



BK 2163 PG 547-559



DEED 2000 13307

Nebr Doc
Stamp Tax

925⁰⁰

Date

\$ 4.61

By LFO

RICHARD N TANECH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 SEP 25 PM 1:29

RECEIVED

THIS PAGE INCLUDED FOR INDEXING

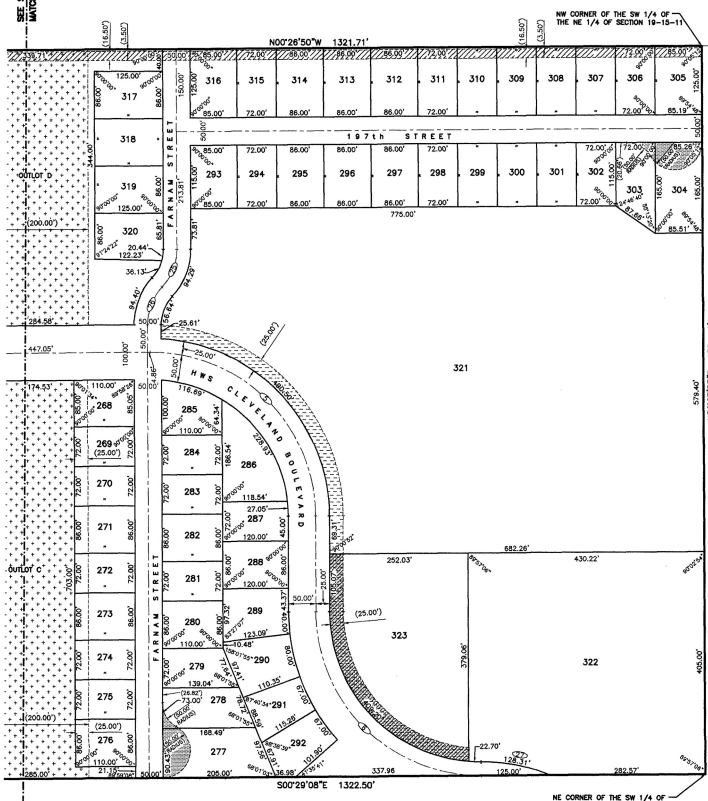
PAGE DOWN FOR BALANCE OF INSTRUMENT

A Deed 729⁵⁰
 213
 329

~~RE 299~~ ~~01-60000~~ - old
~~19-15-11~~ ~~64~~ ~~64~~ ~~64~~
~~pg~~ ~~dc~~ ~~11~~

^{BW} New #cc-12134 DS

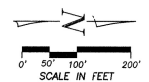
SEE SHEET 1 OF 2
MATCHLINE



SEE SHEET 1 OF 2
MATCHLINE

- EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN MISC BOOK 379 AT PAGE 568 OF THE DOUGLAS COUNTY RECORDS.
- RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 483 AT PAGE 23 OF THE DOUGLAS COUNTY RECORDS.
- LANDSCAPING EASEMENT (SEE RECORDED DOCUMENT)
- TURN-AROUND EASEMENT (SEE RECORDED DOCUMENT)
- INGRESS/EGRESS EASEMENT (SEE RECORDED DOCUMENT)

CURVE	DELTA	TANGENT	LENGTH	AREA
1	90°01'34"	300.14'	471.38'	309.00'
2	89°59'08"	299.92'	471.18'	309.00'
3	4°13'05"	39.01'	72.82'	109.00'
4	4°18'15"	39.86'	73.52'	109.00'
5	92°21'47"	69.00'	128.31'	325.00'



ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2000 BY BRADLEY D. FIRE.

A GENERAL NOTARY State of Nebraska
JAMES E. LANG
My Comm. Exp. Sept. 23, 2007 PUBLIC

ACKNOWLEDGEMENT OF NOTARY

COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2000 BY SHARNE M. MILLER, PARTNER OF THE FIRE GROUP PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

A GENERAL NOTARY State of Nebraska
JAMES E. LANG
My Comm. Exp. Sept. 23, 2007 PUBLIC

ACKNOWLEDGEMENT OF NOTARY

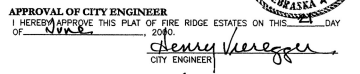
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2000 BY LAURA A. LASHER, PARTNER OF THE FIRE GROUP PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

A GENERAL NOTARY State of Nebraska
JAMES E. LANG
My Comm. Exp. Sept. 23, 2007 PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 15 DAY OF May, 2000.

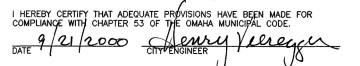
DEPUTY DOUGLAS COUNTY TREASURER
Henry Vereger



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF FIRE RIDGE ESTATES ON THIS 19th DAY OF May, 2000.

Henry Vereger
CITY ENGINEER



I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 63 OF THE OMAHA MUNICIPAL CODE.

DATE 9/21/2000
Henry Vereger
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF FIRE RIDGE ESTATES WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 19th DAY OF May, 2000.

David M. Law
CHAIRMAN



APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF FIRE RIDGE ESTATES WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 19th DAY OF May, 2000.

David M. Law
MAYOR



REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF FIRE RIDGE ESTATES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 12th DAY OF June, 2000.

Bradley D. Fire
DOUGLAS COUNTY ENGINEER
NEBRASKA



NOTES

- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE SHALL BE NO VEHICULAR ACCESS ON TO PACIFIC STREET ACROSS THE SOUTHERLY LINES OF LOTS 1 THRU 9, INCLUSIVE, LOTS 11 AND 12, AND OUTLOTS A AND B.

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 THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS FIRE RIDGE ESTATES, LOTS 1 THRU 323, INCLUSIVE, AND OUTLOTS A, B, C, D, AND E, BEING A PLATTING OF THE WEST 1/2 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4, ALL IN SECTION 19, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID WEST 1/2;

- THENCE N00°34'25"W (ASSUMED BEARING) 2645.77 FEET ON THE WESTERLY LINE OF SAID WEST 1/2 TO THE NW CORNER THEREOF;
- THENCE N00°26'50"W 1321.71 FEET ON THE WESTERLY LINE OF SAID SW 1/4 TO THE NW CORNER THEREOF;
- THENCE N89°27'57"E 1324.40 FEET ON THE NORTHERLY LINE OF SAID SW 1/4 TO THE NE CORNER THEREOF;
- THENCE S00°29'08"E 1322.50 FEET ON THE EASTERLY LINE OF SAID SW 1/4 TO THE SE CORNER THEREOF;
- THENCE S00°31'34"E 2649.20 FEET ON THE EASTERLY LINE OF SAID WEST 1/2 TO THE SE CORNER THEREOF;
- THENCE S89°38'55"W 1323.10 FEET ON THE SOUTHERLY LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING.

DATE: MAY 10, 2000
D.A.W. NEED
NEBRASKA, R.L.S.: 475



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE FIRE GROUP PARTNERSHIP, BEING THE OWNER AND BRADLEY D. FIRE, 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, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FIRE RIDGE ESTATES, 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, 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 RECESSION 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 INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, 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 HEREN 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 ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, 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 HEREN GRANTED.

THE FIRE GROUP PARTNERSHIP
Sharne M. Miller
SHARNE M. MILLER, PARTNER
Laura A. Lasher
LAURA A. LASHER, PARTNER
Bradley D. Fire
BRADLEY D. FIRE

AS SHOWN	MAY 10, 2000	DATE
Drawn by	JRW	DATE
Checked by	DFN	DATE
Final Plat	JUN 14, 2000	DATE

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
1025 OLD MILL ROAD
OMAHA, NE 68134
(402) 340-6800

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A1169101A.DWG