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By

RICHARD W. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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OC-32955 old*

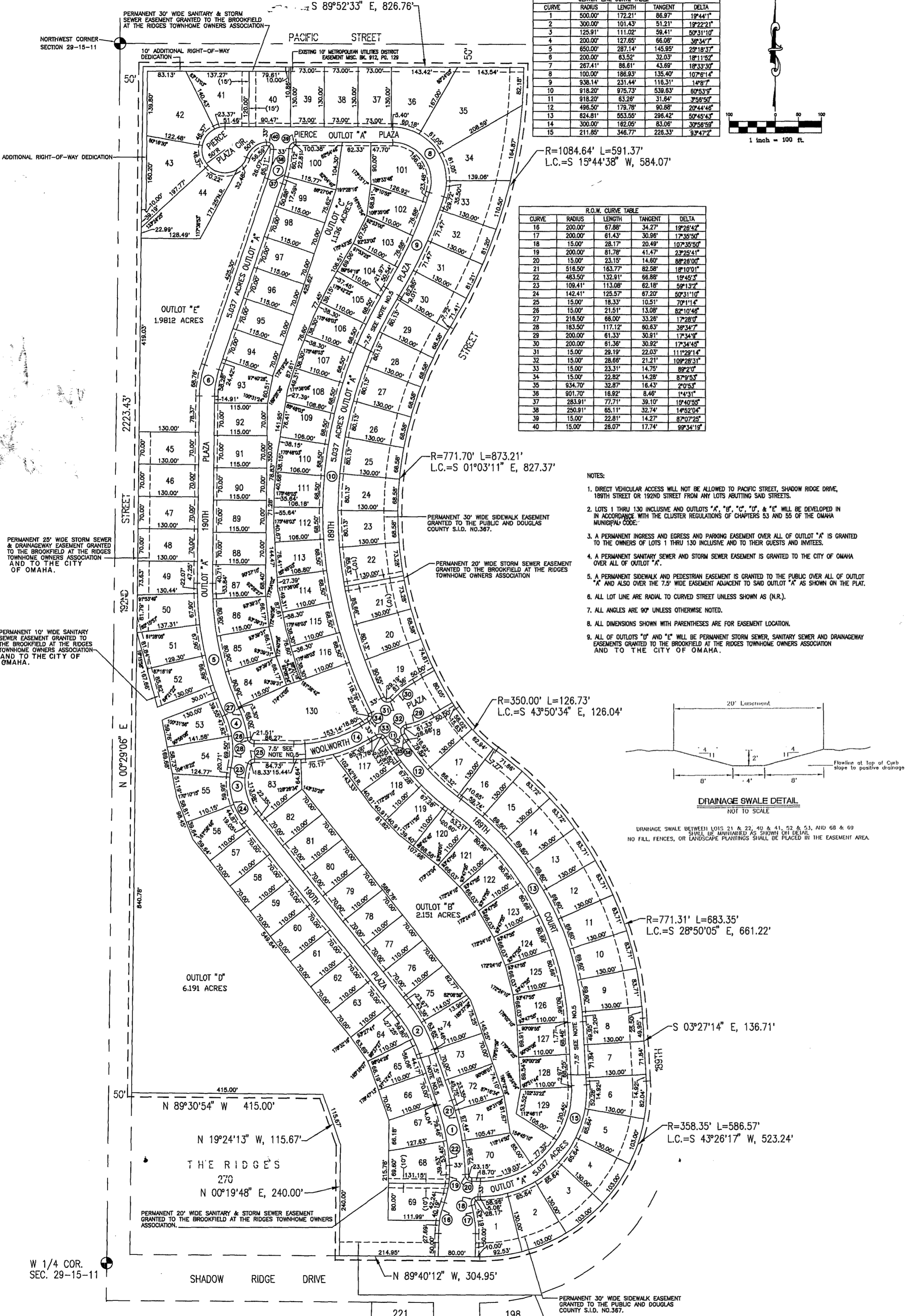
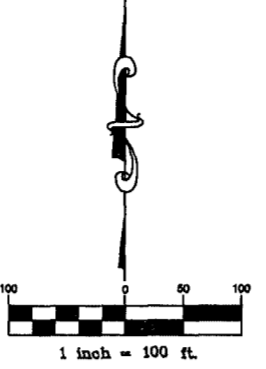
BROOKFIELD AT THE RIDGES

LOTS 1 THRU 130 INCLUSIVE & OUTLOTS "A", "B", "C", "D" & "E"
 BEING A REPEAT OF ALL OF LOT 231, THE RIDGES REPEAT II, A SUBDIVISION LOCATED IN SECTION 29, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

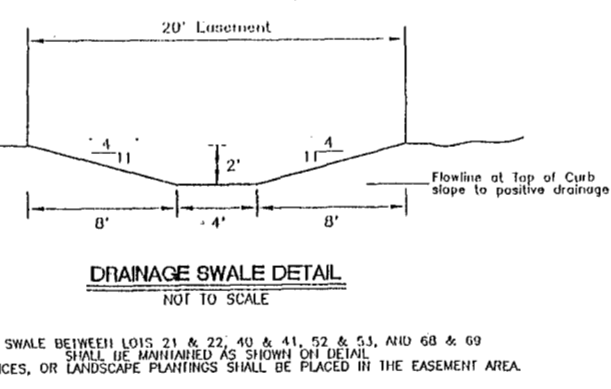
IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	500.00'	172.21'	86.97'	172.44°
2	300.00'	101.43'	51.21'	102.22°
3	125.91'	111.02'	56.41'	59.31°
4	200.00'	127.85'	63.93'	39.34°
5	650.00'	287.14'	143.58'	32.18°
6	200.00'	63.52'	32.03'	18°11'50"
7	287.41'	88.81'	43.69'	18°33'30"
8	100.00'	186.83'	135.40'	107°21'14"
9	538.14'	233.44'	118.31'	148°57'
10	918.20'	976.73'	539.63'	89°53'09"
11	918.20'	63.98'	31.64'	3°28'50"
12	408.50'	178.78'	89.68'	20°44'46"
13	624.81'	303.95'	296.42'	92°45'42"
14	300.00'	162.00'	81.00'	37°58'58"
15	211.89'	348.77'	228.33'	97°47'27"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
16	200.00'	67.88'	34.27'	19°28'42"
17	200.00'	61.43'	30.98'	17°38'50"
18	15.00'	28.17'	20.48'	107°43'50"
19	200.00'	81.78'	41.47'	23°24'41"
20	15.00'	23.19'	14.80'	88°28'00"
21	518.50'	163.77'	82.88'	16°10'01"
22	483.50'	132.91'	66.88'	19°45'3"
23	109.41'	113.08'	62.18'	59°13'2"
24	142.41'	128.57'	67.20'	50°31'10"
25	15.00'	18.33'	19.21'	79°11'4"
26	15.00'	21.81'	13.08'	62°10'46"
27	218.50'	88.50'	33.38'	17°28'07"
28	183.50'	117.12'	60.43'	30°24'7"
29	200.00'	61.33'	30.91'	17°34'9"
30	200.00'	61.38'	30.92'	17°34'40"
31	15.00'	28.19'	22.03'	112°29'14"
32	15.00'	28.66'	21.21'	109°29'31"
33	15.00'	23.31'	14.75'	89°2'0"
34	15.00'	22.82'	14.28'	87°39'53"
35	334.70'	32.87'	16.43'	2°53'52"
36	801.70'	18.82'	8.46'	1°43'1"
37	283.91'	77.71'	39.10'	19°49'30"
38	250.91'	65.11'	32.74'	18°29'04"
39	15.00'	22.81'	14.27'	87°02'00"
40	15.00'	28.07'	17.74'	89°34'18"



- NOTES:
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PACIFIC STREET, SHADOW RIDGE DRIVE, 180TH STREET OR 192ND STREET FROM ANY LOTS ADJACENT SAID STREETS.
 - LOTS 1 THRU 130 INCLUSIVE AND OUTLOTS "A", "B", "C", "D", & "E" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.
 - A PERMANENT INGRESS AND EGRESS AND PARKING EASEMENT OVER ALL OF OUTLOT "A" IS GRANTED TO THE OWNERS OF LOTS 1 THRU 130 INCLUSIVE AND TO THEIR GUESTS AND INVITEES.
 - A PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
 - A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A" AND ALSO OVER THE 7.5' WIDE EASEMENT ADJACENT TO SAID OUTLOT "A" AS SHOWN ON THE PLAN.
 - ALL LOT LINE ARE INCH TO CURVED STREET UNLESS SHOWN AS (N.R.).
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.
 - ALL OF OUTLOTS "D" AND "E" WILL BE PERMANENT STORM SEWER, SANITARY SEWER AND DRAINAGEWAY EASEMENTS GRANTED TO THE BROOKFIELD AT THE RIDGES TOWNHOME OWNERS ASSOCIATION AND TO THE CITY OF OMAHA.



DEDICATION

Know all men by these presents that we, Ridges Limited Partnership, a Nebraska Limited Partnership, 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 to be numbered as shown, said subdivision to be hereafter known as BROOKFIELD AT THE RIDGES (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, US 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 all open spaces, common ground, recreational areas and nonpublic roads. 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 hands.

Timothy J. McReynolds
 By: Timothy J. McReynolds
 President of Ridges Corporation, General Partner

OMAHA CITY COUNCIL ACCEPTANCE

This plat of BROOKFIELD AT THE RIDGES (lots numbered as shown) was approved by the City Council of Omaha on this 11th day of July, 1999.

David Konech
 Mayor
David Konech
 City Clerk



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Brookfield At The Ridges (lots numbered as shown) being a repeat of all of Lot 231, The Ridges Replat II, a subdivision located in Section 29, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 45.334 acres, more or less.

Robert Clark 5-19-99
 Robert Clark, LS-419 Date



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of BROOKFIELD AT THE RIDGES (lots numbered as shown) as to the Design Standards this 26th day of July, 1999.

Greg Stemann
 City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

David Konech 10-25-99
 City Engineer Date

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the BROOKFIELD AT THE RIDGES (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 18th day of May, 1999.

David Konech
 Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due for delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

David Konech 10-7-99
 County Treasurer

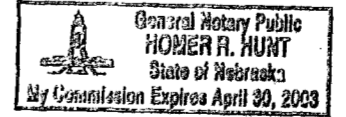


ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 On this 26th day of MAY, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, president of Ridges Corporation, General Partner, 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 corporation.

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

Homer R. Hunt
 Notary Public
 My commission expires



E&A CONSULTING GROUP
 12001 "G" STREET • OMAHA, NE 68137 • (402) 885-4700 • FAX (402) 885-3389
BROOKFIELD AT THE RIDGES
 OMAHA, NEBRASKA
FINAL PLAT

DATE	5-19-99
SCALE	AS SHOWN
BY	RC
CHECKED BY	JRH
DATE	10-7-99