

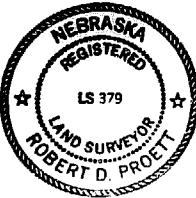
EAGLE RIDGE

LOTS 106 THROUGH 196, INCLUSIVE, BEING A PLATTING OF PART OF TAXLOTS 11A, 11B AND 12, LYING IN THE EAST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

93-32709

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 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 of all lots, streets, angle points and ends of curves; said subdivision to be known as EAGLE RIDGE (Lots 106 through 196) being a platting of that part of Taxlots 11A, 11B and 12 in the East Half of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sary County, Nebraska, described as follows: Commencing at the northwest corner of the Northeast Quarter of said Section 25; Thence South 00°12'03" East (bearing referenced to the Final Plat of EAGLE RIDGE, a subdivision, as surveyed, platted and recorded in Sary County, Nebraska) for 1056.53 feet along the west line of the said Northeast Quarter of Section 25; Thence North in Sary County, Nebraska) for 1056.53 feet along the west line of the said Northeast Quarter of Section 25; Thence South 89°47'57" East for 33.00 feet to the east right of way line of 66th Street and the TRUE POINT OF BEGINNING; Thence South 00°12'03" East for 1328.50 feet along the said east right of way line of 66th Street which is parallel to and 33.00 feet east of the said west line of the Northeast Quarter of Section 25; Thence North 89°47'57" East for 139.00 feet; Thence South 87°35'31" East for 69.32 feet; Thence South 69°42'46" East for 57.35 feet; Thence South 63°16'20" East for 73.92 feet; Thence South 63°02'03" East for 287.05 feet; Thence South 59°18'10" East for 74.04 feet; Thence North 34°25'43" East for 190.00 feet; Thence along a curve to the left (having a radius of 765.00 feet and a long chord bearing North 59°04'29" West for 12.54 feet) for an arc length of 12.54 feet; Thence North 33°24'52" East for 126.90 feet; Thence South 60°06'11" East for 22.69 feet; Thence North 46°23'34" East for 490.27 feet; Thence North 43°36'26" West for 43.00 feet; Thence North 46°23'34" East for 122.00 feet; Thence North 43°26'26" West for 147.00 feet; Thence North 40°58'14" West for 152.35 feet; Thence North 37°31'34" West for 724.10 feet; Thence North 22°35'10" West for 212.05 feet to the southwest corner of Lot 99, EAGLE RIDGE; Thence North 66°43'03" West for 33.47 feet to the northeast corner of Lot 101, EAGLE RIDGE; Thence South 48°31'34" West for 195.85 feet along the east line of said Lot 101, EAGLE RIDGE and a long chord bearing North 43°26'47" West for 14.11 feet; Thence along a curve to the left (having a radius of 205.00 feet and a long chord bearing North 59°04'29" West for 12.54 feet) for an arc length of 14.12 feet along the south right of way line of Franklin Drive to the northeast corner of Lot 102, EAGLE RIDGE; Thence South 44°34'52" West for 160.38 feet to the southeast corner of Lot 102, EAGLE RIDGE; Thence North 14°05'46" West for 49.27 feet to the southeast corner of Lot 103, EAGLE RIDGE; Thence South 89°47'57" West for 195.80 feet along the south line of Lots 103 and 104, EAGLE RIDGE to the southwest corner of the right of way of Fleetwood Drive; Thence along a curve to the right (having a radius of 1883.91 feet and a long chord bearing North 92°51'20" West for 36.54 feet) for an arc length of 36.54 feet along the west right of way line of Fleetwood Drive to the southeast corner of Lot 105, EAGLE RIDGE; Thence South 89°47'57" West for 143.25 feet to the Point of Beginning. Contains 34.50 acres.



Robert D. Proett, L.S. 379 Date Aug 13, 1993

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 certify 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, downspouts 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 for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the excavation 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 eight (8') foot wide 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 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 K. Rogers, President
By: Joseph P. Rogers, Secretary

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska County of Douglas SS
On this 13th day of August 1993, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL P. ROGERS, who is personally known to me to be the 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.

State of Nebraska County of Douglas SS
On this 13th day of August 1993, 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 the 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.
Notary Public Joan R. Maly

Notary Public Joan R. Maly 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 of this 24th day of August, 1993.
Sary County Treasurer Joan R. Maly
THIS CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR 93

APPROVAL OF CITY COUNCIL
This plat of EAGLE RIDGE was approved and accepted by the City Council of Papillion on this 14th day of August, 1993.
Mayor Thomas A. Lipp
City Clerk Christina O. Meyer

CITY ENGINEER'S CERTIFICATE
This plat of EAGLE RIDGE was approved and accepted by the City Engineer of Papillion, Nebraska, on this 14th day of August, 1993.
City Engineer Thomas A. Lipp

APPROVAL OF SARY COUNTY SURVEYOR
I HEREBY APPROVE this plat of EAGLE RIDGE (Lots 106 through 196) this 13th day of August, 1993.
Sary County Surveyor Thomas A. Lipp

APPROVAL OF CITY PLANNING COMMISSION
This plat of EAGLE RIDGE was approved by City Planning Commission of the City of Papillion on this 14th day of August, 1993.
Chairman, City Planning Commission Annice Rogers



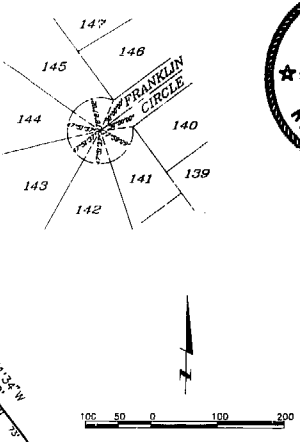
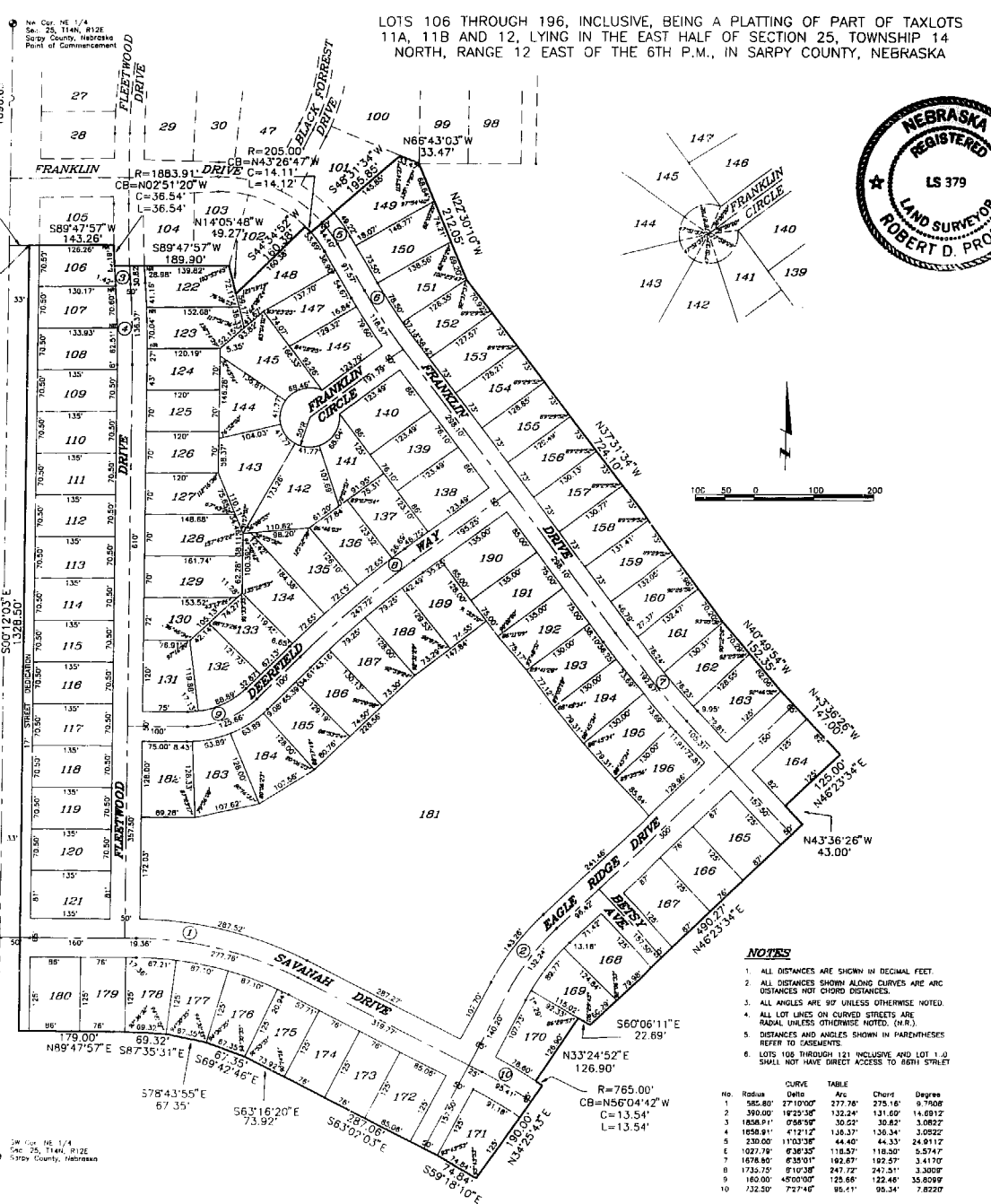
FINAL PLAT

lamp, ryneason & associates, inc.
engineers, architects, surveyors
19205 californian street omaha, nebraska 68148-1985 408-498-6888

EAGLE RIDGE (Phase 2)
SARY COUNTY, NEBRASKA

designer RDP
draftsmen CRB
Book
revisions

Job number 87020-4985
date AUGUST 12, 1993
sheet 1 of 1



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 106 THROUGH 121 INCLUSIVE AND LOT 105 SHALL NOT HAVE DIRECT ACCESS TO 66TH STREET

No.	Radius	Delta	Arc	Chord	Degree
1	965.80'	77°10'00"	277.78'	278.16'	9.7608
2	390.00'	18°25'30"	132.24'	131.60'	14.6912
3	1856.91'	0°58'59"	30.22'	30.82'	3.0822
4	1658.91'	4°17'12"	138.37'	126.34'	3.0922
5	230.00'	17°03'36"	44.40'	44.33'	24.9112
6	1027.78'	0°30'35"	116.57'	116.30'	5.5747
7	1076.90'	0°30'01"	182.87'	182.57'	3.4170
8	1738.75'	0°10'30"	247.72'	247.51'	3.3007
9	180.00'	4°00'00"	125.69'	122.48'	35.8099
10	325.50'	7°27'48"	95.11'	95.34'	7.8220

Scale: 1" = 40'

Section 25, Township 14 North, Range 12 East of the 6th P.M., Sary County, Nebraska

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