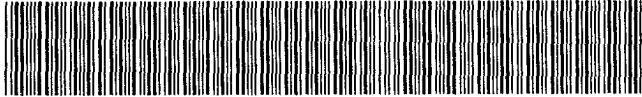




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| Nebr Doc<br>Stamp Tax |
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Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
1/28/2004 8:33:37 AM



2004011558

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

7/54  
 FEE 62.00 ~~61.50~~ FB New-DC-12136  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP DC  
 DEL PN SCAN \_\_\_\_\_ FV \_\_\_\_\_  
 FB DC-12134 (old)

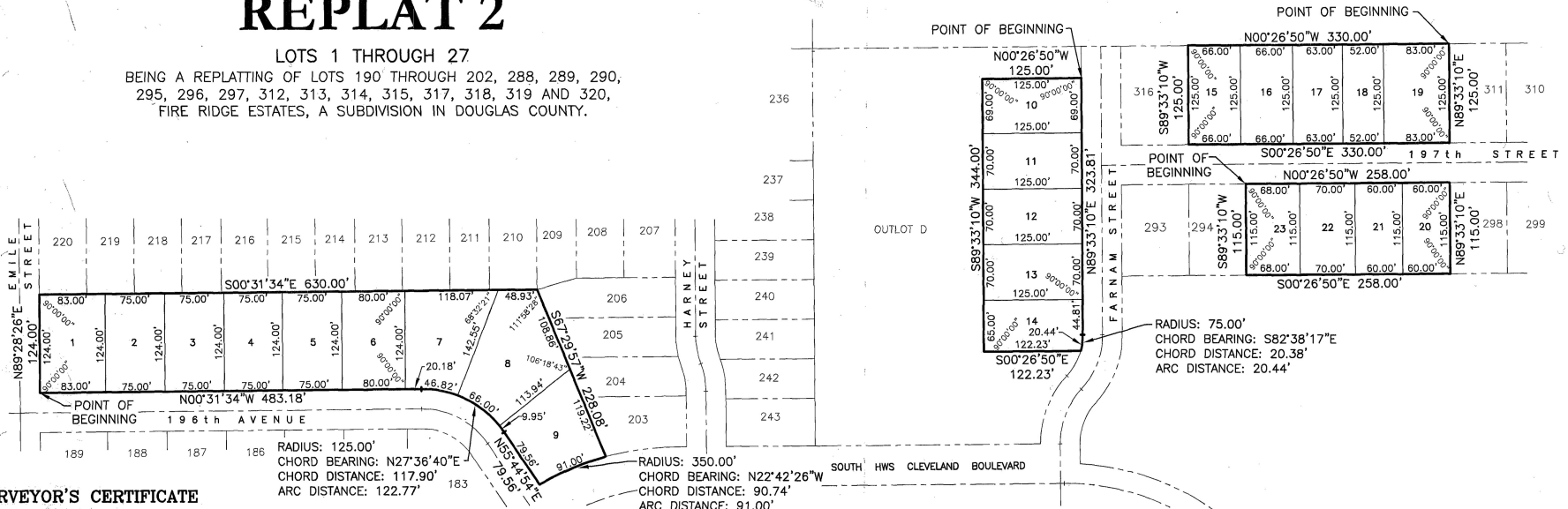
THOMPSON DRESSER & DORNER  
 RETURN: 1836 OLD MILL RD.  
68154

BKP 9  
1-28-4  
M

# FIRE RIDGE ESTATES REPLAT 2

LOTS 1 THROUGH 27

BEING A REPLATTING OF LOTS 190 THROUGH 202, 288, 289, 290, 295, 296, 297, 312, 313, 314, 315, 317, 318, 319 AND 320, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY.



### 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 HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS FIRE RIDGE ESTATES REPLAT 2, LOTS 1 THROUGH 27, BEING A REPLATTING OF LOTS 190 THROUGH 202, 288, 289, 290, 295, 296, 297, 312, 313, 314, 315, 317, 318, 319 AND 320, FIRE RIDGE ESTATES, A SUBDIVISION IN SAID DOUGLAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 190; THENCE  $NO0^{\circ}31'34''W$  (ASSUMED BEARING) 483.18 FEET ON THE EAST LINES OF SAID LOTS 190 THROUGH 198; THENCE NORTHEASTERLY ON THE SOUTHEAST LINES OF SAID LOTS 198, 199, 200 AND 201 ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING  $N27^{\circ}36'40''E$ , CHORD DISTANCE 117.90 FEET, AN ARC DISTANCE OF 122.77 FEET; THENCE  $N55^{\circ}44'54''E$  79.56 FEET ON THE SOUTHEAST LINES OF SAID LOTS 201 AND 202 TO THE MOST EASTERLY CORNER OF SAID LOT 202; THENCE NORTHWESTERLY ON THE NORTHEAST LINE OF SAID LOT 202 ON A NON-TANGENT 350.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING  $N22^{\circ}42'26''W$ , CHORD DISTANCE 90.74 FEET, AN ARC DISTANCE OF 91.00 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE  $S87^{\circ}31'55''W$  97.41 FEET ON THE SOUTH LINE OF SAID LOT 290; THENCE  $S89^{\circ}30'00''W$  193.80 FEET ON THE SOUTH LINES OF SAID LOTS 290, 289 AND 288 TO THE SW CORNER OF SAID LOT 288; THENCE  $NO0^{\circ}30'00''W$  120.00 FEET ON THE WEST LINE OF SAID LOT 288 TO THE POINT OF BEGINNING. AND

BEGINNING AT THE NW CORNER OF SAID LOT 288; THENCE  $N89^{\circ}30'00''E$  (ASSUMED BEARING) 129.37 FEET ON THE NORTH LINES OF SAID LOTS 288 AND 289; THENCE NORTHEASTERLY ON THE NORTH LINES OF SAID LOTS 289 AND 290 ON A 350.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING  $N79^{\circ}40'40''E$ , CHORD DISTANCE 119.41 FEET, AN ARC DISTANCE OF 120.00 FEET TO THE NE CORNER OF SAID LOT 290; THENCE  $S20^{\circ}08'39''E$  110.35 FEET ON THE NON-TANGENT EAST LINE OF SAID LOT 290 TO THE SE CORNER THEREOF; THENCE  $S87^{\circ}31'55''W$  97.41 FEET ON THE SOUTH LINE OF SAID LOT 290; THENCE  $S89^{\circ}30'00''W$  193.80 FEET ON THE SOUTH LINES OF SAID LOTS 290, 289 AND 288 TO THE SW CORNER OF SAID LOT 288; THENCE  $NO0^{\circ}30'00''W$  120.00 FEET ON THE WEST LINE OF SAID LOT 288 TO THE POINT OF BEGINNING. AND

BEGINNING AT THE SW CORNER OF SAID LOT 295; THENCE  $NO0^{\circ}26'50''W$  258.00 FEET ON THE WEST LINES OF SAID LOTS 295, 296 AND 297 TO THE NW CORNER OF SAID LOT 297; THENCE  $N89^{\circ}33'10''E$  115.00 FEET ON THE NORTH LINE OF SAID LOT 297 TO THE NE CORNER THEREOF; THENCE  $SO0^{\circ}26'50''E$  258.00 FEET ON THE EAST LINES OF SAID LOTS 297, 296 AND 295 TO THE SE CORNER OF SAID LOT 295; THENCE  $S89^{\circ}33'10''W$  115.00 FEET ON THE SOUTH LINE OF SAID LOT 295 TO THE POINT OF BEGINNING. AND

BEGINNING AT THE NW CORNER OF SAID LOT 312; THENCE  $N89^{\circ}33'10''E$  125.00 FEET ON THE NORTH LINE OF SAID LOT 312 TO THE NE CORNER THEREOF; THENCE  $SO0^{\circ}26'50''E$  330.00 FEET ON THE EAST LINES OF SAID LOTS 312, 313, 314 AND 315 TO THE SE CORNER OF SAID LOT 315; THENCE  $S89^{\circ}33'10''W$  125.00 FEET ON THE SOUTH LINE OF SAID LOT 315 TO THE SW CORNER THEREOF; THENCE  $NO0^{\circ}26'50''W$  330.00 FEET ON THE WEST LINES OF SAID LOTS 315, 314, 313 AND 312 TO THE POINT OF BEGINNING. AND

BEGINNING AT THE NW CORNER OF SAID LOT 317; THENCE  $N89^{\circ}33'10''E$  (ASSUMED BEARING) 323.81 FEET ON THE NORTH LINES OF SAID LOTS 317, 318, 319 AND 320; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 320 ON A 75.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING  $S82^{\circ}38'17''E$ , CHORD DISTANCE 20.38 FEET, AN ARC DISTANCE OF 20.44 FEET TO THE NE CORNER OF SAID LOT 320; THENCE  $SO0^{\circ}26'50''E$  122.23 FEET ON THE EAST LINE OF SAID LOT 320 TO THE SE CORNER THEREOF; THENCE  $S89^{\circ}33'10''W$  344.00 FEET ON THE SOUTH LINES OF SAID LOTS 320, 319, 318 AND 317 TO THE SW CORNER OF SAID LOT 317; THENCE  $NO0^{\circ}26'50''W$  125.00 FEET ON THE WEST LINE OF SAID LOT 317 TO THE POINT OF BEGINNING.

DECEMBER 7, 2003  
DATE:



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

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FIRE OMAHA, L.L.C., BEING THE OWNER 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 FIRE RIDGE ESTATES REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT 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 ERCT, 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; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING 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.

FIRE OMAHA, L.L.C.  
*Bradley D. Fire*  
BRADLEY D. FIRE, MANAGING MEMBER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NE  
COUNTY OF Douglas )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 31  
DAY OF December, 2003 BY BRADLEY D. FIRE, MANAGING  
MEMBER OF FIRE OMAHA, L.L.C.

*Daniel A. Reumann*  
NOTARY PUBLIC

### APPROVAL OF PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF FIRE RIDGE ESTATES REPLAT 2 IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

1/23/04  
DATE:

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR COUNTY 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 7th DAY OF January, 2003.

*Carol J. Parker*  
DEPUTY



*[Signature]*  
PLANNING DIRECTOR

### APPROVAL OF CITY ENGINEER

ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

1/23/04  
DATE:

*Michael J. Mackay*  
CITY ENGINEER



|             |              |
|-------------|--------------|
| SCALE:      | 1" = 100'    |
| DATE:       | DEC. 7, 2003 |
| DRAWN BY:   | JJP          |
| CHECKED BY: | DHN          |
| REVISION:   |              |

FIRE RIDGE ESTATES REPLAT 2

ADMINISTRATIVE APPROVAL

MINOR 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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