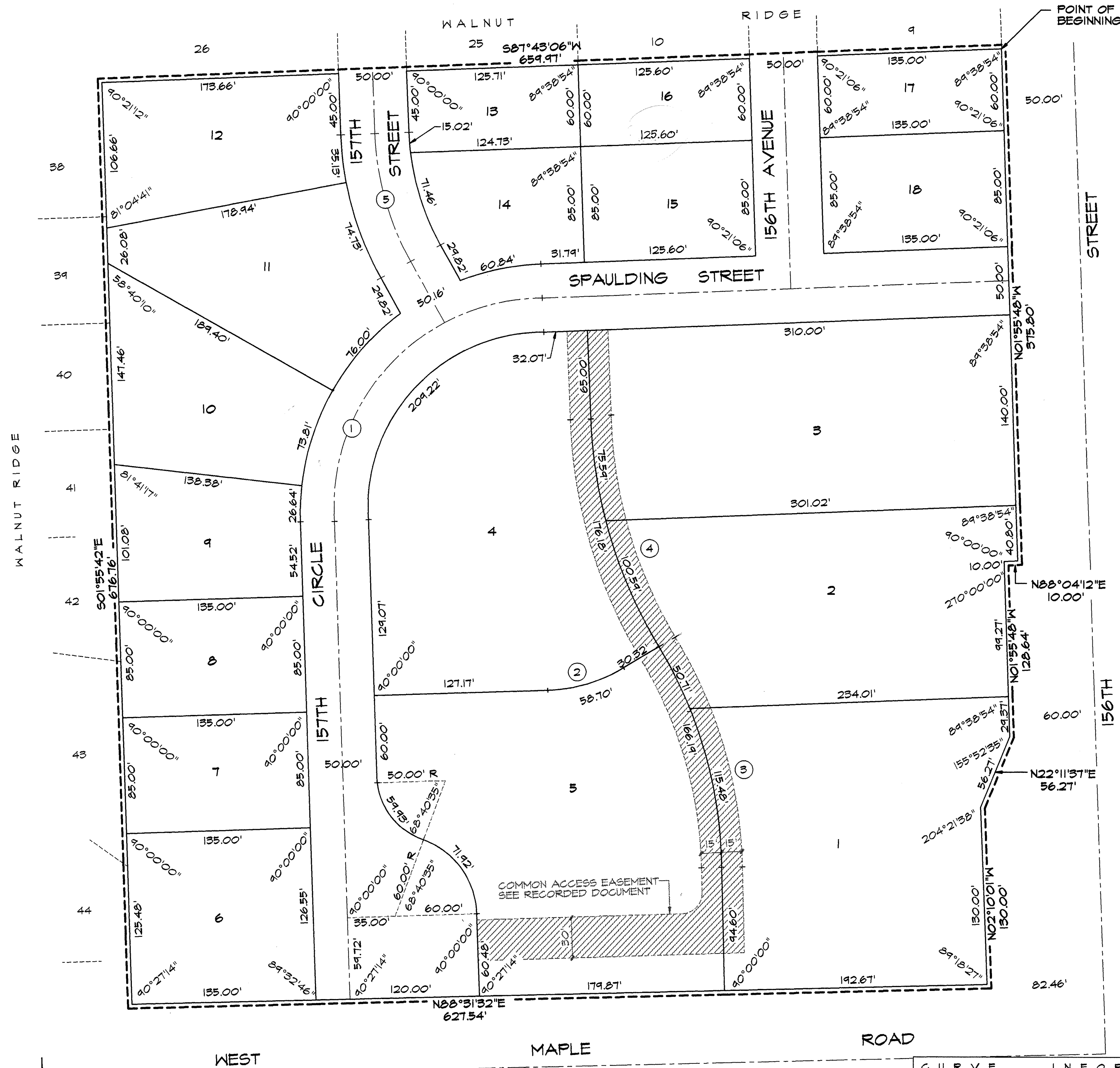


WALNUT RIDGE HILLTOP REPLAT

LOTS 1 THRU 18, INCLUSIVE

BEING A REPLATTING OF LOTS 1 - 17, INCLUSIVE, WALNUT RIDGE HILLTOP, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; TOGETHER WITH THE VACATED NORTH 50.00 FEET OF WEST MAPLE ROAD RIGHT-OF-WAY ADJOINING SAID WALNUT RIDGE HILLTOP ON THE SOUTH.



CURVE INFORMATION			
CURVE	DELTA	TANGENT	ARC RADIUS
1	89°38'48"	157.74'	248.34'
2	29°11'41"	30.00'	58.70'
3	29°38'55"	83.00'	166.19'
4	28°50'30"	90.00'	176.18'
5	26°47'45"	50.00'	98.17'

NOTES:

- DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOTS 1, 5 AND 6 WILL NOT BE PERMITTED.
- DIRECT VEHICULAR ACCESS TO 156TH STREET FROM LOTS 1, 2, 3, 17, AND 18 WILL NOT BE PERMITTED.
- 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.



RECEIVED
Jul 19 1 20 PM '96
J. DORNER
REGISTERED
DOUGLAS COUNTY ENGINEER

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 REPLAT, LOTS 1 THRU 18, INCLUSIVE, BEING A REPLATTING OF WALNUT RIDGE HILLTOP, LOTS 1 THRU 17, INCLUSIVE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE VACATED NORTH 50.00 FEET OF WEST MAPLE ROAD RIGHT-OF-WAY ADJOINING WALNUT RIDGE HILLTOP ON THE SOUTH, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID WALNUT RIDGE HILLTOP, THENCE S87°43'06"W (ASSUMED BEARINGS) 654.97 FEET ON THE NORTH LINE OF SAID WALNUT RIDGE HILLTOP TO THE NW CORNER THEREOF, THENCE S01°55'42"E 676.76 FEET ON THE WEST LINE OF SAID WALNUT RIDGE HILLTOP AND ITS SOUTHERLY EXTENSION, THENCE N88°31'32"E 627.54 FEET ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WALNUT RIDGE HILLTOP TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID WALNUT RIDGE HILLTOP, THENCE NORTHERLY ON THE EAST LINE OF SAID WALNUT RIDGE HILLTOP AND ITS SOUTHERLY EXTENSION ON THE FOLLOWING DESCRIBED FIVE CURVES; THENCE N02°10'01"W 130.00 FEET; THENCE N22°11'37"E 56.27 FEET; THENCE N01°55'48"W 128.64 FEET; THENCE N88°04'12"E 10.00 FEET; THENCE N01°55'48"W 375.80 FEET TO THE POINT OF BEGINNING.



MARCH 26, 1996
DATE

JAMES D. WARNER, NEBRASKA R.L.S. NO. 308
333
130
189 JAG 89 JAG 89

DEDICATION

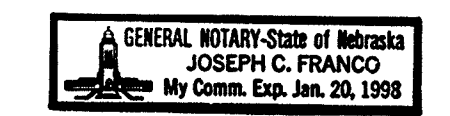
KNOW ALL MEN BY THESE PRESENTS: THAT WE, DENNY HOGAN REALTY COMPANY, A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WALNUT RIDGE HILLTOP REPLAT, 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 STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. 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 RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEMS AND THEIR RECEIPTION, ON, OVER, THROUGH, UNDER, AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS. 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. 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.

DENNY HOGAN REALTY COMPANY, A NEBRASKA CORPORATION

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF APRIL, 1996 BY DENNIS P. HOGAN JR., PRESIDENT OF DENNY HOGAN REALTY COMPANY, A NEBRASKA CORPORATION ON BEHALF OF SAID DENNY HOGAN REALTY COMPANY, A NEBRASKA CORPORATION.



Joseph C. Franco
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 15TH DAY OF APRIL, 1996.

Julie M. Haney
DEPUTY

Julie M. Haney
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF WALNUT RIDGE HILLTOP REPLAT ON THIS 15TH DAY OF APRIL, 1996.

Dennis P. Khumann
CITY ENGINEER

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

7/19/96
DATE

John W. Elliott
FOR CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WALNUT RIDGE HILLTOP REPLAT WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 1ST DAY OF MAY, 1996.

Kathleen Jeffrey
CHAIRMAN

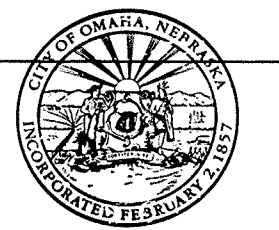
APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WALNUT RIDGE HILLTOP REPLAT WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 28TH DAY OF JUNE, 1996.

Hal Sacub
MAYOR

Al Terry
PRESIDENT

Deputy Clerk
DEPUTY CITY CLERK



REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WALNUT RIDGE HILLTOP REPLAT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 17TH DAY OF APRIL, 1996.

Samuel Kelly
DOUGLAS COUNTY ENGINEER

AS SHOWN	MAR 26, 1996	JKZ	JDM
Scale:	Date:	Drawn by:	Checked by:
			Revision:

WALNUT RIDGE HILLTOP REPLAT
FINAL PLAT
MANAGEMENT, INC.

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10256 OLD MILL ROAD
OMAHA, NE 68154
(402) 850 - 8260

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A867103B.DWG

G8 # 78

WALNUT RIDGE HILLTOP REPLAT

