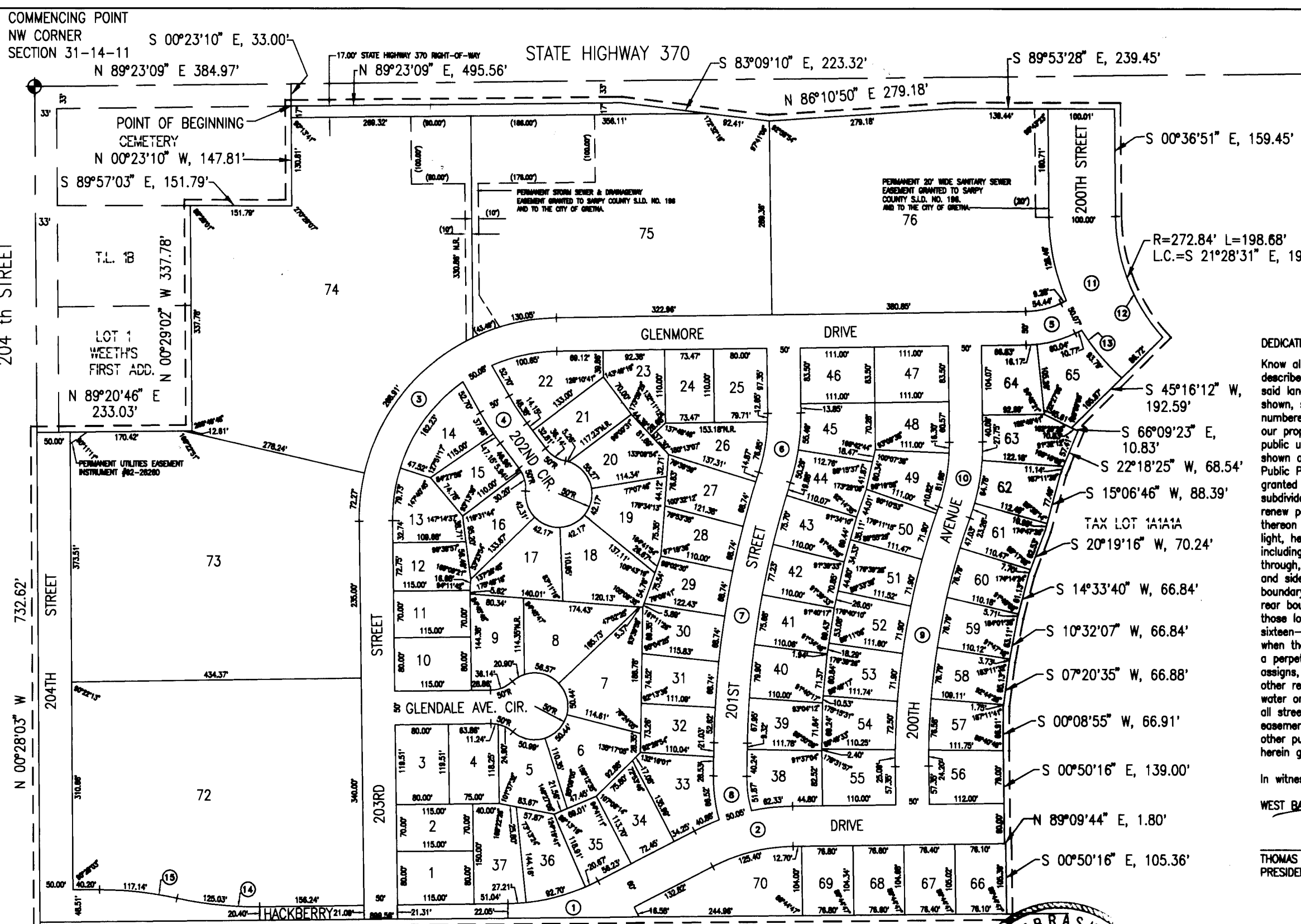


1999-29472



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 LOTS 27 THRU 31 INCLUSIVE, SAID NORTHRIDGE ESTATES; ALL OF LOTS 34 THRU 58 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 23, 24 AND 26, 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 AVENUE, 203RD STREET, 204TH STREET, HACKBERRY DRIVE, GLENDALE AVENUE CIRCLE, GLENDALE 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.

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.

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 lots 25, said Northridge Estates; all of lots 27 thru 31, inclusive, said Northridge Estates; all of lots 34 thru 58, 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 23, 24 and 26, said Northridge Estates Replat One; all of lots 32 and 33, 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 S89°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 N86°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 Southeastary 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 Southeastary 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 Southeastary line of said Lot 65, Northridge Estates Replat One, a distance of 192.59 feet to the Southerly 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 66.91 feet; thence S00°50'16"E, a distance of 139.00 feet to the Southeast corner of said Lot 57, Northridge Estates Replat One, said point also being on Northeast corner 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 732.82 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.

In witness whereof, we do set our hands.
WEST BAY, INC.
Thomas E. Smith
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

APPROVAL OF GRETNIA CITY COUNCIL
This subdivision of NORTHRIDGE ESTATES REPLAT TWO was approved by the City Council of the City of Gretna, Nebraska, on this 17 day of August, 1999, in accordance with the State Statutes of Nebraska.

Attest: *Robert Clark*
City Clerk
Mayor

APPROVAL OF GRETNIA PLANNING COMMISSION
This subdivision of NORTHRIDGE ESTATES REPLAT TWO was approved by the Gretna Planning Commission on this 27 day of July, 1999.
Wendell R. Woychik
Chair, Gretna Planning Commission

NEBRASKA REGISTERED LAND SURVEYOR EUGENE M. GOLLEHON LS-134

REVIEW OF SARPY COUNTY SURVEYOR
This plat of NORTHRIDGE ESTATES REPLAT TWO was reviewed by the Sarpy County Surveyor on this 26 day of JULY, 1999.
Eugene M. Gollehon
Sarpy County Surveyor

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION
SARPY COUNTY TREASURER'S CERTIFICATION VALID UNTIL DECEMBER 30th
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.
Robert Clark
Sarpy County Treasurer
Date: 8/27/99

- 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.

CURVE DATA			
CURVE	RADIUS	LENGTH	TANGENT
1	332.70	154.52	78.88
2	300.00	138.33	70.85
3	275.00	131.97	67.50
4	400.00	51.80	25.83
5	150.00	66.32	33.19
6	300.00	97.84	48.28
7	1359.57	403.78	203.38
8	202.08	58.20	29.81
9	1086.47	367.08	185.61
10	300.00	108.88	54.01
11	300.00	238.49	124.19

ROW CURVE DATA			
CURVE	RADIUS	LENGTH	TANGENT
12	272.84	198.88	103.97
13	327.16	272.32	144.81
14	540.00	125.03	62.80
15	540.00	117.14	58.80

LOT AREAS		LOT AREAS	
LOT NUMBER	AREA	LOT NUMBER	AREA
1	Area: 8,200,000 sq.ft. 0.211 acres	21	Area: 8,121,329 sq.ft. 0.209 acres
2	Area: 8,050,000 sq.ft. 0.185 acres	22	Area: 12,158,612 sq.ft. 0.278 acres
3	Area: 8,398,787 sq.ft. 0.219 acres	23	Area: 8,718,882 sq.ft. 0.200 acres
4	Area: 8,908,580 sq.ft. 0.208 acres	24	Area: 8,082,272 sq.ft. 0.188 acres
5	Area: 8,512,512 sq.ft. 0.216 acres	25	Area: 8,037,704 sq.ft. 0.185 acres
6	Area: 12,288,747 sq.ft. 0.282 acres	26	Area: 10,575,878 sq.ft. 0.243 acres
7	Area: 14,270,831 sq.ft. 0.328 acres	27	Area: 8,282,132 sq.ft. 0.213 acres
8	Area: 13,398,059 sq.ft. 0.308 acres	28	Area: 8,281,863 sq.ft. 0.190 acres
9	Area: 10,783,731 sq.ft. 0.248 acres	29	Area: 8,300,483 sq.ft. 0.191 acres
10	Area: 8,200,000 sq.ft. 0.211 acres	30	Area: 8,584,433 sq.ft. 0.187 acres
11	Area: 8,050,000 sq.ft. 0.185 acres	31	Area: 8,086,378 sq.ft. 0.188 acres
12	Area: 8,281,200 sq.ft. 0.190 acres	32	Area: 8,087,171 sq.ft. 0.188 acres
13	Area: 8,038,083 sq.ft. 0.207 acres	33	Area: 11,285,842 sq.ft. 0.259 acres
14	Area: 10,110,208 sq.ft. 0.232 acres	34	Area: 8,046,178 sq.ft. 0.208 acres
15	Area: 8,132,854 sq.ft. 0.187 acres	35	Area: 8,485,011 sq.ft. 0.195 acres
16	Area: 8,808,840 sq.ft. 0.198 acres	36	Area: 8,837,408 sq.ft. 0.221 acres
17	Area: 11,548,103 sq.ft. 0.265 acres	37	Area: 10,858,252 sq.ft. 0.245 acres
18	Area: 13,387,485 sq.ft. 0.307 acres	38	Area: 8,538,480 sq.ft. 0.219 acres
19	Area: 10,888,780 sq.ft. 0.249 acres	39	Area: 8,278,880 sq.ft. 0.190 acres
20	Area: 8,477,542 sq.ft. 0.218 acres	40	Area: 8,420,508 sq.ft. 0.183 acres

E&A CONSULTING GROUP
12001 "C" STREET • OMAHA, NE 68137 • (402) 865-4700 • FAX (402) 865-3569
NORTHRIDGE ESTATES REPLAT TWO
GRETNIA, NEBRASKA
FINAL PLAT
DATE: 8-29-99
SCALE: 1"=100'
BY: [Signature]