

# NORTHRIDGE ESTATES REPLAT FOUR

LOTS 1 & 2

Being a replat of all of Lots 75 and 76, Northridge Estates Replat Two, a subdivision located in the NW 1/4 of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

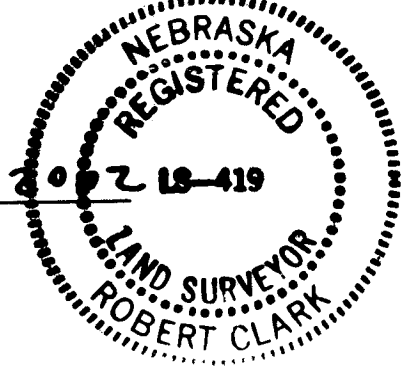
### SURVEYOR'S CERTIFICATE

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 Four (the lots numbered as shown) being a replat of all of Lots 75 and 76, Northridge Estates Replat Two, a subdivision located in the NW 1/4 of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

Containing an area of 6.012 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419

FEB. 12, 2002 LS-419  
Date



### DEDICATION

Know all men by these presents that we, Northridge, LLC, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereinafter known as NORTHRIDGE ESTATES REPLAT FOUR (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 grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest and 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 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 Peoples Natural Gas, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, and to extend thereon pipes for the transmission of gas on, through, under and across a five-foot (5') wide strip of land abutting all streets. And we do further grant a perpetual easement to Sarpy County S.I.D. No. 196 and to the City of Gretna, Nebraska, 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 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.

NORTHRIDGE, LLC  
*Michael F. Kivett*  
MICHAEL F. KIVETT  
MEMBER

### APPROVAL OF GRETNIA CITY COUNCIL

This subdivision of NORTHRIDGE ESTATES REPLAT FOUR was approved by the City Council on this 2ND day of FEB. 2002, in accordance with the state statutes of Nebraska.

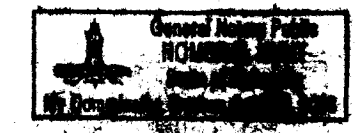
*James Mann*  
Mayor  
ATTEST: *Robert Clark*  
City Clerk

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

On this 13 day of FEB. 2002, before me, the undersigned, a Notary Public in and for said County, personally came Michael F. Kivett, Member of Northridge, LLC, 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 member of said LLC. WITNESS my hand and Notarial Seal the day and year last above written.

*Homer R. Hunt*  
Notary Public



### APPROVAL OF GRETNIA PLANNING COMMISSION

This subdivision of NORTHRIDGE ESTATES REPLAT FOUR was approved by the Gretna Planning Commission on this 4th day of March 2002.

*Don Washburn*  
Chair, Gretna Planning Commission

### 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.

*Richard J. Davis*  
Sarpy County Treasurer Date 2-19-2002

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.

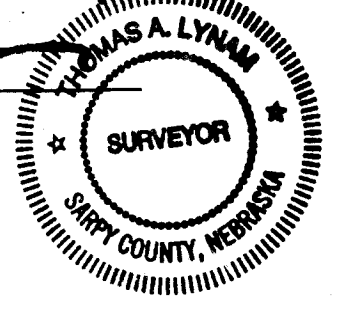


- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. DIRECT VEHICULAR ACCESS TO STATE HWY. NO. 370 WILL NOT BE ALLOWED FROM LOTS 1 & 2.

### REVIEW OF SARPY COUNTY SURVEYOR

This plat of NORTHRIDGE ESTATES REPLAT FOUR was reviewed by the Sarpy County Surveyor on this 14th day of February 2002.

*Thomas A. Lynn*  
Sarpy County Surveyor



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

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OMAHA, NE 68137  
PHONE: (402) 986-4700  
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NORTHRIDGE ESTATES REPLAT FOUR  
GRETNIA, NEBRASKA

MINOR PLAT

Revisions	Date
1	02/12/2002
Proj No:	020201.00
Date:	12/27/2001
Designed By:	JCE
Drawn By:	TW
Checked By (Eng):	
Checked By (Arch):	
Checked By (Civil):	
Scale:	1" = 100'
Sheet	1 of 1