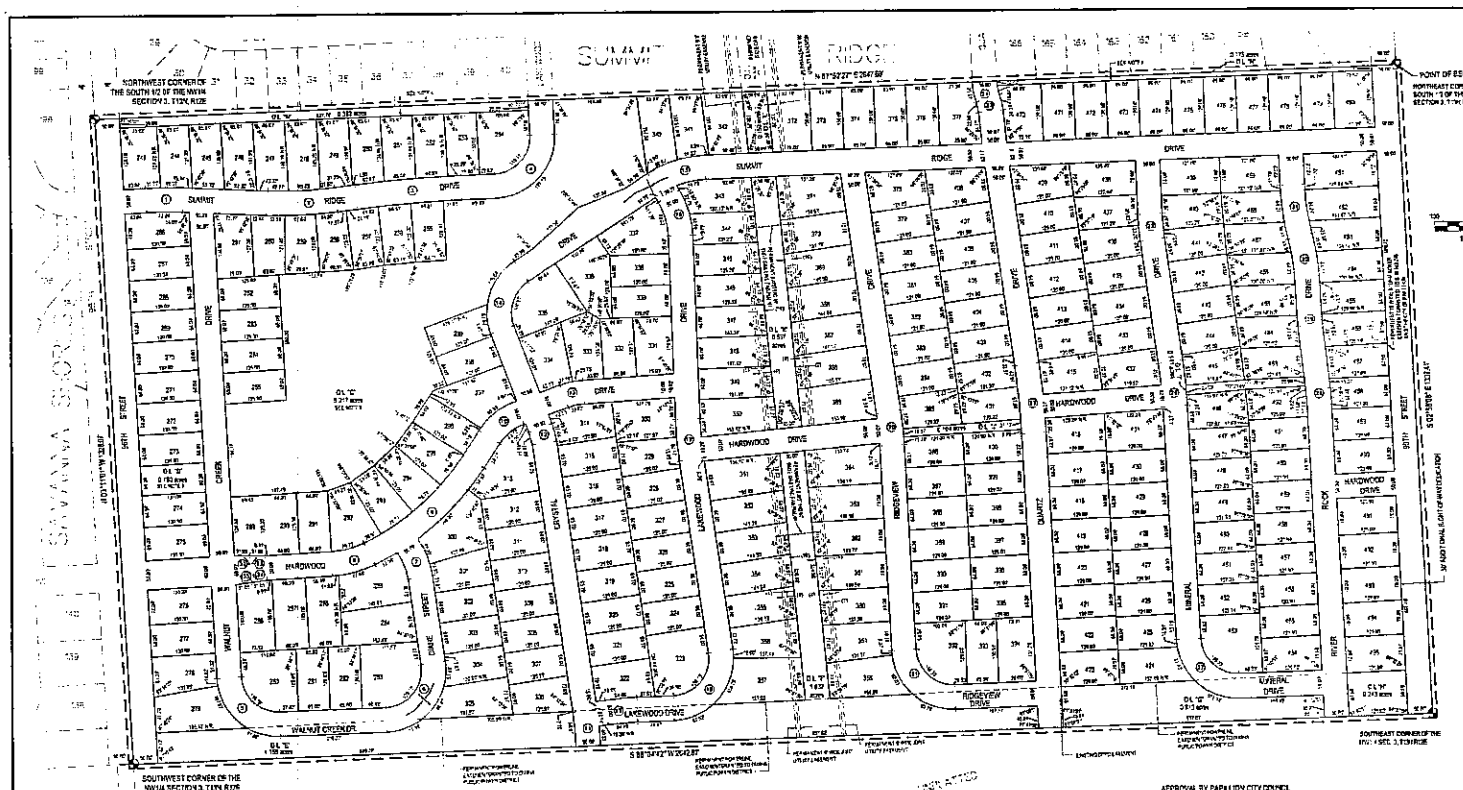

SUMMIT RIDGE

LOTS 243 THRU 495 INCLUSIVE AND OUTLOTS "C" THRU "N" 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

SURVEYOR'S CERTIFICATION

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 NW 1/4 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 NW 1/4 of Section 3; thence S 02°26'08" E along the East line of said South 1/2 of the NW 1/4 of Section 3, a distance of 1337.41 feet to the Southeast corner of said NW 1/4 of Section 3; thence S 88°04'42" W along the South line of said NW 1/4 of section 3, a distance of 2642.87 feet to the Southwest corner of said NW 1/4 of Section 3; thence N00°11'01" W along said West line of said NW 1/4 of Section 3, a distance of 1335.27 feet to the Northwest corner of said South 1/2 of the NW 1/4 of Section 3, said point also being on the South right-of-way line of 96th Street; thence N 87°52'27" E along the North line of said South 1/2 of the NW 1/4 of Section 3, and also along said South right-of-way line of 96th Street, and also along the South line of Lot 30 Inclusive, Summit Ridge, a subdivision located in said Section 3, and also along the South right-of-way line of Lakewood Drive, and also along the South line of Lot 239, Outlot "A", and Lot 243, said Summit Ridge, and also the South right-of-way line of Quartz Drive, and also the South line of Lots 165 thru 157 inclusive, Summit Ridge, and also the South right-of-way line of 90th Street, a distance of 2647.29 feet to the point of beginning.

Said tract of land contains an area of 3,574,872 square feet or 82.070 acres, more or less.

Robert Clark, LS 419 — Date

DEDICATION

Know all men by these presents that We, Landco, Inc., 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 alleys, 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 overhead 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 access to the five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots as herein defined are those lots forming the outer perimeter of the platted-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 therein pipes for the transmission of gas and water on, through, under and access 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 _____.

LANDCO, INC.

John J. Smith, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On the _____ day of _____, before me, the undersigned, a Notary Public, in and for said County, personally came John J. Smith, President of Landco, Inc., who is personally known to be the identical person who signed and affixed to the Dedication on this plat and acknowledged the same 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

RECEIVED NOV 22 2004 BY

APPROVAL BY PAPILLION CITY COUNCIL

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

Mayor — Date

ATTEST: _____
City Clerk

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

REVIEW OF SARPY COUNTY SURVEYER

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

Sarpy County Surveyor — Date

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 platee shown by the records of this office.

County Treasurer — Date

APPROVAL OF PAPILLION PLANNING COMMISSION

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

Chairman, Papillion Planning Commission — Date

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	750.00	74.75	37.41	5°42'06"
2	425.00	116.04	72.78	15°39'02"
3	275.00	273.64	150.89	57°01'21"
4	150.00	137.75	100.87	52°36'07"
5	150.00	134.88	87.62	46°14'18"
6	100.00	104.29	111.72	59°72'18"
7	150.00	51.00	26.44	20°38'53"
8	200.00	73.72	42.59	22°06'17"
9	324.77	207.82	107.52	31°30'18"
10	124.47	79.74	41.29	36°42'22"
11	244.77	77.83	39.46	18°12'18"
12	150.00	61.09	30.97	23°19'29"
13	150.00	42.99	23.64	16°42'42"
14	150.00	134.82	79.73	51°30'53"
15	200.00	129.02	66.94	37°17'29"
16	175.00	83.20	42.48	27°53'49"
17	750.00	67.09	41.08	5°18'18"
18	150.00	176.22	111.78	67°21'18"
19	450.00	67.43	31.24	8°35'21"
20	750.00	67.44	33.73	5°09'21"
21	150.00	155.12	85.24	59°13'18"
22	150.00	143.99	77.94	53°02'21"
23	125.00	26.61	13.37	12°12'44"
24	125.00	35.26	13.27	16°37'49"
25	500.00	73.33	36.78	8°23'56"
26	104.00	33.59	16.92	18°52'21"
27	150.00	155.13	85.24	59°13'18"
28	300.00	16.62	8.32	3°13'26"
29	400.00	23.44	11.72	3°22'06"
30	600.00	99.62	50.08	11°25'18"
31	500.00	137.18	69.00	15°18'54"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
32	200.00	31.88	15.96	9°04'07"
33	200.00	31.88	15.96	9°04'07"
34	200.00	31.88	15.96	9°04'07"
35	200.00	31.88	15.96	9°04'07"

NOTES

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

2. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.

3. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT WILL BE GRANTED OVER ALL OF OUTLOTS "C" & "D".

4. A PERMANENT CITY WATER EASEMENT WILL BE GRANTED OVER ALL OF OUTLOTS "M" & "N".

Lot #	Acres
243	0.223
244	0.180
245	0.200
246	0.208
247	0.219
248	0.219
249	0.213
250	0.208
251	0.191
252	0.185
253	0.184
254	0.204
255	0.183
256	0.182
257	0.182
258	0.183
259	0.183
260	0.183
261	0.183
262	0.187
263	0.187
264	0.187
265	0.188
266	0.217
267	0.191
268	0.191
269	0.191
270	0.191
271	0.191
272	0.191
273	0.191
274	0.194
275	0.226
276	0.215
277	0.190
278	0.229
279	0.276
280	0.224
281	0.195
282	0.180
283	0.335
284	0.231
285	0.219
286	0.227
287	0.225
288	0.240
289	0.195
290	0.184
291	0.184

Lot #	Acres
292	0.228
293	0.185
294	0.188
295	0.185
296	0.185
297	0.275
298	0.175
299	0.197
300	0.175
301	0.175
302	0.176
303	0.176
304	0.180
305	0.244
306	0.185
307	0.179
308	0.179
309	0.175
310	0.176
311	0.176
312	0.178
313	0.205
314	0.276
315	0.181
316	0.181
317	0.181
318	0.181
319	0.181
320	0.181
321	0.181
322	0.231
323	0.336
324	0.182
325	0.182
326	0.182
327	0.182
328	0.182
329	0.188
330	0.248
331	0.214
332	0.189
333	0.225
334	0.225
335	0.207
336	0.223
337	0.258
338	0.179
339	0.179
340	0.223

Lot #	Acres
341	0.186
342	0.245
343	0.227
344	0.190
345	0.195
346	0.222
347	0.218
348	0.214
349	0.223
350	0.253
351	0.278
352	0.228
353	0.221
354	0.218
355	0.272
356	0.275
357	0.212
358	0.298
359	0.229
360	0.226
361	0.227
362	0.227
363	0.224
364	0.229
365	0.229
366	0.224
367	0.225
368	0.225
369	0.224
370	0.225
371	0.225
372	0.218
373	0.194
374	0.194
375	0.194
376	0.194
377	0.224
378	0.224
379	0.175
380	0.175
381	0.175
382	0.175
383	0.175
384	0.175
385	0.175
386	0.175
387	0.175
388	0.175
389	0.175

Lot #	Acres
390	0.175
391	0.175
392	0.271
393	0.190
394	0.225
395	0.175
396	0.175
397	0.175
398	0.175
399	0.175
400	0.175
401	0.175
402	0.175
403	0.175
404	0.175
405	0.175
406	0.175
407	0.175
408	0.175
409	0.175
410	0.175
411	0.175
412	0.178
413	0.173
414	0.173
415	0.275
416	0.225
417	0.187
418	0.187
419	0.187
420	0.187
421	0.187
422	0.187
423	0.187
424	0.225
425	0.187
426	0.187
427	0.187
428	0.187
429	0.187
430	0.187
431	0.187
432	0.225
433	0.175
434	0.175
435	0.175
436	0.182
437	0.187
438	0.225

Lot #	Acres
439	0.175
440	0.185
441	0.182
442	0.175
443	0.175
444	0.175
445	0.185
446	0.225
447	0.185
448	0.182
449	0.182
450	0.182
451	0.182
452	0.182
453	0.272
454	0.184
455	0.175
456	0.175
457	0.175
458	0.175
459	0.175
460	0.175
461	0.175
462	0.175
463	0.131
464	0.131
465	0.187
466	0.133
467	0.187
468	0.173
469	0.228
470	0.221
471	0.182
472	0.182
473	0.182
474	0.182
475	0.182
476	0.182
477	0.182
478	0.182
479	0.182
480	0.222
481	0.230
482	0.218
483	0.225
484	0.175
485	0.131
486	0.175
487	0.172

Lot #	Acres
488	0.177
489	0.175
490	0.175
491	0.225
492	0.185
493	0.185
494	0.185
495	0.225

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OMAHA, NE 68127
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SUMMIT RIDGE
LOTS 243 THRU 495 INCLUSIVE AND OUTLOTS "C" THRU "N" INC
PAPILLION NEBRASKA

FINAL PLAT

Revisions	Date

Project No. 13-12-3
Date 11/22/04
Drawn By JSB
Checked By JSB
Scale 1" = 100'
Sheet 1 of 1

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