

Handwritten notes: "dud. by 402", "15 ac. 0.6 (10-0-10)", "r. 6", "m. A", "Received: DANIEL BATTIATO", "10/20/2014 08:29:37 SA", "2014-08-29-0959"

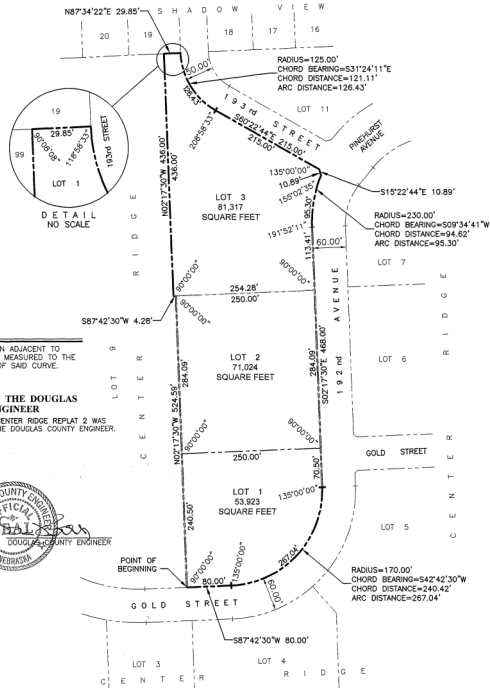
CENTER RIDGE REPLAT 2

LOTS 1, 2 AND 3

BEING A REPLATTING OF LOT 8, CENTER RIDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CENTER RIDGE REPLAT 2, LOTS 1, 2 AND 3, BEING A REPLATTING OF LOT 8, CENTER RIDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 8; THENCE N02°17'30"W (ASSUMED BEARING) 524.59 FEET ON THE WEST LINE OF SAID LOT 8; THENCE S87°42'30"W 4.28 FEET ON THE WEST LINE OF SAID LOT 8; THENCE N02°17'30"W 426.00 FEET ON THE WEST LINE OF SAID LOT 8 TO THE NW CORNER THEREOF; THENCE N87°34'22"E 29.85 FEET ON THE NORTH LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 8 ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S31°24'11"E, CHORD DISTANCE 121.11 FEET, AN ARC DISTANCE OF 126.43 FEET; THENCE S87°22'44"E 215.00 FEET ON THE NORTH LINE OF SAID LOT 8 TO THE NE CORNER THEREOF; THENCE S19°22'44"E 10.89 FEET ON THE EAST LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 8 ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S09°34'41"W, CHORD DISTANCE 94.62 FEET, AN ARC DISTANCE OF 95.30 FEET; THENCE S02°17'30"E 488.00 FEET ON THE EAST LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 8 ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S42°42'30"W, CHORD DISTANCE 240.42 FEET, AN ARC DISTANCE OF 267.04 FEET; THENCE S87°42'30"W 80.00 FEET ON THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.



NOTE: ANGLES SHOWN ADJACENT TO CURVES WERE MEASURED TO THE CHORD LINE OF SAID CURVE.

REVIEW BY THE DOUGLAS COUNTY ENGINEER
THIS PLAT OF CENTER RIDGE REPLAT 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SA I PROPERTIES II, INC. BEING THE OWNERS AND GREAT WESTERN 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CENTER RIDGE REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTERLINK CO. 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 REMOVE POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREIN 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 LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT BAYS, 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 HEREBY GRANTED.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF August, 2014, BY DEVEN PATEL, PRESIDENT OF SA I PROPERTIES II, INC. ON BEHALF OF SAID CORPORATION.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 2014 BY MILO HOVLAND, MARKET PRESIDENT OF GREAT WESTERN BANK ON BEHALF OF SAID BANK.

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 14th DAY OF October, 2014.

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CENTER RIDGE REPLAT 2 ON THIS 21st DAY OF August, 2014.

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF CENTER RIDGE REPLAT 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 31st DAY OF September, 2014.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CENTER RIDGE REPLAT 2 WAS APPROVED AND ADOPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 2nd DAY OF October, 2014.



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CENTER RIDGE REPLAT 2
LOTS 1, 2 AND 3



Revision Dates table with columns: No., Description, MM-DD-YY

Job No: A1847-127-1A
Drawn By: RJR
Reviewed By: JDW
Date: July 2, 2014
Book:
Page:

Sheet Title: CITY OF OMAHA FINAL PLAT
Sheet Number: SHEET 1 OF 1