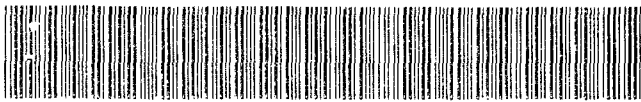




DEED

2005107486



AUG 30 2005 15:36 P 7

Nebr Doc Stamp Tax
8.30.05
Date
\$ <u>ext 4</u>
By <u>CC</u>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/30/2005 15:36:27.29



2005107486

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed  
7  
12  
FEE 41.00 FB New - 06 - 06110  
BKP 30.15-11<sup>1/2</sup> ss. C/O 01-60000-old COMP  
DEL Pd SCAN FV

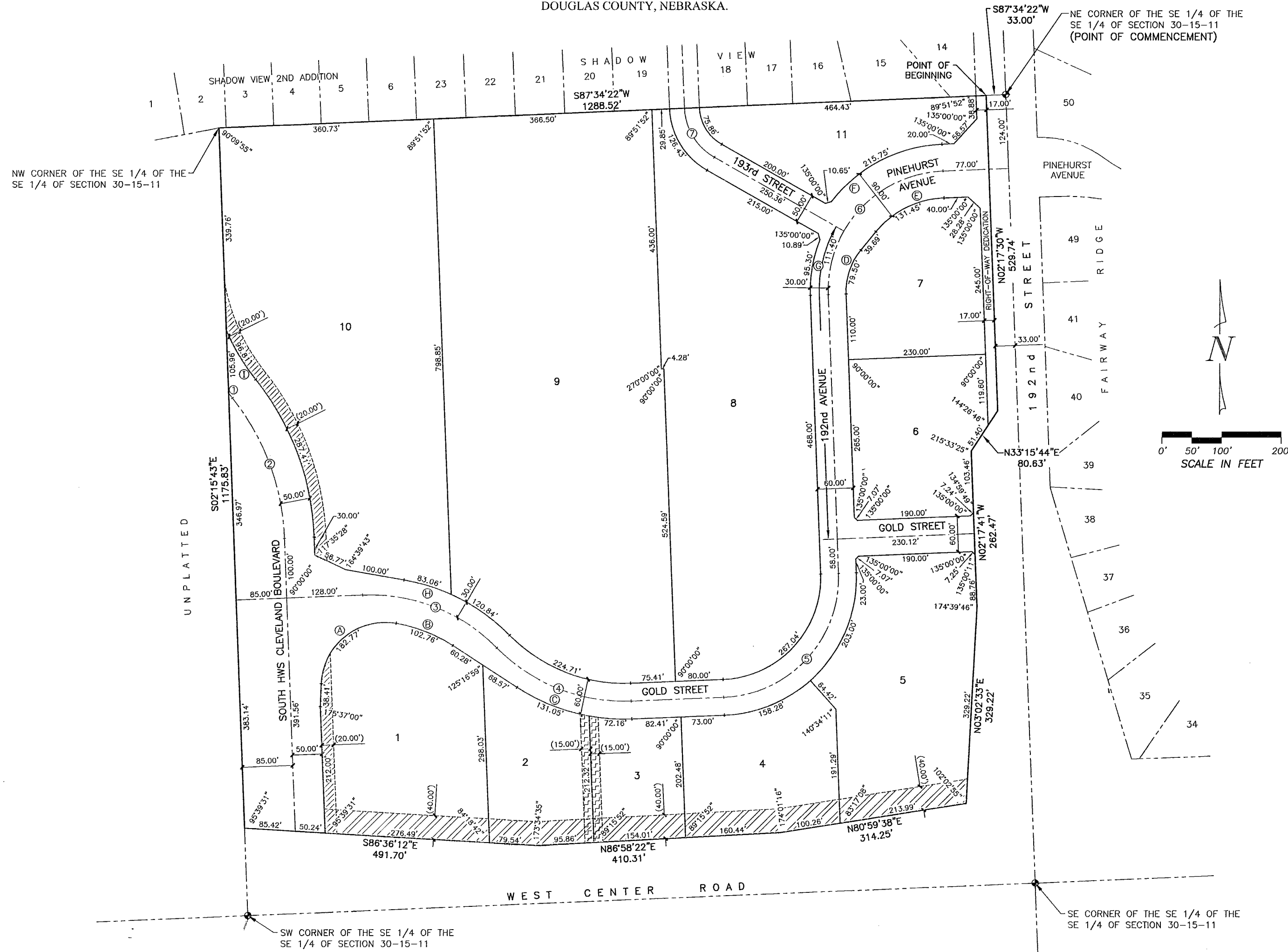
T DDI 1

(402) 330-8860.

# CENTER RIDGE

LOTS 1 THROUGH 11

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T15N, R11E OF THE 6th P.M.,  
DOUGLAS COUNTY, NEBRASKA.



CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	1°30'19"	5.25'	10.51'	400.00'
2	36°35'37"	132.26'	255.47'	400.00'
3	47°39'17"	132.49'	249.52'	300.00'
4	47°41'04"	132.58'	249.68'	300.00'
5	90°00'00"	200.00'	314.16'	200.00'
6	90°00'00"	200.00'	314.16'	200.00'
7	57°57'06"	55.38'	101.14'	100.00'

R.O.W. CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	97°52'12"	122.81'	182.77'	107.00'
B	23°00'00"	52.08'	102.76'	256.00'
C	35°16'59"	104.95'	203.22'	330.00'
D	41°24'35"	41.58'	79.50'	110.00'
E	48°35'25"	69.97'	131.45'	155.00'
F	50°27'23"	115.49'	215.75'	245.00'
G	23°44'22"	48.34'	95.30'	230.00'
H	35°24'05"	105.32'	203.90'	330.00'
I	15°50'52"	48.72'	96.81'	350.00'

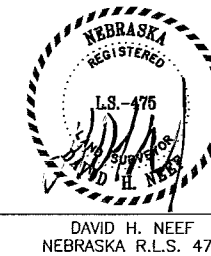
## NOTES:

- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 192ND STREET ACROSS THE EAST LINES OF LOTS 5, 6, 7 OR 11.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO WEST CENTER ROAD ACROSS THE SOUTH LINES OF LOTS 1, 2, 3, 4 OR 5.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO GOLD STREET ACROSS THE NORTH LINE OF LOT 5 OR THE SOUTH LINE OF LOT 6.
- POSITIVE SURFACE DRAINAGE SHALL BE MAINTAINED FROM GOLD STREET TO WEST CENTER ROAD OVER THE SEWER AND DRAINAGE EASEMENT ON THE EAST LINE OF LOT 2 AND THE WEST LINE OF LOT 3.

- 40.00' WIDE SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
- 30.00' WIDE SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
- 20.00' WIDE LANDSCAPE EASEMENT (SEE RECORDED INSTRUMENT)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CENTER RIDGE, LOTS 1 THROUGH 11, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE S87°34'22"W (ASSUMED BEARING) 33.00 FEET ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 TO THE WEST LINE OF 192ND STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S87°34'22"W 1288.52 FEET ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 TO THE NW CORNER THEREOF; THENCE S02°15'43"E 1175.83 FEET ON THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4 TO THE NORTH LINE OF WEST CENTER ROAD; THENCE NORTHEASTERLY ON THE NORTH LINE OF WEST CENTER ROAD AND THE WEST LINE OF 192ND STREET ON THE FOLLOWING DESCRIBED 7 COURSES; THENCE S86°36'12"E 491.70 FEET; THENCE N86°58'22"E 410.31 FEET; THENCE N80°59'38"E 314.25 FEET; THENCE N03°02'33"E 329.22 FEET; THENCE N02°17'41"W 262.47 FEET; THENCE N33°15'44"E 80.63 FEET; THENCE N02°17'30"W 529.74 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING.



JULY 9, 2004  
DATE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, 192 CENTER STREET, LLC, BEING THE OWNER AND PINNACLE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CENTER RIDGE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT AND PERPETUAL EASEMENTS WILL BE GRANTED AS NECESSARY TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BY: John A. Mabrey, MEMBER  
JOHN A. MABREY, MEMBER  
STATE OF NEBRASKA  
BY: Roy R. Norris, VICE PRESIDENT  
ROY R. NORRIS, VICE PRESIDENT  
STATE OF NEBRASKA

## ACKNOWLEDGEMENT OF NOTARY

COUNTY OF DOUGLAS) s.s.  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF JUNE, 2005, BY JOHN A. MABREY, MEMBER OF 192 CENTER STREET, LLC, ON BEHALF OF 192 CENTER STREET, LLC.  
MY COMMISSION EXPIRES  
October 9, 2006

## ACKNOWLEDGEMENT OF NOTARY

COUNTY OF DOUGLAS) s.s.  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF JUNE, 2005, BY TROY R. NORRIS, VICE PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

DOUGLAS R. AYER  
MY COMMISSION EXPIRES  
June 21, 2006

## 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 24 DAY OF JUNE, 2005.

DEPUTY

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CENTER RIDGE, ON THIS 28 DAY OF JUNE, 2005.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.  
DATE 6/28/05

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CENTER RIDGE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD  
THIS 6 DAY OF SEPTEMBER, 2004

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CENTER RIDGE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL  
THIS 28 DAY OF JUNE, 2005.

MAYOR: Mike Jelen PRESIDENT: Dana J. Webb CITY CLERK: Debra J. Jelen

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CENTER RIDGE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE  
THIS 21 DAY OF JUNE, 2005.

CENTER RIDGE

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68164  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

2

1142-103

A1142103A.DWG