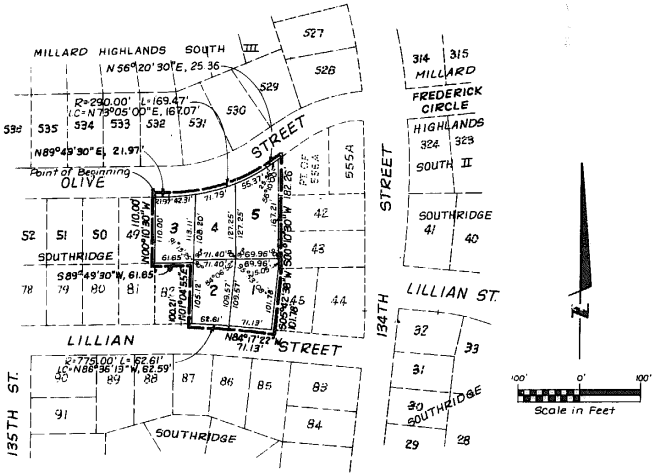
90- 15998

SOUTHRIDGE 2nd ADDITION

LOTS 1 THRU 5 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 46, 47, & 48, SOUTHRIDGE & PART OF LOT 556A, MILLARD HIGHLANDS SOUTH III, SUBDIVISIONS LOCATED IN THE NE 1/4 OF SEC. 13, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA



REVIEW OF SARPY COUNTY SURVEYOR

This plat of Southridge 2nd Addition was reviewed by the office of the Sarpy County Surveyor on the 19th day of October, 1990.

Thomas A. Cuppan
Sarpy County Surveyor

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 on this 19th day October, 1990.

Kathleen A. Ingram
Sarpy County Treasurer By Doris Larsen

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of Southridge 2nd Addition was approved by the County Planning Commission on the ____ day of _____, 1990.

Chairman, Sarpy County Planning Commission

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of Southridge 2nd Addition was approved on this 30 day of Oct, 1990.

Sarpy County Building Inspector

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of Southridge 2nd Addition was approved by the County Board of Commissioners on this 2 day of October, 1990.

Chairman, Sarpy County Board of Commissioners

FILED SARPY COUNTY, NEBR.
INSTRUMENT NUMBER
90 15998
OCT 31 PM 3:24

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 26th day of September, 1990, before me, the undersigned, a Notary Public in and for said County, personally came Todd R. and Martha Jayne Trautman, husband and wife, to me personally known to be the identical persons whose names are affixed to the Dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public

My Commission expires the 3rd day of August, 1994.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 1st day of October, 1990, before me, the undersigned, a Notary Public in and for said County, personally came Donald R. Sievers, Senior Vice President of FirsTier Bank, N.A. Omaha, to me personally known to be the identical person whose name is affixed to the Dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said Bank.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public

My Commission expires the ___ day of _____, 19__.

ACKNOWLEDGEMENT OF NOTARY

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles)

On this 5 day of October, 1990, befcre me, the undersigned, a Notary Public in and for said County, personally came [illegible] Vice President of Countrywide Funding Corp to me personally known to be the identical person whose name is affixed to the Dedication on this plat, and ackrowledged the execution thereof to be his/her voluntary act and deed as such officer of said Bank.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public

My Commission expires the 7 day of [illegible], 1994.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 26th day of September, 1990, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Construction Sciences, Inc., to me personally known to be the identical person whose name is affixed to the Dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public

My Commission expires the 3rd day of August, 1994.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots in Southridge 2nd Addition, being a replat of Lots 46, 47 and 48, Southridge, and part of Lot 556A, Millard Highlands South III, subdivisions located in the NE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 49, Southridge; thence N89°49'30"E (assumed bearing) along the southerly right-of-way line of Olive Street, a distance of 21.97 feet; thence Northeasterly along said Southerly right-of-way line of Olive Street, on a curve to the left with a radius of 290.00 feet, a distance of 169.47 feet, said curve having a long chord which bears N73°05'00"E, a distance of 167.07 feet; thence N56°20'30"E along said Southerly right-of-way line of Olive Street, a distance of 25.36 feet to a point on the extended West line of Lot 42, said Southridge; thence S00°10'30"W along said extended West line of Lot 42, Southridge, and also along the West line of said Lot 42 and Lot 43, Southridge, a distance of 182.26 feet to the Southwest corner of said Lot 43, Southridge; thence S05°42'36"W along the West line of Lot 45, Southridge, a distance of 101.78 feet to a point on the Northerly right-of-way line of Lillian Street, said point also being the Southwest corner of said Lot 45, Southridge; thence N84°17'22"W along said Northerly right-of-way line of Lillian Street, a distance of 71.13 feet; thence Northwesterly along said Northerly right-of-way line of Lillian Street, on a curve to the left with a radius of 775.00 feet, a distance of 62.61 feet, said curve having a long chord which bears N86°36'13"W, a distance of 62.59 feet to the Southeast corner of Lot 82, Southridge; thence N01°04'55"E along the East line of said Lot 82, Southridge, a distance of 100.21 feet to the Northeast corner of said Lot 82, Southridge; thence S89°49'30"W along the North line of said Lot 82, Southridge, a distance of 61.65 feet to the Southeast corner of said Lot 49, Southridge; thence N00°10'30"W along the East line of said Lot 49, Southridge, a distance of 110.00 feet to the Point of Beginning.

Robert Clark, LS-419 — Date 9-26-90

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, Construction Sciences, Inc., Pacesetter Homes, Inc., and Todd R. and Martha Jayne Trautman, husband and wife, owners, and FirsTier Bank, N.A., Omaha, Construction Sciences, Inc., and Countrywide Funding Corp, Mortgagees of the property described in the Certification of Survey and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as SOUTHRIDGE 2ND ADDITION(lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant the 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 or land abutting all front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all lots, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, 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.

CONSTRUCTION SCIENCES, INC.
By John J. Smith, President

FIRSTIER BANK, N.A. OMAHA
By: Donald R. Sievers, Sr. Vice President

PACESETTER HOMES, INC.
By Ralph Heavrin, President

COUNTRYWIDE FUNDING CORP.
[illegible] Vice President

Todd R. Trautman

Martha Jayne Trautman

ELLIOTT & ASSOCIATES
5339 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 895-4700

FINAL PLAT

SOUTHRIDGE 2nd ADDITION
SARPY COUNTY, NEBRASKA

DATE July, 1990 | DRAWN BY W.A.C. | CHECKED BY
PROJECT NO. 84044.2 | SCALE 1"=100' | SHEET 1 OF 1