94-12847

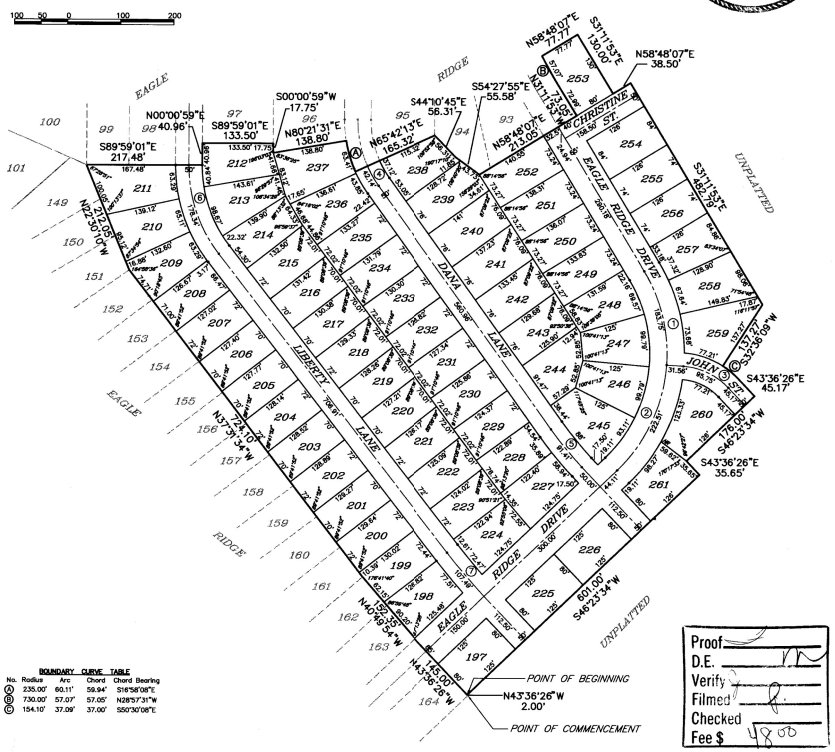
EAGLE RIDGE

LOTS 197 THROUGH 261, INCLUSIVE, BEING A PLATTING OF THAT PART OF TAXLOTS 11A AND 5A1, LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. IN SARPY COUNTY, NEBRASKA

(#4A & 5A2 & 12A)

Filed For Record 6-7-94 at 1145 A M
Instrument # 94-12847
Carol A. Gavin Register of Deed Sarpy Cty NE

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT



BOUNDARY CURVE TABLE

No.	Radius	Arc	Chord	Chord Bearing
A	235.00'	60.11'	59.94'	S16°58'06"E
B	730.00'	57.07'	57.05'	N28°57'31"W
C	154.10'	37.09'	37.00'	S50°30'08"E

STREET CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	CHORD	ARC	TAN	DEGREE
1	300.00'	35°05'40"	180.89'	183.75'	94.86'	19.0986'
2	300.00'	42°29'48"	217.45'	222.51'	116.65'	19.0986'
3	129.10'	42°29'48"	93.57'	95.75'	50.20'	44.3809'
4	210.00'	11°29'48"	42.07'	42.14'	21.14'	27.2837'
5	670.27'	07°48'51"	91.34'	91.41'	45.78'	8.5482'
6	270.00'	37°50'41"	175.12'	178.34'	92.56'	21.2207'
7	1085.78'	05°46'44"	107.45'	107.49'	53.79'	5.3760'

Proof
D.E.
Verify
Filmed
Checked
Fee $ 48.00

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).

12847

SURVEYOR'S CERTIFICATE

(#4A & 5A2 & 12A)

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that temporary monuments have been set at all angle points and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Papillion, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots, and streets; said subdivision to be known as EAGLE RIDGE (Lots 197 through 261, inclusive) being a platting of part of Tax Lots 11A and 5A1, in the Northeast Quarter of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the east corner of Lot 164, EAGLE RIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence North 43°36'26" West (bearings referenced to the EAGLE RIDGE Final Plat) for 2.00 feet along the northeast line of Lot 164 to the true point of beginning; Thence North 43°36'26" West for 145.00 feet along the said northeast line of Lot 164 to the east corner of Lot 163, EAGLE RIDGE; Thence North 40°49'54" West for 152.35 feet to the east corner of Lot 161, EAGLE RIDGE; Thence North 37°31'34" West for 724.10 feet to the east corner of Lot 151, EAGLE RIDGE; Thence North 22°30'10" West for 212.05 feet to the southwest corner of Lot 99, EAGLE RIDGE; Thence South 89°59'01" East for 217.48 feet along the south line of Lots 99 and 98, EAGLE RIDGE to the east right of way line of Liberty Lane; Thence North 00°00'59" East for 40.96 feet along said east right of way line to the southeast corner of Lot 97, EAGLE RIDGE; Thence South 89°59'01" East for 133.50 feet to the southeast corner of Lot 97, EAGLE RIDGE; Thence South 00°00'59" West for 17.75 feet to the southwest corner of Lot 96, EAGLE RIDGE; Thence North 80°21'31" East for 136.80 feet to the southeast corner of Lot 96, EAGLE RIDGE; Thence along a curve to the left (having a radius of 235.00 feet and a long chord bearing South 16°58'06" East for 59.94 feet) for an arc length of 60.11 feet along the west right of way line of Dana Lane; Thence North 65°42'13" East for 165.32 feet along the south line of Lot 95, EAGLE RIDGE to the southeast corner thereof; Thence South 44°10'45" East for 56.31 feet to the angle point in the southwest line of Lot 94, EAGLE RIDGE; Thence South 54°27'55" East for 55.58 feet to the south corner of Lot 94, EAGLE RIDGE; Thence North 58°48'07" East for 213.05 feet along the south line of Lots 94 and 93, EAGLE RIDGE to the east right of way line of Eagle Ridge Drive; Thence North 31°11'53" West for 73.05 feet along the said east right of way line of Eagle Ridge Drive; Thence along a curve to the right (having a radius of 730.00 feet and a long chord bearing North 28°57'31" West for 57.05 feet) for an arc length of 57.07 feet; Thence North 58°48'07" East for 77.77 feet; Thence South 31°11'53" East for 130.00 feet; Thence North 58°48'07" East for 38.50 feet; Thence South 31°11'53" East for 482.79 feet; Thence South 32°36'09" West for 137.27 feet; Thence along a curve to the left (having a radius of 154.10 feet and a long chord bearing South 50°30'08" East for 37.00 feet) for an arc length of 37.09 feet; Thence South 43°36'26" East for 45.17 feet; Thence South 46°23'34" West for 176.00 feet; Thence South 43°36'26" East for 35.85 feet; Thence South 46°23'34" West for 601.00 feet to the Point of Beginning. Contains 18.80 acres.

Robert D. Proett, L.S. 379

Feb 4, 1994
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WESTGATE PLAZA, INC., a Nebraska Corporation, being the sole Owner of the land described within the Surveyor's Certificate and embraced within this 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 EAGLE RIDGE; 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, for public use, the streets and easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to 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, crossarms, downguys and anchors, 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 the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities, and if required by the Owner; and we do further grant a perpetual easement to the City of Papillion and Peoples Natural Gas Company, 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 (5') foot wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

WESTGATE PLAZA, INC.
a Nebraska Corporation

By: _____
Michael F. Rogers, President

By: _____
Joseph P. Rogers, Secretary

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 8 day of Febr, 1994, 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 President of Westgate Plaza, Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Ted F. Mora
Notary Public

GENERAL NOTARY
STATE OF NEBRASKA
Ted F. Mora
Comm. Exp. 5-24-94

State of Nebraska } SS
County of Douglas }

On this 8 day of Febr, 1994, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOSEPH P. ROGERS, who is personally known to me to be Secretary of Westgate Plaza, Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Ted F. Mora
Notary Public

GENERAL NOTARY
STATE OF NEBRASKA
Ted F. Mora
Comm. Exp. 5-24-94

CITY ENGINEER'S CERTIFICATE

This plat of EAGLE RIDGE was approved and accepted by the City Engineer of Papillion, Nebraska this 26TH day of April, 1994.

City Engineer

APPROVAL OF CITY PLANNING COMMISSION

This plat of EAGLE RIDGE was approved by the City Planning Commission of the City of Papillion this 28 day of Feb, 1994.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of EAGLE RIDGE was approved and accepted by the City Council of Papillion on this 15th day of March, 1994.

Mayor

City Clerk

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of EAGLE RIDGE (Lots 197 through 261) this 9th day of Feb., 1994.

Sarpy County Surveyor

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, this 1st day of JUNE, 1994.

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

Joe Vihstadt
Sarpy County Treasurer by Nancy J Soy

COUNTY TREASURER Seal SARPY COUNTY

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

FINAL PLAT

lamp, rynearson & associates, inc.
engineers surveyors planners
14747 california street omaha, nebraska 68154-1952 402.496.2498

EAGLE RIDGE (PHASE 3)
SARPY COUNTY, NEBRASKA

designer TEM
drawn by HWB
revisions

job number 87020-4987
date 4 FEB 1994

sheet 1 of 1