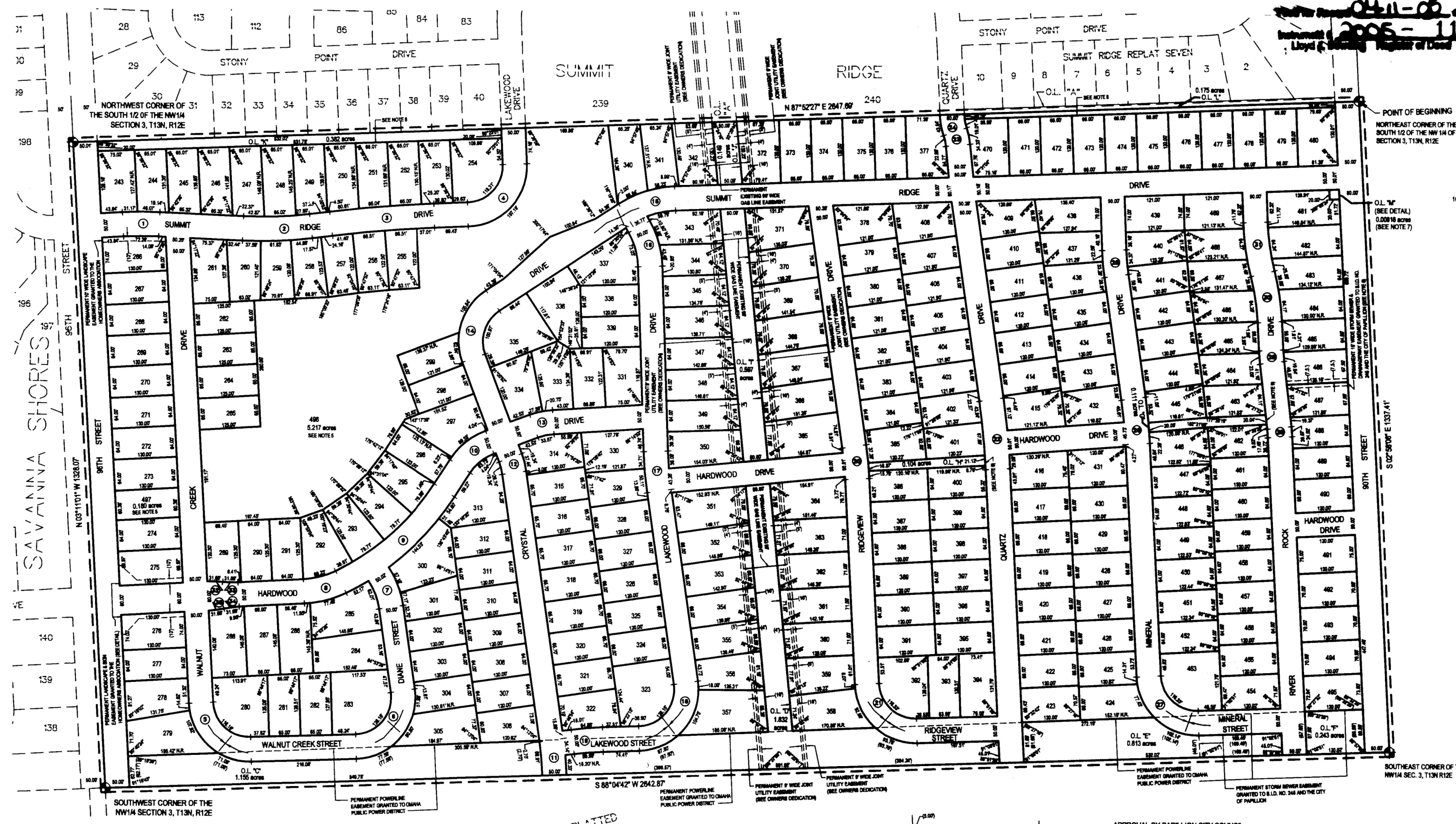
SUMMIT RIDGE

LOTS 243 THRU 497 INCLUSIVE AND OUTLOTS "C" THRU "M" INCLUSIVE

BEING A PLATTING OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Instrument # 2005-11173
Lloyd J. Dowding Register of Deeds Sarpy County

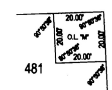
COUNTER CE C.E.
VERIFY D.E.
PROOF
FEES $ 148.50
CHECK#
CHG E&A CASH
REFUND CREDIT
SHORT NCR



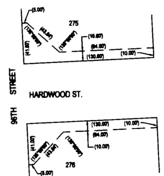
CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	750.00'	74.75'	37.41'	5°42'38"
2	825.00'	140.04'	70.19'	9°43'32"
3	2413.11'	213.64'	106.89'	5°04'21"
4	100.00'	157.75'	100.67'	90°23'01"
5	100.00'	154.88'	97.82'	88°44'17"
6	100.00'	168.20'	111.79'	96°22'15"
7	163.77'	73.18'	37.21'	25°36'07"
8	200.00'	79.12'	40.09'	22°40'01"
9	524.74'	287.62'	147.52'	31°24'15"
10	124.47'	79.74'	41.29'	36°42'21"
11	644.77'	71.69'	35.88'	6°22'15"
12	150.00'	32.09'	16.11'	12°15'23"
13	140.00'	40.99'	20.64'	16°46'32"
14	100.00'	134.62'	79.73'	77°08'03"
15	200.00'	109.22'	56.01'	31°17'20"
16	175.00'	85.20'	43.46'	27°53'40"
17	750.00'	82.09'	41.08'	6°16'16"
18	100.00'	168.20'	111.79'	96°22'15"
19	639.95'	62.43'	31.24'	5°35'21"
20	750.00'	67.49'	33.77'	5°09'21"
21	100.00'	155.10'	98.04'	88°51'59"
22	1600.00'	143.98'	72.04'	5°09'21"
23	125.00'	28.61'	14.37'	13°06'44"
24	125.00'	36.28'	18.27'	16°37'48"
25	500.00'	53.10'	26.58'	6°05'06"
26	1040.00'	93.59'	46.82'	5°09'21"
27	100.00'	155.10'	98.04'	88°51'59"
28	300.00'	19.06'	9.54'	3°38'38"
29	400.00'	25.44'	12.72'	3°38'38"
30	500.00'	99.82'	50.08'	11°26'18"
31	500.00'	107.18'	53.80'	12°16'54"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
32	200.00'	31.66'	15.86'	9°04'07"
33	200.00'	31.66'	15.86'	9°04'07"
34	200.00'	31.66'	15.86'	9°04'07"
35	200.00'	31.66'	15.86'	9°04'07"

Lot #	Acres	Lot #	Acres	Lot #	Acres	Lot #	Acres	Lot #	Acres	Lot #	Acres
243	0.220	292	0.228	341	0.198	390	0.176	439	0.208	488	0.177
244	0.193	293	0.196	342	0.246	391	0.176	440	0.188	489	0.176
245	0.200	294	0.196	343	0.223	392	0.271	441	0.182	490	0.190
246	0.208	295	0.196	344	0.191	393	0.180	442	0.176	491	0.207
247	0.215	296	0.181	345	0.186	394	0.225	443	0.176	492	0.193
248	0.218	297	0.275	346	0.201	395	0.178	444	0.176	493	0.193
249	0.213	298	0.179	347	0.207	396	0.176	445	0.185	494	0.193
250	0.205	299	0.187	348	0.213	397	0.178	446	0.205	495	0.201
251	0.199	300	0.276	349	0.218	398	0.176	447	0.180		
252	0.195	301	0.190	350	0.248	399	0.176	448	0.180		
253	0.194	302	0.176	351	0.278	400	0.176	449	0.180		
254	0.288	303	0.176	352	0.224	401	0.181	450	0.180		
255	0.182	304	0.180	353	0.219	402	0.181	451	0.180		
256	0.182	305	0.244	354	0.214	403	0.179	452	0.180		
257	0.182	306	0.185	355	0.209	404	0.179	453	0.312		
258	0.183	307	0.176	356	0.221	405	0.179	454	0.194		
259	0.183	308	0.176	357	0.308	406	0.179	455	0.176		
260	0.188	309	0.176	358	0.269	407	0.179	456	0.176		
261	0.226	310	0.176	359	0.232	408	0.216	457	0.176		
262	0.187	311	0.176	360	0.229	409	0.202	458	0.176		
263	0.187	312	0.176	361	0.234	410	0.179	459	0.176		
264	0.187	313	0.285	362	0.239	411	0.179	460	0.176		
265	0.187	314	0.208	363	0.244	412	0.176	461	0.176		
266	0.217	315	0.181	364	0.278	413	0.179	462	0.178		
267	0.191	316	0.181	365	0.283	414	0.179	463	0.181		
268	0.191	317	0.181	366	0.241	415	0.209	464	0.181		
269	0.191	318	0.181	367	0.236	416	0.205	465	0.187		
270	0.191	319	0.181	368	0.230	417	0.187	466	0.193		
271	0.191	320	0.181	369	0.225	418	0.187	467	0.187		
272	0.191	321	0.181	370	0.221	419	0.187	468	0.179		
273	0.191	322	0.201	371	0.258	420	0.187	469	0.208		
274	0.191	323	0.328	372	0.249	421	0.187	470	0.221		
275	0.209	324	0.182	373	0.194	422	0.187	471	0.182		
276	0.221	325	0.182	374	0.194	423	0.193	472	0.182		
277	0.191	326	0.182	375	0.194	424	0.208	473	0.182		
278	0.220	327	0.182	376	0.194	425	0.187	474	0.182		
279	0.278	328	0.182	377	0.238	426	0.187	475	0.182		
280	0.294	329	0.188	378	0.214	427	0.187	476	0.182		
281	0.188	330	0.238	379	0.178	428	0.187	477	0.182		
282	0.180	331	0.214	380	0.178	429	0.187	478	0.182		
283	0.335	332	0.189	381	0.178	430	0.187	479	0.182		
284	0.261	333	0.220	382	0.178	431	0.218	480	0.222		
285	0.276	334	0.224	383	0.178	432	0.205	481	0.241		
286	0.227	335	0.307	384	0.178	433	0.176	482	0.218		
287	0.226	336	0.270	385	0.195	434	0.176	483	0.205		
288	0.240	337	0.256	386	0.176	435	0.176	484	0.183		
289	0.198	338	0.176	387	0.178	436	0.182	485	0.191		
290	0.184	339	0.176	388	0.178	437	0.187	486	0.189		
291	0.184	340	0.223	389	0.178	438	0.212	487	0.182		



DETAIL
O.L. "M"
SCALE 1"=20'
(SEE NOTE 7)



DETAIL
PERMANENT LANDSCAPE & SIGN EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION
SCALE 1"=50'

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 96TH STREET OR TO 90TH STREET FROM ANY LOT ABUTTING SAID STREETS.

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

5. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO SARPY COUNTY S.I.D. NO. 245 AND THE CITY OF PAPILLION OVER ALL OF LOTS 496 & 497.

6. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 486 & 487 SHALL BE PERPETUALLY MAINTAINED.

7. A PERMANENT SANITARY SEWER EASEMENT IS GRANTED TO SARPY COUNTY S.I.D. NO. 245 AND THE CITY OF PAPILLION OVER ALL OF OUTLOT "M".

8. A PERMANENT WATER MAIN EASEMENT IS GRANTED TO THE CITY OF PAPILLION OVER ALL OF OUTLOTS "K" & "L".

9. A PERMANENT PUBLIC PEDESTRIAN WALKWAY EASEMENT IS GRANTED TO THE HOMEOWNERS ASSOCIATION AND THE CITY OF PAPILLION OVER ALL OF OUTLOTS "G" & "H".

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 the South 1/2 of the NW1/4 of Section 3, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said South 1/2 of the NW1/4 of Section 3; thence S02°58'08"E (assumed bearing) along the East line of said South 1/2 of the NW1/4 of Section 3, a distance of 1337.41 feet to the Southeast corner of said NW 1/4 of Section 3; thence S88°04'42"W along the South line of said NW1/4 of Section 3, a distance of 2642.87 feet to the Southwest corner of said NW1/4 of Section 3; thence N03°11'01"W along the West line of said NW 1/4 of Section 3, a distance of 1328.07 feet to the Northwest corner of said South 1/2 of the NW1/4 of Section 3, said point also being on the South right-of-way line of 96th Street; thence N87°52'27"E along the North line of said South 1/2 of the NW1/4 of Section 3, said line also being said South right-of-way line of 96th Street, and also the South line of Lots 30 thru 40 inclusive, Summit Ridge, a subdivision located in said Section 3, and also the South right-of-way line of Lakewood Drive, and also the South line of Lot 239, Outlot "A", and Lot 240, said Summit Ridge, and also the South right-of-way line of Quartz Drive, and also the South line of Outlot "A", Summit Ridge Replat Seven, a subdivision located in said Section 3, and also the South right-of-way line of 90th Street, a distance of 2647.69 feet to the point of beginning.

Said tract of land contains an area of 3,524,[illegible] square feet or 80.920 acres, more or less.

Robert Clark, LS-419 — Date: MARCH 15, 2005

NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK LS-419

DEDICATION

Know all men by these presents that We, Boyer Young Equities IV, LLC, 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 Lots 342 and 372, 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 343 thru 371 inclusive, 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 16TH day of MARCH, 2005.

BOYER YOUNG EQUITIES IV, LLC

By: Timothy W. Young, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 16TH day of MARCH, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, Managing Member of Boyer Young Equities IV, 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 such officer of said LLC.

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

Notary Public

GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of SUMMIT RIDGE was approved by the City Council of the City of Papillion, Nebraska.

Mayor — Date: 4/1/05

ATTEST: City Clerk

CITY OF PAPILLION CORPORATE SEAL NEBRASKA

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SUMMIT RIDGE was reviewed by the office of the Sarpy County Surveyor.

Sarpy County Surveyor — Date: 3-18-05

SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of SUMMIT RIDGE was approved by the Papillion Planning Commission.

Chairman, Papillion Planning Commission — Date: 12/29/04

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of SUMMIT RIDGE (lots numbered as shown) was approved by the Papillion City Engineer.

Papillion City Engineer — Date: 3/22/05

PROFESSIONAL AGRICULTURAL ENGINEER ARTHUR D. BECCARD STATE OF 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.

County Treasurer — Date: 3/18/04

COUNTY TREASURER SEAL SARPY COUNTY

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

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET, OMAHA, NE 68137, PHONE: (402) 895-4700, FAX: (402) 895-3599
7130 SOUTH 29TH STREET, SUITE D, LINCOLN, NE 68516-5941, PHONE: (402) 420-7217, FAX: (402) 420-7218

SUMMIT RIDGE
LOTS 243 THRU 495 INCLUSIVE AND OUTLOTS "C" THRU "M" INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

2005-11173