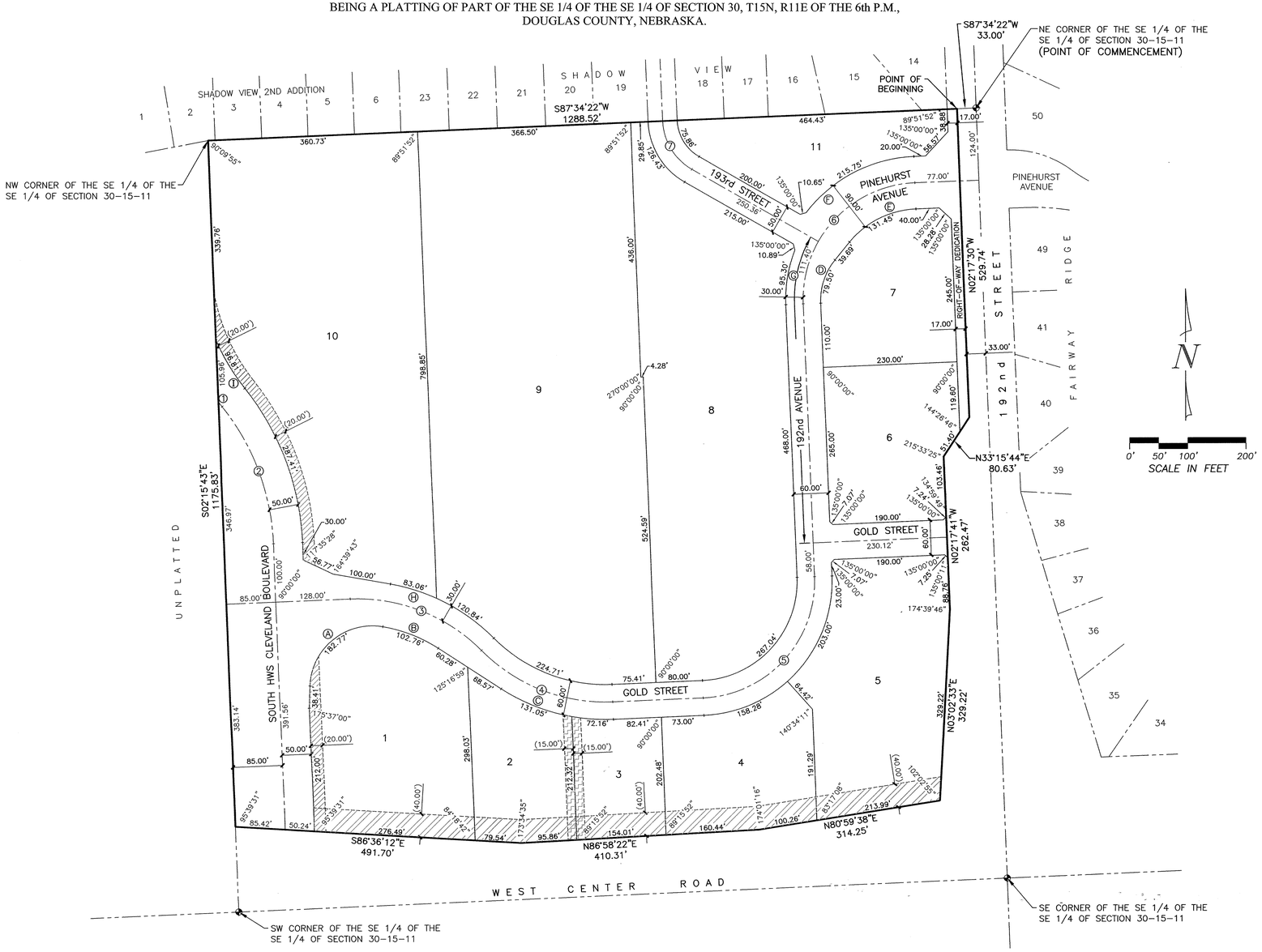
# CENTER RIDGE

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:**

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 192ND STREET ACROSS THE EAST LINES OF LOTS 5, 6, 7 OR 11.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO WEST CENTER ROAD ACROSS THE SOUTH LINES OF LOTS 1, 2, 3, 4 OR 5.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO GOLD STREET ACROSS THE NORTH LINE OF LOT 5 OR THE SOUTH LINE OF LOT 6.
5. 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)

DEED 2005107486

AUG 30 2005 15:36 P 7

## 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.

NEBRASKA REGISTERED L.S. 475 DAVID H. NEEF

JULY 9, 2004
DATE

DAVID H. NEEF
NEBRASKA R.L.S. 475

## 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.

192 CENTER STREET, LLC
BY: John A. Mabrey
JOHN A. MABREY, MEMBER

PINNACLE BANK
BY: Troy R. Norris
TROY R. NORRIS, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

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.

GENERAL NOTARY - State of Nebraska TROY R. NORRIS MY COMMISSION EXPIRES October 9, 2006

Troy R. Norris
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

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.

GENERAL NOTARY - State of Nebraska DOUGLAS R. AYER MY COMMISSION EXPIRES June 21, 2006

NOTARY PUBLIC

### 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 30 DAY OF August, 2005.

DEPUTY

DOUGLAS COUNTY TREASURER

### APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

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

6/28/5
DATE

CITY ENGINEER

### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CENTER RIDGE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6 DAY OF October, 2006.

CHAIRMAN

### APPROVAL OF OMAHA CITY COUNCIL

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

MAYOR — PRESIDENT — CITY CLERK

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 1857

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CENTER RIDGE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 24th DAY OF June, 2005.

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL

DOUGLAS COUNTY ENGINEER

| | |
|---|---|
| SCALE: | 1" = 100' |
| DATE: | JULY 9, 2004 |
| DRAWN BY: | JJP |
| CHECKED BY: | DHN |
| REVISION: | |

CENTER RIDGE

FINAL PLAT


THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM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G19 #59
center Ridge