



E&A CONSULTING GROUP
12001 W STREET • OMAHA, NE 68157 • (402) 895-3300

NORTHBRIDGE ESTATES
GRETNA, NEBRASKA

FINAL PLAT

07-07-98
ALS
TBY
MAY

98-20988

NORTHBRIDGE ESTATES

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-020988

98 JUL 31 PM 2:10

LOTS 1 THRU 76 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 1A1A1B AND PART OF TAX LOT 1A1A1A, TAX LOTS LOCATED IN THE NW 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Thomas E. Smith
REGISTER OF DEEDS

Counter S
Verify Dy
D.E. h
Prof. h
Fees 53.50
Cash Other

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, angle points and ends of all curves in NORTHBRIDGE ESTATES (the lots numbered as shown) being a platting of part of Tax Lot 1A1A1B and part of Tax Lot 1A1A1A, tax lots located in the NW 1/4 of Section 31, 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 357.73 feet; thence S00°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 523.02 feet; thence S83°09'10"E along said South right-of-way line of State Highway 370, a distance of 223.32 feet; thence N86°10'50"E along said South right-of-way line of State Highway No. 370, a distance of 279.18 feet; thence S89°53'28"E along said South right-of-way line of State Highway No. 370, a distance of 239.45 feet; 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; thence S45°16'12"W, a distance of 192.59 feet; 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 66.81 feet; thence S00°50'16"E, a distance of 139.00 feet; thence S89°09'44"W, a distance of 2.28 feet; thence S00°50'16"E, a distance of 110.00 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°09'44"W along said North line of Tax Lot 1A1A2, a distance of 1456.69 feet to a point on the West line of said NW 1/4 of Section 31, said point also being the Southwest corner of said Tax Lot 1A1A1B; thence along the West line of said Tax Lot 1A1A1B on the following described courses; thence N00°00'00"E, a distance of 743.79 feet; thence N89°51'05"E, a distance of 233.00 feet; thence N00°00'00"E, a distance of 339.88 feet; thence N89°23'09"E, a distance of 124.72 feet; thence N00°00'00"E, a distance of 146.01 feet to the point of beginning.

Said tract of land contains an area of 40.051 acres, more or less.

Robert Clark
Robert Clark
Date Jan 9, 1998



APPROVAL OF GRETNA PLANNING COMMISSION

This subdivision of NORTHBRIDGE ESTATES was approved by the Gretna Planning Commission on this 19 day of April, 1998.

Dale R. Walcott
Chair, Gretna Planning Commission

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 NORTHBRIDGE 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 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 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
THOMAS E. SMITH
PRESIDENT

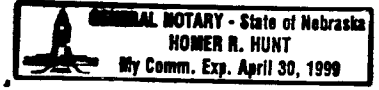
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 3rd day of FEB, 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 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
Homer R. Hunt
Notary Public



APPROVAL OF GRETNA CITY COUNCIL

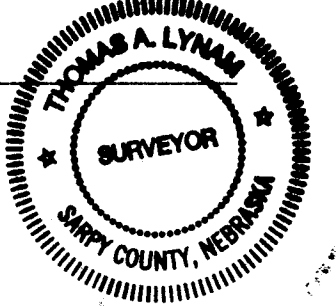
This subdivision of NORTHBRIDGE ESTATES was approved by the City Council of the City of Gretna, Nebraska, on this 3rd day of February, 1998, in accordance with the State Statutes of Nebraska.

Robert D. Dwyer
City Clerk
James H. ...
Mayor

SARPY 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.

Deann Delaf
Deann Delaf
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.

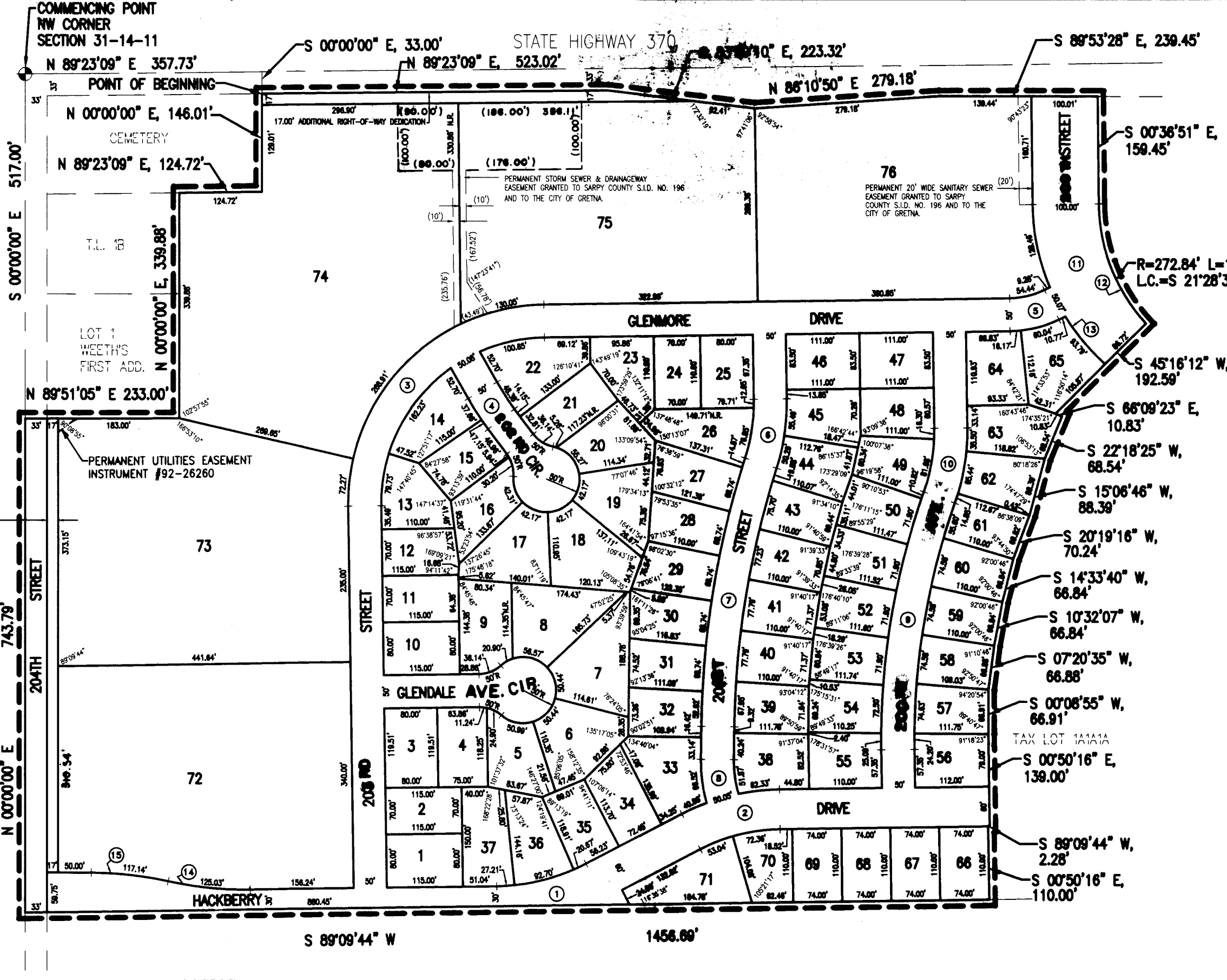


TABLE 1: CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	332.70	154.52	76.88	28°38'38"
2	300.00	138.33	70.85	28°38'38"
3	275.00	131.87	67.50	28°38'38"
4	400.89	51.80	25.83	07°22'20"
5	150.00	65.32	33.19	24°57'04"
6	300.00	97.84	49.28	18°38'52"
7	1358.47	403.78	203.39	17°01'48"
8	202.06	56.20	28.81	18°47'07"
9	1088.47	387.08	195.81	20°24'47"
10	300.00	106.88	54.01	20°24'47"
11	300.00	235.49	124.19	44°58'33"

TABLE 2: ROW CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
12	272.84	198.68	103.97	41°43'20"
13	327.18	272.32	144.81	47°41'27"
14	540.00	125.03	62.80	19°19'58"
15	540.00	117.14	58.80	12°25'43"

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 204TH STREET WILL NOT BE ALLOWED FROM LOTS 72 THRU 76 INCLUSIVE.

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