FILED SARPY CO. NE.
INSTRUMENT NUMBER
2003-36982
2003 JUL -7 P 3:24
[signature]
REGISTER OF DEEDS

Counter [illegible]
Verify [illegible]
Fee $ 137.50
Chg [illegible] EACG

2003-36982

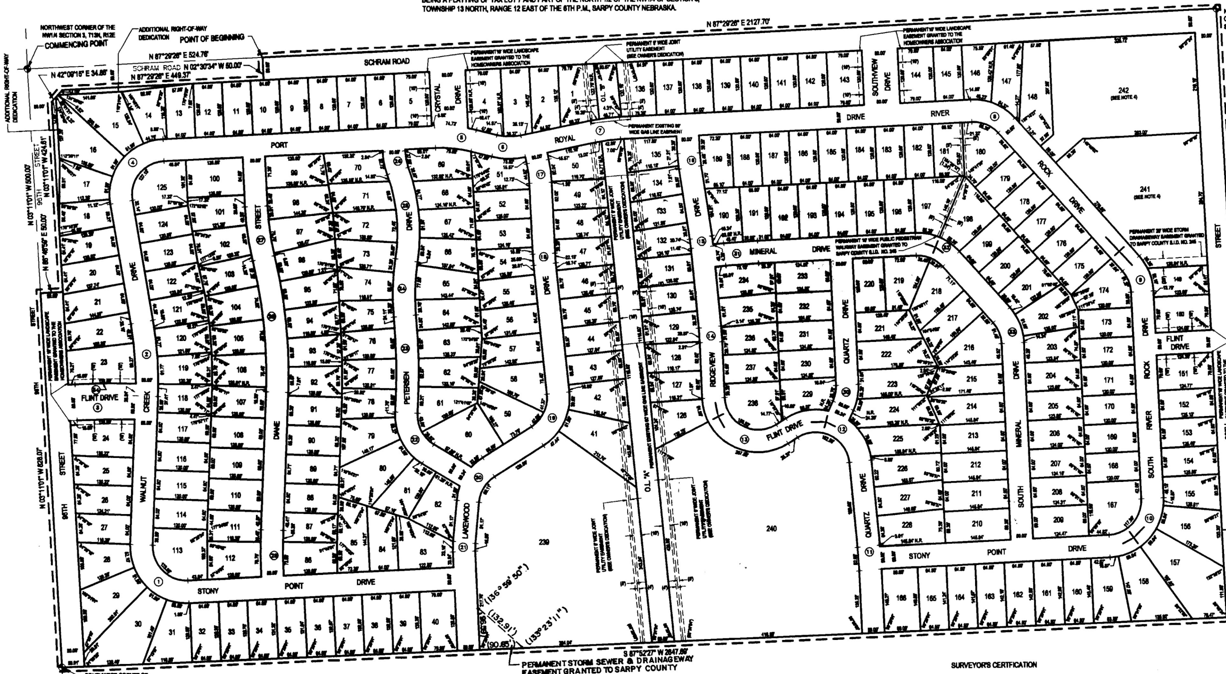
SUMMIT RIDGE

LOTS 1 THRU 242 INCLUSIVE AND OUTLOTS "A" & "B"

BEING A PLATTING OF TAX LOT 7 AND PART OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA.

LOT AREAS	
LOT #	ACRES
1	0.247 acres
2	0.208 acres
3	0.221 acres
4	0.263 acres
5	0.218 acres
6	0.176 acres
7	0.176 acres
8	0.176 acres
9	0.176 acres
10	0.176 acres
11	0.176 acres
12	0.176 acres
13	0.174 acres
14	0.202 acres
15	0.308 acres
16	0.313 acres
17	0.200 acres
18	0.180 acres
19	0.188 acres
20	0.187 acres
21	0.208 acres
22	0.220 acres
23	0.283 acres
24	0.284 acres
25	0.188 acres
26	0.187 acres
27	0.178 acres
28	0.214 acres
29	0.313 acres
30	0.380 acres
31	0.281 acres
32	0.191 acres
33	0.192 acres
34	0.192 acres
35	0.193 acres
36	0.194 acres
37	0.194 acres
38	0.195 acres
39	0.198 acres
40	0.242 acres
41	0.343 acres
42	0.230 acres
43	0.187 acres
44	0.187 acres
45	0.188 acres
46	0.188 acres
47	0.192 acres
48	0.184 acres
49	0.176 acres
50	0.208 acres
51	0.217 acres
52	0.184 acres
53	0.183 acres
54	0.186 acres
55	0.188 acres
56	0.192 acres
57	0.203 acres
58	0.248 acres
59	0.238 acres
60	0.312 acres
61	0.208 acres
62	0.204 acres
63	0.213 acres
64	0.212 acres
65	0.212 acres
66	0.204 acres
67	0.189 acres
68	0.188 acres
69	0.225 acres
70	0.210 acres
71	0.205 acres
72	0.210 acres
73	0.187 acres
74	0.180 acres
75	0.180 acres
76	0.179 acres
77	0.180 acres
78	0.181 acres
79	0.230 acres
80	0.325 acres
81	0.212 acres
82	0.228 acres
83	0.269 acres
84	0.195 acres
85	0.245 acres
86	0.184 acres
87	0.178 acres
88	0.178 acres
89	0.178 acres
90	0.180 acres
91	0.180 acres
92	0.183 acres
93	0.184 acres
94	0.186 acres
95	0.184 acres
96	0.208 acres
97	0.217 acres
98	0.213 acres
99	0.219 acres
100	0.245 acres
101	0.203 acres
102	0.199 acres
103	0.192 acres
104	0.195 acres
105	0.195 acres
106	0.195 acres
107	0.190 acres
108	0.190 acres
109	0.190 acres
110	0.190 acres
111	0.189 acres
112	0.220 acres
113	0.288 acres
114	0.176 acres
115	0.176 acres
116	0.176 acres
117	0.176 acres
118	0.179 acres
119	0.184 acres
120	0.186 acres
121	0.183 acres
122	0.179 acres

LOT AREAS	
LOT #	ACRES
123	0.176 acres
124	0.176 acres
125	0.280 acres
126	0.213 acres
127	0.175 acres
128	0.176 acres
129	0.186 acres
130	0.181 acres
131	0.182 acres
132	0.186 acres
133	0.177 acres
134	0.173 acres
135	0.190 acres
136	0.226 acres
137	0.176 acres
138	0.176 acres
139	0.176 acres
140	0.176 acres
141	0.176 acres
142	0.176 acres
143	0.218 acres
144	0.218 acres
145	0.176 acres
146	0.191 acres
147	0.216 acres
148	0.327 acres
149	0.187 acres
150	0.226 acres
151	0.228 acres
152	0.184 acres
153	0.184 acres
154	0.185 acres
155	0.208 acres
156	0.284 acres
157	0.480 acres
158	0.342 acres
159	0.240 acres
160	0.212 acres
161	0.211 acres
162	0.211 acres
163	0.210 acres
164	0.208 acres
165	0.209 acres
166	0.258 acres
167	0.285 acres
168	0.176 acres
169	0.176 acres
170	0.176 acres
171	0.176 acres
172	0.176 acres
173	0.176 acres
174	0.227 acres
175	0.176 acres
176	0.176 acres
177	0.176 acres
178	0.176 acres
179	0.176 acres
180	0.248 acres
181	0.184 acres
182	0.176 acres
183	0.176 acres
184	0.176 acres
185	0.176 acres
186	0.176 acres
187	0.176 acres
188	0.176 acres
189	0.193 acres
190	0.201 acres
191	0.176 acres
192	0.176 acres
193	0.176 acres
194	0.176 acres
195	0.176 acres
196	0.179 acres
197	0.247 acres
198	0.247 acres
199	0.176 acres
200	0.179 acres
201	0.188 acres
202	0.232 acres
203	0.182 acres
204	0.182 acres
205	0.182 acres
206	0.182 acres
207	0.182 acres
208	0.183 acres
209	0.187 acres
210	0.232 acres
211	0.214 acres
212	0.214 acres
213	0.214 acres
214	0.233 acres
215	0.233 acres
216	0.288 acres
217	0.209 acres
218	0.221 acres
219	0.219 acres
220	0.190 acres
221	0.198 acres
222	0.241 acres
223	0.244 acres
224	0.281 acres
225	0.245 acres
226	0.230 acres
227	0.222 acres
228	0.242 acres
229	0.204 acres
230	0.183 acres
231	0.183 acres
232	0.183 acres
233	0.187 acres
234	0.208 acres
235	0.187 acres
236	0.187 acres
237	0.183 acres
238	0.288 acres
239	3.474 acres
240	4.271 acres
241	1.815 acres
242	1.706 acres
O.L. A	1.283 acres
O.L. B	0.138 acres



NOTES:

1. ALL ANGLES ARE 90 ° UNLESS OTHERWISE NOTED

2. ALL LOTS 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 WILL NOT BE ALLOWED TO 90TH STREET, 96TH STREET OR TO SCHRAM ROAD FROM ANY LOT ABUTTING SAID STREETS, EXCEPT HOWEVER, LOT 242 WILL BE ALLOWED TO MAINTAIN IT'S EXISTING ACCESS POINT TO SCHRAM ROAD FOR ONE SINGLE FAMILY RESIDENCE AND LOT 241 SHALL BE ALLOWED ACCESS FOR ONE SINGLE FAMILY RESIDENCE TO 90TH STREET.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	165.28'	108.54'	94°41'23"
2	800.00'	164.88'	82.73'	11°48'31"
3	1414.08'	132.38'	66.24'	5°21'50"
4	100.00'	169.50'	113.27'	97°07'08"
5	300.00'	86.91'	43.76'	16°35'52"
6	143.69'	64.58'	32.84'	25°48'08"
7	375.80'	60.01'	30.07'	9°08'14"
8	100.00'	88.46'	47.37'	50°41'37"
9	100.00'	66.35'	35.58'	38°10'09"
10	100.00'	157.32'	100.24'	90°08'15"
11	1000.00'	53.41'	26.71'	3°03'37"
12	100.00'	203.44'	161.80'	116°33'51"
13	100.00'	209.22'	172.78'	119°52'22"
14	600.00'	33.69'	16.85'	3°13'00"
15	400.00'	22.12'	11.06'	3°10'07"
16	300.00'	32.13'	16.08'	6°08'14"
17	300.00'	48.02'	24.08'	9°10'14"
18	400.00'	23.60'	11.81'	3°22'52"
19	100.00'	111.28'	62.18'	63°44'59"
20	100.00'	92.15'	49.64'	52°47'56"
21	150.00'	19.87'	9.95'	7°35'17"
22	100.00'	108.91'	60.69'	62°24'01"
23	1380.00'	214.89'	107.59'	8°54'46"
24	500.00'	123.84'	62.24'	14°11'28"
25	400.00'	200.69'	102.46'	28°43'51"
26	150.00'	45.10'	22.77'	17°13'46"
27	600.00'	115.59'	57.98'	11°02'07"
28	1080.88'	299.10'	150.62'	15°43'39"
29	1228.31'	101.19'	50.63'	4°41'23"
30	100.00'	47.69'	24.31'	27°19'39"
31	1438.69'	74.43'	37.22'	2°58'07"
32	100.00'	88.46'	47.37'	50°41'37"
33	100.00'	66.60'	35.71'	38°10'23"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
34	1464.89'	136.86	67.98'	05°20'43"

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of SUMMIT RIDGE was approved by the City Council of the City of Papillion, Nebraska, on the 9th day of June 2003.

[signature]
Mayor

[signature]
ATTEST
City Clerk

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1883 NEBRASKA

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.

DATE 6/24/03 [signature] DSP
County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of SUMMIT RIDGE approved by the Papillion City Engineer this 3rd day of July 2003.

[signature]
Papillion City Engineer

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of SUMMIT RIDGE was approved by the Papillion Planning Commission this 30th day of APRIL 2003.

[signature] Chairman,
Papillion Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SUMMIT RIDGE was reviewed by the office of the Sarpy County Surveyor this [illegible] day of June 2003.

[signature]
Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF SARPY)

On this [illegible] day of June 2003, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of HEARTHSTONE HOMES, INC., to me 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 said officier of said corporation.

[signature]
Notary Public My Commission Expires

GENERAL NOTARY-State of Nebraska
CHRISTIE K. GROEBLI
My Comm. Exp. Jan. 01, 2005

SURVEYOR'S CERTFICATION

I hereby certify that I have made a ground survey of the subdivision described herein and that all dimensions have been computed for all lots and streets in SUMMIT RIDGE (the lots numbered as shown) being a platting of part of the North 1/2 of the NW 1/4 of Section 3; and also together with Tax Lot 7, a tax lot located in the NW 1/4 of Section 3; all located in Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence N 87°29'28" E (assumed bearing) along the North line of said NW 1/4 of Section 3, a distance of 524.76 feet to the point intersection of the South right-of-way line of Schram Road and said North line of the NW 1/4 of Section 3, said point also being the point of beginning; thence continuing N 87°29'28" E along said North line of the NW 1/4 of Section 3, a distance of 2127.70 feet to the Northeast corner of said NW 1/4 of Section 3; thence S 02°58'08" E along the East line of said North 1/2 of the NW 1/4 of Section 3, a distance of 1345.76 feet to the Southeast corner of said North 1/2 of the NW1/4 of Section 3; thence S 87°52'27" W along the South line of said North 1/2 of the NW 1/4 of Section 3, a distance of 2647.69 feet to the Southwest corner of said North 1/2 of the NW 1/4 of Section 3; thence N 03°11'01" W along the West line of said NW 1/4 of Section 3, a distance of 828.07 feet to the point of intersection of the East right-of-way line of 96th Street and said West line of the NW 1/4 of Section 3; thence N 86°48'59" E along said East right-of-way line of 96th Street, a distance of 50.00 feet; thence N 03°11'01" W along said East right-of-way line of 96th Street, a distance of 424.81 feet; thence N 42°09'15" E, along said East right-of-way line of 96th Street, a distance of 34.86 feet to the point of intersection of said East right-of-way line of 96th Street and said South right-of-way line of Schram Road; thence N 87°29'28" E along said South right-of-way line of Schram Road, a distance of 449.37 feet; thence N 02°30'34" W along said South right-of-way line of Schram Road, a distance of 50.00 feet to the point of beginning.

Said tract of land contains an area of 3,493,523 square feet or 80.201 acres, more or less.

[signature] 6-10-03
Eric A. Schaben, L.S. 608 Date

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

DEDICATION

Know all men by these presents that We, Hearthstone Homes, Inc., Thomas P. Major, and Alice A. Major, Co-Trustees of the Major Revocable Trust declared 2-7-98 and Rainmaker Farms, L.L.C., owners 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 SUMMIT RIDGE (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 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, Qwest 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 except as shown in Lot 1 and Lot 136, to avoid the gas pipeline; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots,except as shown in Lots 41 thru 50 inclusive, Lots 126 thru 135 inclusive, and Lots 239 and 240, to avoid the gas pipeline; 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 further grant a perpetual easement to the City of Papillion and Aquila, Inc., 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.

In witness whereof, we do set our hand this ____day of ______________, 2003.

HEARTHSTONE HOMES, INC

[signature]
By: John J. Smith, President

[signature]
Thomas P. Major, Co-Trustee of the Major Revocable Trust declared 2-7-98

RAINMAKER FARMS, L.L.C.

[signature] MEMBER
By:

[signature]
Alice A. Major, Co-Trustee of the Major Revocable Trust declared 2-7-98

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF SARPY)

On this 24 day of June 2003, before me, the undersigned, a Notary Public in and for said County, personally came Thomas P. Major [illegible] of RAINMAKER FARMS, L.L.C., to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed as said officier of said L.L.C. [illegible]

[signature]
Notary Public My Commission Expires

GENERAL NOTARY - State of Nebraska
MARY R. DUNHAM
My Comm. Exp. Oct. 2, [illegible]

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF SARPY)

On this 24 day of June 2003, before me, the undersigned, a Notary Public in and for said County, personally came Thomas P. Major and Alice A. Major, Co-Trustees of the Major Revocable Trust declared 2-7-98, to me personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed as said Co-Trustees of said Major Revocable Trust.

[signature]
Notary Public My Commission Expires

GENERAL NOTARY - State of Nebraska
MARY R. DUNHAM
My Comm. Exp. Oct. 2, [illegible]

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMIT RIDGE
PAPILLION, NEBRASKA

FINAL PLAT