PORTAL RIDGE

LOT 1 THRU 242 INCLUSIVE & OUTLOTS "A", "B", "C", "D", "E" & "F"

BEING A REPLAT OF ALL OF ALL OF TAX LOTS 16, 18 AND 18J TAX LOTS LOCATED IN THE NORTH 1/2 OF SECTION 21, AND ALSO PART OF TAX LOT 1A, A TAX LOT LOCATED IN SAID NORTH 1/2 OF SECTION 21 AND ADDITIONS OF THE EAST 1/2 OF THE NW1/4 OF SAID SECTION 21, AND ALSO PART OF THE WEST 1/2 OF THE NE1/4 OF SAID SECTION 21, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND KNOWN AS PORTAL RIDGE, LOT 1 THRU 242 INCLUSIVE & OUTLOTS "A", "B", "C", "D", "E" & "F", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S00°00'00"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1,320.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E, A DISTANCE OF 1,287.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 1,320.00 FEET; THENCE N00°00'00"W, A DISTANCE OF 1,287.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 1,698,840 SQUARE FEET, OR 38.99 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS 608

DEDICATION

Know all men by these presents that we, PORTAL RIDGE DEVELOPMENT, LLC, owners of the property described in the Certification of Survey and Legal Description hereon and platted and laid out into lots, streets and outlots as shown on the accompanying plat, which subdivision shall hereafter be known as PORTAL RIDGE, do hereby dedicate to the public use the streets, avenues and circles, and we do hereby grant and convey all of the dedication of our property as shown on the plat; and we do hereby dedicate for the public the 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, Cox 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 transmit, receive and distribute said service over, upon, in, under, across, along, north, south and other circles, facilities, and to cable of service wires or cables for the purpose of providing cable television service in the area to be subdivided, and to make connections for said service to all buildings erected on said lots, and we do hereby grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., their successors and assigns to construct, operate and maintain gas mains and all other facilities incidental thereto in the streets, avenues and circles dedicated hereon and in the utility easements shown on this plat, and we do hereby grant to the said Metropolitan Utilities District of Omaha and Aquila, Inc., their successors and assigns the right of ingress and egress to and from said streets, avenues and circles and utility easements for the purpose of constructing, operating and maintaining said gas mains and all other facilities incidental thereto, and we do hereby reserve for the future creation of park and lake lots, Outlots A, B, C, D, E and F, and the 20' wide strip of land adjoining Outlots A, B, C, D, E and F, no building, fence, shrubbery or other buildings or obstructing walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping or other purposes that do not hinder or interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hand.

Portal Ridge Development, LLC

By: Timothy W. Young, managing member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 13TH day of JUNE, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, managing member of Portal Ridge Development, LLC, who is personally known to be the identical person whose name is affixed to the Certificate on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

IN TESTIMONY my hand and official Seal the day and year last above written.

Notary Public

A GENERAL NOTARY State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2007

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.

6-16-06 Date — Sarpy County Treasurer

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

APPROVAL OF SARPY COUNTY REGISTRAR OF DEEDS

Recorded on this _____ day of _____

Sarpy County Registrar of Deeds — Date

REVIEW BY SARPY COUNTY SURVEYOR

This plat of PORTAL RIDGE is hereby approved as to form only as required by law this 26TH day of JUNE, 2006.

Sarpy County Surveyor

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of PORTAL RIDGE is hereby approved and accepted by the City Council of the City of La Vista, Nebraska, on this 6th day of JUNE, 2006.

ATTEST: City Clerk

RECOMMENDATION BY LA VISTA CITY PLANNING COMMISSION

This plat of PORTAL RIDGE is hereby recommended for approval by the City Planning Commission on this 16th day of February, 2006.

Chairman of La Vista City Planning Commission

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NON-RADIAL (N.R.).
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO OLSO ROAD, CORNHUSKER ROAD OR 180TH STREET FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT ACCESS WILL BE ALLOWED FROM LOT 242.
4. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO SARPY COUNTY IN, ON AND OVER ALL OF OUTLOT "B".
5. LOT 242 MAY BECOME PART OF THE EXISTING PUBLIC FACILITY IN THE FUTURE.
6. A PERMANENT LANDSCAPE / BUFFER EASEMENT GRANTED TO THE PORTAL RIDGE HOMEOWNERS ASSOCIATION OVER ALL OF OUTLOTS "A" & "F".

SETBACK REQUIREMENTS

FRONT YARD SETBACK.....25'
SIDE YARD SETBACK.....7'
REAR YARD SETBACK.....30'
STREET SIDE YARD SETBACK.....25'

PORTAL RIDGE
LA VISTA, NEBRASKA

FINAL PLAT

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

Revisions

No.	Date
1	05/22/06
2	06/05/06

Proj. No. 2005-04.05
Date 6/07/2006
Designed by MDR
Drawn by LSB
Checked by
Scale 1" = 100'
Sheet 1 of 1

K:\Projects\2005\05-04\p01\Plat\Final Design\FINAL-PLAT-000.dwg, 30x48-NS (Plot), 9/12/2006 10:34:38 AM, tonyh

2006-35231

Filed for Record 10-12-06 at 2:44 P
Instrument # 2006 - 35231
Lloyd J. Dowling Register of Deed Sarpy Co.

COUNTER ah CASH
VERIFY ah MVF
PROOF
FEES $ 139.50
CHECK # 65604 CASH
CHG CREDIT
REFUND
SHORT NCR

Filed per City of LaVista Regulation
3.04.06