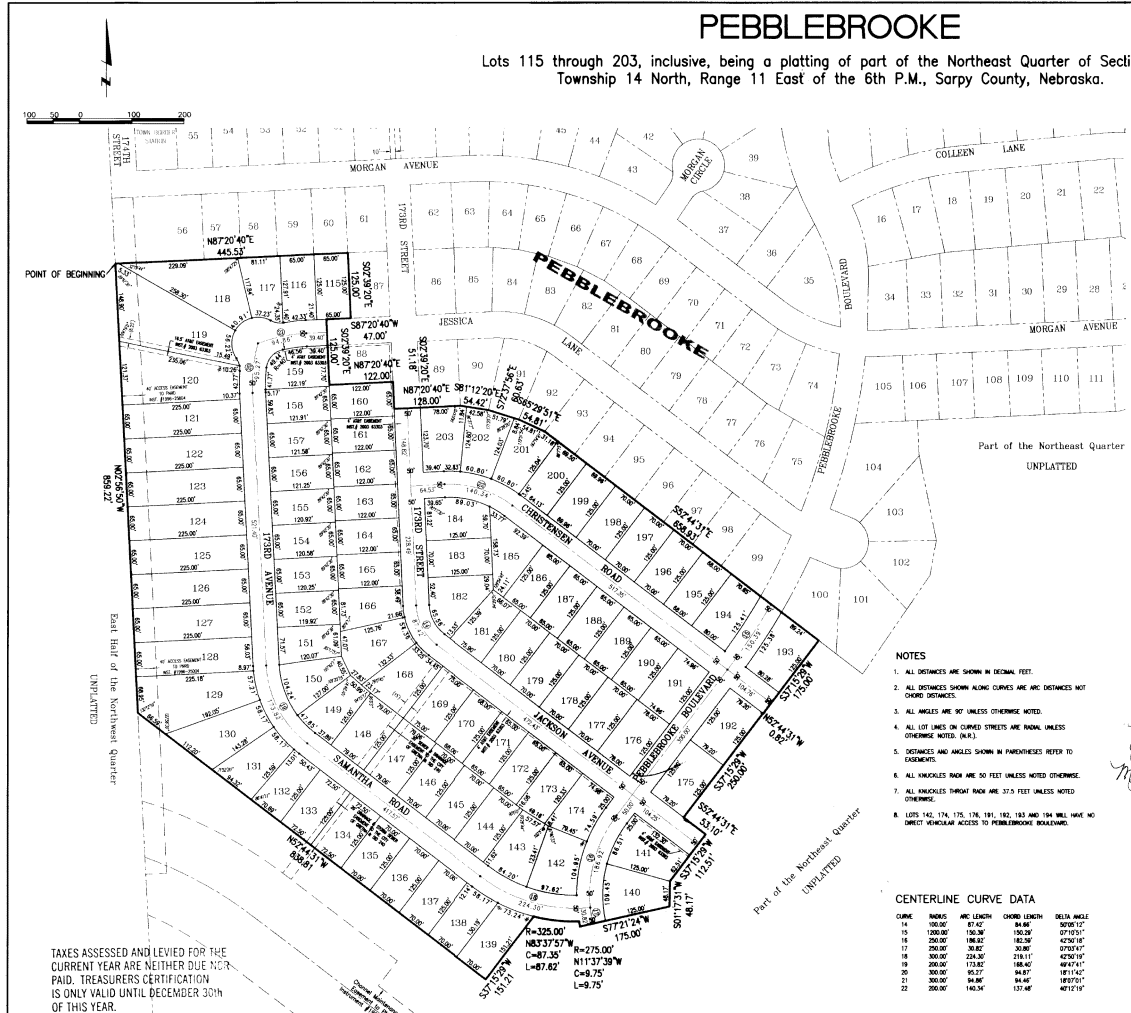
2005-22085

PEBBLEBROOKE

Lots 115 through 203, inclusive, being a platting of part of the Northeast Quarter of Section 33, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

Filed for Record 04-30-05 4:18 P.M.
VERIFY 2005 22085
Lloyd J. Dowling, Register of Deeds, Sarpy County, NE

COUNTY Ch. 14
PROOF Ch. 14
FEES \$ 1,950.00
CHECK# _____
CHG. CASH 750.00
REFUND _____
NEW _____



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made boundary survey of the addition herein and that permanent monuments (3/4" x 24" iron with 1 1/4" yellow plastic cap stamped LS 378) have been placed at all angle points, corners and ends of curves on the boundary of the plat and that a bond has been posted with the City of Gretna, Nebraska, to ensure that the permanent monuments will be placed at all angle points, corners and ends of curves on all lots, outdoors and streets in the subdivision to be known as PEBBLEBROOKE (Lots 115 through 203) being a platting of that part of the Northeast Quarter of Section 33, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the southeast corner of Lot 56, PEBBLEBROOKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence North 87°20'40" East (bearing referenced to the Nebraska State Plane System, NAD83) for 443.53 feet along the south line of Lots 56 through 60, PEBBLEBROOKE, to the southeast corner of said Lot 60; Thence South 02°38'20" East for 123.00 feet to the southeast corner of Lot 87; PEBBLEBROOKE and the north right of way line of Jamaica Lane, Thence South 87°20'40" West for 47.00 feet along said north right of way line to the extended west line of Lot 86, PEBBLEBROOKE; Thence South 02°38'20" East for 123.00 feet to the southeast corner of said Lot 86; Thence North 87°20'40" East for 123.00 feet to the southeast corner of said Lot 88 and the west right of way line of 123rd Street; Thence South 02°38'20" East for 51.18 feet along said west right of way line to the extended south line of Lot 88, PEBBLEBROOKE; Thence North 87°20'40" East for 128.00 feet to the southeast corner of said Lot 89; Thence South 81°12'20" East for 54.43 feet to the southeast corner of Lot 90, PEBBLEBROOKE; Thence South 72°37'58" East for 60.83 feet to the southeast corner of Lot 91; PEBBLEBROOKE; Thence South 87°20'40" East for 54.81 feet to the southeast corner of Lot 92, PEBBLEBROOKE; Thence South 52°44'31" East for 68.83 feet along the south line of Lots 93 through 100; Thence South 37°12'29" West for 175.00 feet; Thence North 52°44'31" West for 0.82 feet; Thence South 37°12'29" West for 220.00 feet; Thence South 52°44'31" East for 53.19 feet; Thence South 37°12'29" West for 112.51 feet; Thence South 01°11'21" West for 48.17 feet; Thence South 72°12'24" West for 175.00 feet; Thence along a curve to the right (having a radius of 275.00 feet and a long chord bearing North 11°37'39" West for 8.75 feet) for an arc length of 8.75 feet; Thence along a curve to the right (having a radius of 255.00 feet and a long chord bearing North 82°57'57" West for 8.81 feet) for an arc length of 8.75 feet; Thence South 37°12'29" West for 151.21 feet; Thence North 52°44'31" West for 838.81 feet to the west line of the Northeast Quarter of Section 33; Thence North 02°38'20" West for 686.22 feet along said west line to the Point of Beginning. Containing 25,081 acres.

Robert D. Proffit, L.S.
Date: February 21, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, being the sole OWNER of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be maintained and named as shown herein, and in addition to be hereinafter known as PEBBLEBROOKE (Lots 115 through 203), 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 the streets as shown herein and do hereby grant the easements as shown herein. We do further grant a perpetual easement to the Omaha Public Power District and to any company which has been granted a franchise under the authority of the City Council of Gretna, Nebraska, to install and operate a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, dampers 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 cable television systems, and the reception thereon, over, through, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines on right foot (8') wide strip of land in each lot abutting the rear line of interior lots, and all exterior lots, and the adjacent to presently platted and recorded lots, and a sixteen foot (16') wide strip of land in each lot abutting the rear lot lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior" is herein defined as those forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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, air, through, under and across a five foot (5') wide strip of land in each lot abutting all inside intersections. No permanent structures, trees, retaining walls, no sewer rock walls shall be placed in the above described easements, but the same may be used for gutters, drains, landscaping, and other purposes that do not then or later interfere with the intended uses or rights herein granted.

ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER
Michael F. Rogers, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
County of Sarpy) SS
On this 21st day of February, 2005, A.D., before me, a Notary Public duly commissioned and qualified for said County, appeared Michael F. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, and he did acknowledge by execution of the foregoing Dedication to be the voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.
Witness my hand and office seal the date last mentioned.
Walter Slobotski
Notary Public

CENTERLINE CURVE DATA

CURVE	INCHES	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
14	180.00'	87.42'	84.88'	90°00'15"
15	1200.00'	150.36'	150.29'	07°05'11"
16	200.00'	186.82'	182.38'	04°25'18"
17	200.00'	30.82'	30.80'	07°03'47"
18	200.00'	224.86'	218.11'	02°52'19"
19	200.00'	173.82'	188.40'	04°47'41"
20	300.00'	82.23'	84.87'	08°11'42"
21	300.00'	84.88'	84.87'	08°07'51"
22	200.00'	140.31'	137.48'	09°12'19"

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.

SECTION 33, T14N, R11E
COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office.
The 30 day of June, 2005
Drew J. DePuy
Sarpy County Treasurer

APPROVAL OF SARPY COUNTY SURVEYOR
I HEREBY APPROVE this plat of PEBBLEBROOKE (Lots 115 through 203)
On 16th day of May, 2005.
THOMAS A. LINW
SURVEYOR
SARPY COUNTY, NEBRASKA

APPROVAL OF CITY PLANNING COMMISSION
This plat of PEBBLEBROOKE (Lots 115 through 203) was approved and accepted by the COMMISSION of the City of Gretna, Nebraska
On 22nd day of March, 2005.
City Planning Commission

CITY ENGINEER'S CERTIFICATE
This plat of PEBBLEBROOKE (Lots 115 through 203) was approved and accepted by the City Engineer of Gretna, Nebraska, on
The 18th day of May, 2005.
City Engineer of Gretna

APPROVAL OF CITY COUNCIL
This plat of PEBBLEBROOKE (Lots 115 through 203) was approved and accepted by the City Council of Gretna, Nebraska, on
The 31st day of May, 2005.
City Clerk

Form with fields for Name, Address, Phone, Fax, and other contact information.

WWW.LRACINC.COM
(781) 402-896-2498
(781) 402-896-2720
(FAX)

Lamp, Ryzearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
PEBBLEBROOKE (Lots 115 through 203)
Sarpy County, Nebraska

FINAL PLAT
Job Number: 02084-02-003
Book Page: 02084
Date: February 21, 2005
Sheet 1 of 2

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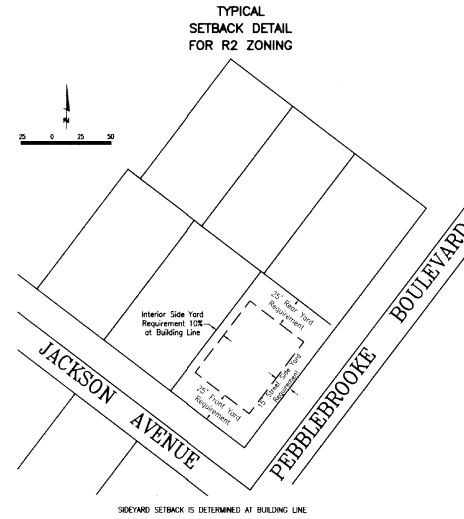
2005-22085 A

PEBBLEBROOKE

Lots 115 through 203, inclusive, being a platting of part of the Northeast Quarter of Section 33,
Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

LOT AREAS

Lot : 115	Area : 8125.00 Sq. Feet (0.19 Acres)	Lot : 145	Area : 8750.00 Sq. Feet (0.20 Acres)	Lot : 174	Area : 8621.32 Sq. Feet (0.20 Acres)
Lot : 116	Area : 8167.80 Sq. Feet (0.19 Acres)	Lot : 146	Area : 8750.00 Sq. Feet (0.20 Acres)	Lot : 175	Area : 8600.27 Sq. Feet (0.23 Acres)
Lot : 117	Area : 8397.95 Sq. Feet (0.19 Acres)	Lot : 147	Area : 8862.54 Sq. Feet (0.23 Acres)	Lot : 176	Area : 8750.00 Sq. Feet (0.22 Acres)
Lot : 118	Area : 17862.63 Sq. Feet (0.41 Acres)	Lot : 148	Area : 8875.00 Sq. Feet (0.23 Acres)	Lot : 177	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 119	Area : 24123.85 Sq. Feet (0.55 Acres)	Lot : 149	Area : 8670.79 Sq. Feet (0.20 Acres)	Lot : 178	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 120	Area : 20920.83 Sq. Feet (0.48 Acres)	Lot : 150	Area : 8084.02 Sq. Feet (0.21 Acres)	Lot : 179	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 121	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 151	Area : 7943.48 Sq. Feet (0.18 Acres)	Lot : 180	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 122	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 152	Area : 7805.71 Sq. Feet (0.18 Acres)	Lot : 181	Area : 8672.90 Sq. Feet (0.20 Acres)
Lot : 123	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 153	Area : 7827.23 Sq. Feet (0.18 Acres)	Lot : 182	Area : 10148.00 Sq. Feet (0.23 Acres)
Lot : 124	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 154	Area : 7848.75 Sq. Feet (0.18 Acres)	Lot : 183	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 125	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 155	Area : 7870.27 Sq. Feet (0.18 Acres)	Lot : 184	Area : 8578.45 Sq. Feet (0.22 Acres)
Lot : 126	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 156	Area : 7881.78 Sq. Feet (0.18 Acres)	Lot : 185	Area : 8508.40 Sq. Feet (0.22 Acres)
Lot : 127	Area : 14625.00 Sq. Feet (0.34 Acres)	Lot : 157	Area : 7913.30 Sq. Feet (0.18 Acres)	Lot : 186	Area : 8125.00 Sq. Feet (0.19 Acres)
Lot : 128	Area : 14625.53 Sq. Feet (0.34 Acres)	Lot : 158	Area : 7834.77 Sq. Feet (0.18 Acres)	Lot : 187	Area : 8125.00 Sq. Feet (0.19 Acres)
Lot : 129	Area : 19722.44 Sq. Feet (0.45 Acres)	Lot : 159	Area : 8048.11 Sq. Feet (0.20 Acres)	Lot : 188	Area : 8125.00 Sq. Feet (0.19 Acres)
Lot : 130	Area : 13060.89 Sq. Feet (0.30 Acres)	Lot : 160	Area : 7830.00 Sq. Feet (0.18 Acres)	Lot : 189	Area : 8125.00 Sq. Feet (0.19 Acres)
Lot : 131	Area : 9961.41 Sq. Feet (0.23 Acres)	Lot : 161	Area : 7830.00 Sq. Feet (0.18 Acres)	Lot : 190	Area : 8388.74 Sq. Feet (0.22 Acres)
Lot : 132	Area : 8385.76 Sq. Feet (0.19 Acres)	Lot : 162	Area : 7830.00 Sq. Feet (0.18 Acres)	Lot : 191	Area : 8388.74 Sq. Feet (0.22 Acres)
Lot : 133	Area : 9062.50 Sq. Feet (0.21 Acres)	Lot : 163	Area : 7830.00 Sq. Feet (0.18 Acres)	Lot : 192	Area : 8900.27 Sq. Feet (0.23 Acres)
Lot : 134	Area : 9062.50 Sq. Feet (0.21 Acres)	Lot : 164	Area : 7830.00 Sq. Feet (0.18 Acres)	Lot : 193	Area : 10480.83 Sq. Feet (0.24 Acres)
Lot : 135	Area : 8750.00 Sq. Feet (0.20 Acres)	Lot : 165	Area : 7830.00 Sq. Feet (0.18 Acres)	Lot : 194	Area : 8565.20 Sq. Feet (0.22 Acres)
Lot : 136	Area : 8750.00 Sq. Feet (0.20 Acres)	Lot : 166	Area : 8681.89 Sq. Feet (0.20 Acres)	Lot : 195	Area : 8500.00 Sq. Feet (0.20 Acres)
Lot : 137	Area : 8750.00 Sq. Feet (0.20 Acres)	Lot : 167	Area : 11256.70 Sq. Feet (0.26 Acres)	Lot : 196	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 138	Area : 8848.80 Sq. Feet (0.20 Acres)	Lot : 168	Area : 10722.83 Sq. Feet (0.25 Acres)	Lot : 197	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 139	Area : 8748.47 Sq. Feet (0.22 Acres)	Lot : 169	Area : 9375.00 Sq. Feet (0.22 Acres)	Lot : 198	Area : 8750.00 Sq. Feet (0.20 Acres)
Lot : 140	Area : 9975.53 Sq. Feet (0.23 Acres)	Lot : 170	Area : 8800.00 Sq. Feet (0.20 Acres)	Lot : 199	Area : 8745.19 Sq. Feet (0.20 Acres)
Lot : 141	Area : 11301.80 Sq. Feet (0.26 Acres)	Lot : 171	Area : 8125.00 Sq. Feet (0.19 Acres)	Lot : 200	Area : 8587.42 Sq. Feet (0.20 Acres)
Lot : 142	Area : 9884.38 Sq. Feet (0.23 Acres)	Lot : 172	Area : 8125.00 Sq. Feet (0.19 Acres)	Lot : 201	Area : 9732.85 Sq. Feet (0.22 Acres)
Lot : 143	Area : 9634.48 Sq. Feet (0.22 Acres)	Lot : 173	Area : 8010.84 Sq. Feet (0.18 Acres)	Lot : 202	Area : 9611.15 Sq. Feet (0.22 Acres)
Lot : 144	Area : 8750.00 Sq. Feet (0.20 Acres)			Lot : 203	Area : 10038.90 Sq. Feet (0.23 Acres)



SIDEYARD SETBACK IS DETERMINED AT BUILDING LINE.

drawn by	200	reference	
designed by	BP		
checked by	BE		

revision	

WWW.LRA.INC.COM
 (PH) 402.496.2498
 (FAX) 402.496.2730

Lamp, Rynearson & Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
PEBBLEBROOKE (Lots 115 through 203)
 Sarpy County, Nebraska

**FINAL
 PLAT**

job number - sheet
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