

# WALNUT RIDGE HILLTOP

LOTS 1 THRU 17, INCLUSIVE  
BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 3, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

RECEIVED

Dec 30 3 13 PM '94

GEORGE J. ...  
REGISTERED SURVEYOR  
DOUGLAS COUNTY, NEBRASKA

17144  
3-15-11  
Wol. 11/16/2000  
FEE 340 R FB MC-40505  
DEL C/O COMP VP  
LEGAL PG SCAN FV



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS WALNUT RIDGE HILLTOP, LOTS 1 THRU 17, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SOUTH 792 FEET OF THE WEST 660 FEET OF THE EAST 710 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 9, WALNUT RIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE S87°43'06"W (ASSUMED BEARING) 659.97 FEET ON THE SOUTH LINE OF SAID WALNUT RIDGE TO THE SW CORNER OF LOT 26, SAID WALNUT RIDGE; THENCE S01°55'42"E 626.76 FEET ON THE EAST LINE OF SAID WALNUT RIDGE TO THE NORTH LINE OF WEST MAPLE ROAD; THENCE N88°31'32"E 627.33 FEET ON SAID NORTH LINE TO THE WEST LINE OF 156TH STREET; THENCE N02°10'01"W 80.00 FEET; THENCE N22°11'37"E 80.74 FEET; THENCE N01°55'48"W 482.11 FEET TO THE POINT OF BEGINNING.

MAY 19, 1994  
DATE

DAVID H. NEEF, NEBRASKA R.L.S. NO. 475

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HOGAN HOMES INC., (A NEBRASKA CORPORATION), BEING THE OWNERS 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 WALNUT RIDGE HILLTOP, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. 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, 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, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES OF ALL LOTS; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS EXCEPT WHERE SAID OUTER BOUNDARY ADJOINS EXISTING PLATTED LOTS AND STREETS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS AND DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING 157TH CIRCLE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

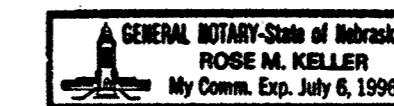
HOGAN HOMES INC., A NEBRASKA CORPORATION

*Dennis P. Hogan*  
BY DENNIS P. HOGAN JR., PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF June, 1994 BY DENNIS P. HOGAN JR., PRESIDENT OF HOGAN HOMES INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.



*Rose M. Keller*  
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 IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 6<sup>th</sup> DAY OF Dec, 1994.

*Louis R. Pantano*  
DEPUTY

*Louis R. Pantano*  
DOUGLAS COUNTY TREASURER

### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF WALNUT RIDGE HILLTOP ON THIS 17<sup>th</sup> DAY OF August, 1994.

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

12/30/94  
DATE

### APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WALNUT RIDGE HILLTOP WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 1<sup>st</sup> DAY OF June, 1994.

### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WALNUT RIDGE HILLTOP WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 8<sup>th</sup> DAY OF November, 1994.

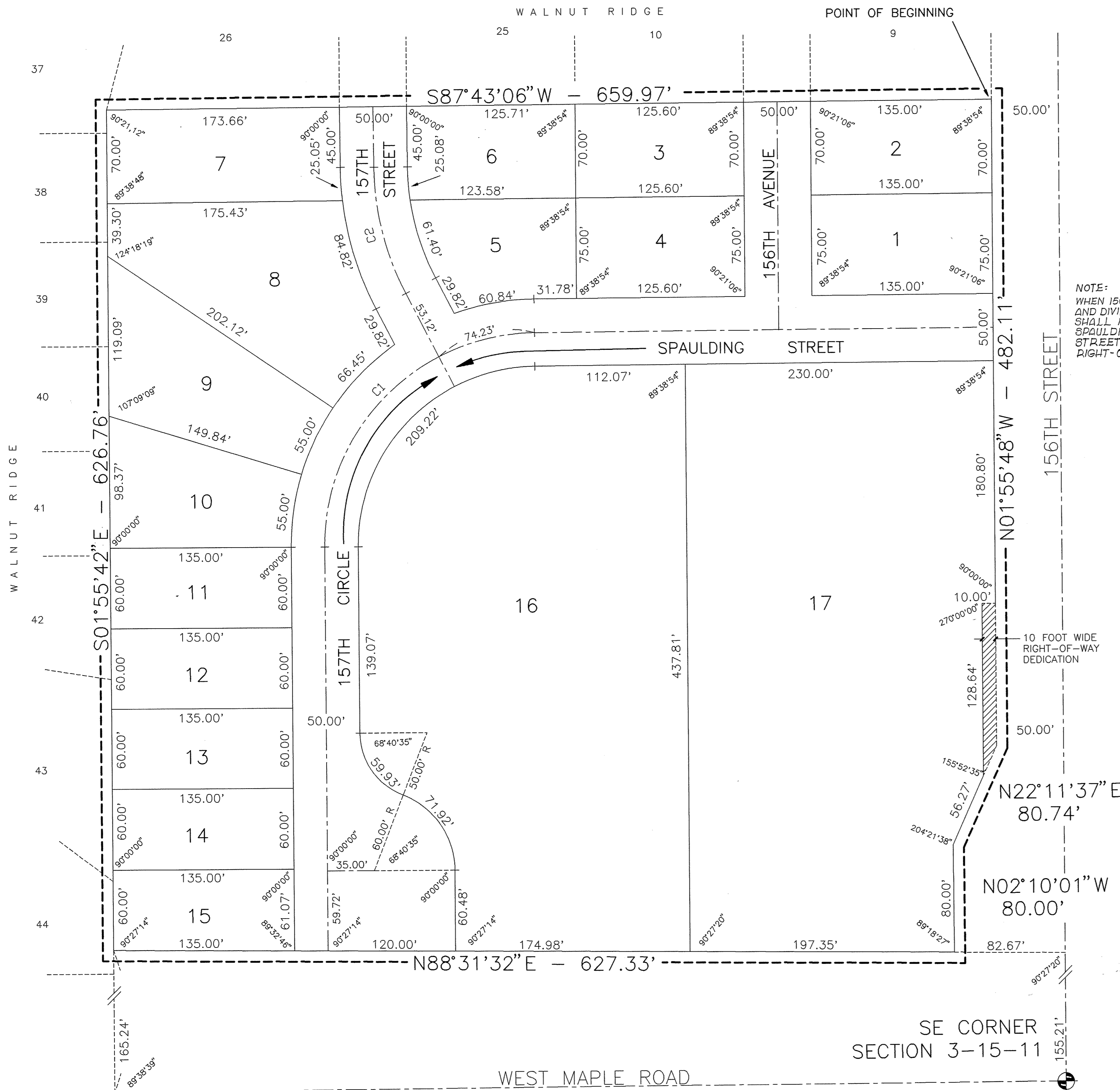
*James J. Fields*  
MAYOR

*James J. Fields*  
PRESIDENT

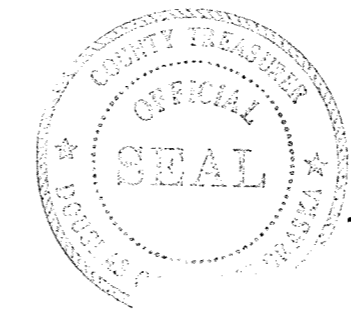
*James J. Fields*  
CITY CLERK

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WALNUT RIDGE HILLTOP WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 14<sup>th</sup> DAY OF June, 1994.



NOTE:  
WHEN 156TH STREET IS WIDENED AND DIVIDED, AN ISLAND BREAK SHALL NOT BE ALLOWED AT SPAULDING STREET. SPAULDING STREET SHALL BE RIGHT-IN/RIGHT-OUT ACCESS ONLY.

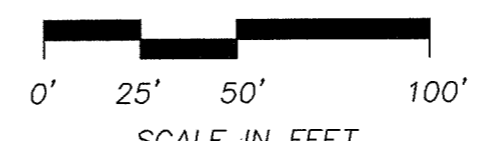


10 FOOT WIDE RIGHT-OF-WAY DEDICATION

N22°11'37"E 80.74'

N02°10'01"W 80.00'

SE CORNER SECTION 3-15-11



### NOTES

- DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOTS 15, 16 and 17 WILL NOT BE PERMITTED.
- DIRECT VEHICULAR ACCESS TO 156TH STREET FROM LOTS 1, 2 and 17 WILL NOT BE PERMITTED.

### CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	89°38'48"	158.72	248.34	157.74
C2	26°47'45"	209.91	98.17	50.00

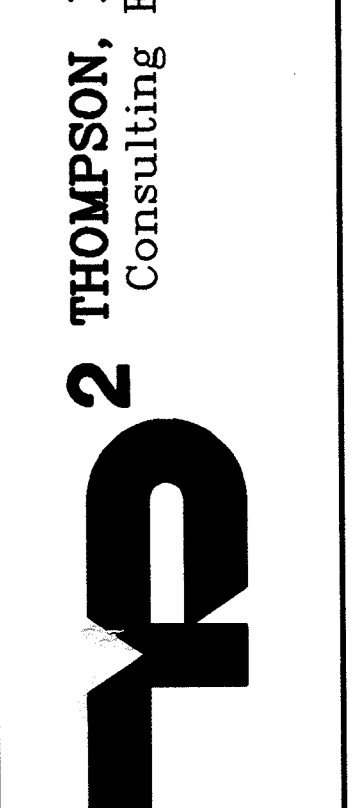
G2 #16  
Walnut Ridge Hilltop

AS SHOWN	MAY 19, 1994
DATE	DHN
DRAWN BY	JDW
ENGINEER BY	
REVISION:	

FINAL PLAT

WALNUT RIDGE HILLTOP

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10936 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 550 - 8860



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