

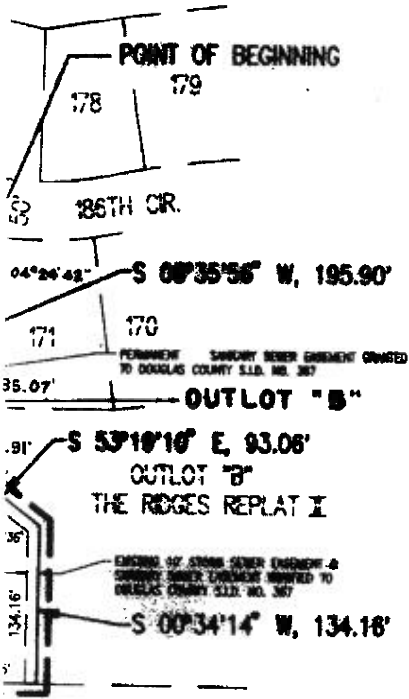




LOT "A"

THE RIDGES REPLAT II

R=325.00' L=327.26'  
L.C.=S 52°33'18" W, 313.60'

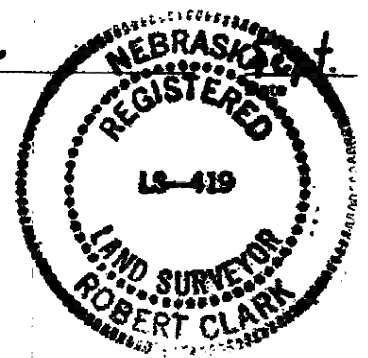


S 1/4 CORNER  
SEC. 29-15-11

I hereby certify that I have made a ground survey of the subdivision as shown and that temporary monuments have been placed on the boundary of the subdivision and that a bond has been furnished to the City of Omaha to ensure permanent monuments and stakes at all corners of all lots, streets, and alleys of all curves in WEST VIEW RIDGE (the lots numbered as shown) of Lot 228, The Ridges Replat II, a subdivision located in the SE 1/4 of Section 29, Township 15 North, Range 11 East of the 6th P.M., Do Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 171, said The Ridges Replat II also being on the Southerly right-of-way line of 186th Circle; thence along line of said Lot 228, The Ridges Replat II, on the following described course: S08°35'58"W (assumed bearing), a distance of 195.90 feet; thence S08°35'58"W, a distance of 93.06 feet; thence S00°34'14"W, a distance of 134.16 feet; thence Southeast corner of said Lot 228, The Ridges Replat II; thence N89°20'00"E, the South line of said Lot 228, The Ridges Replat II, a distance of 751.10 feet to the Southwest corner of said Lot 228, The Ridges Replat II; thence along line of said Lot 228, The Ridges Replat II, on the following described course: N26°26'29"E, a distance of 736.77 feet; thence S88°28'20"E, a distance of 279.19 feet to the Northerly corner of said Lot 228, The Ridges Replat II, said point also being on the Westerly right-of-way line of said 186th Circle; thence along said Westerly and said Southerly right-of-way line of 186th Circle on the following described courses: thence Southeasterly on a curve to the left of 350.00 feet, a distance of 376.08 feet, said curve having a long chord of 350.00 feet, a distance of 358.25 feet; thence Southeasterly on a curve to the right with a radius of 325.00 feet, a distance of 327.26 feet, said curve chord which bears S52°33'18"E, a distance of 313.60 feet to the point;

*Robert Clark*  
Robert Clark, LS-419



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WEST VIEW RIDGE (Lots numbered as shown) Design Standards this 3<sup>rd</sup> day of October, 1994.

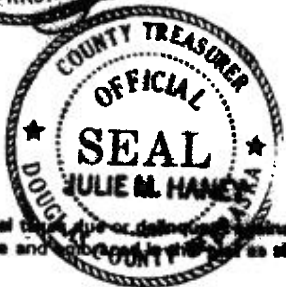
*Ray P. Heumann*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Section 63 of the Omaha Municipal Code.

*Ray P. Heumann* 7-20-95  
CITY ENGINEER Date

DOUGLAS COUNTY ENGINEER  
WEST VIEW RIDGE (Lots numbered as shown) was reviewed by the Douglas County Engineer on this 23<sup>rd</sup> day of October, 1994.

*[Signature]*  
COUNTY ENGINEER



SURVEYOR'S CERTIFICATE

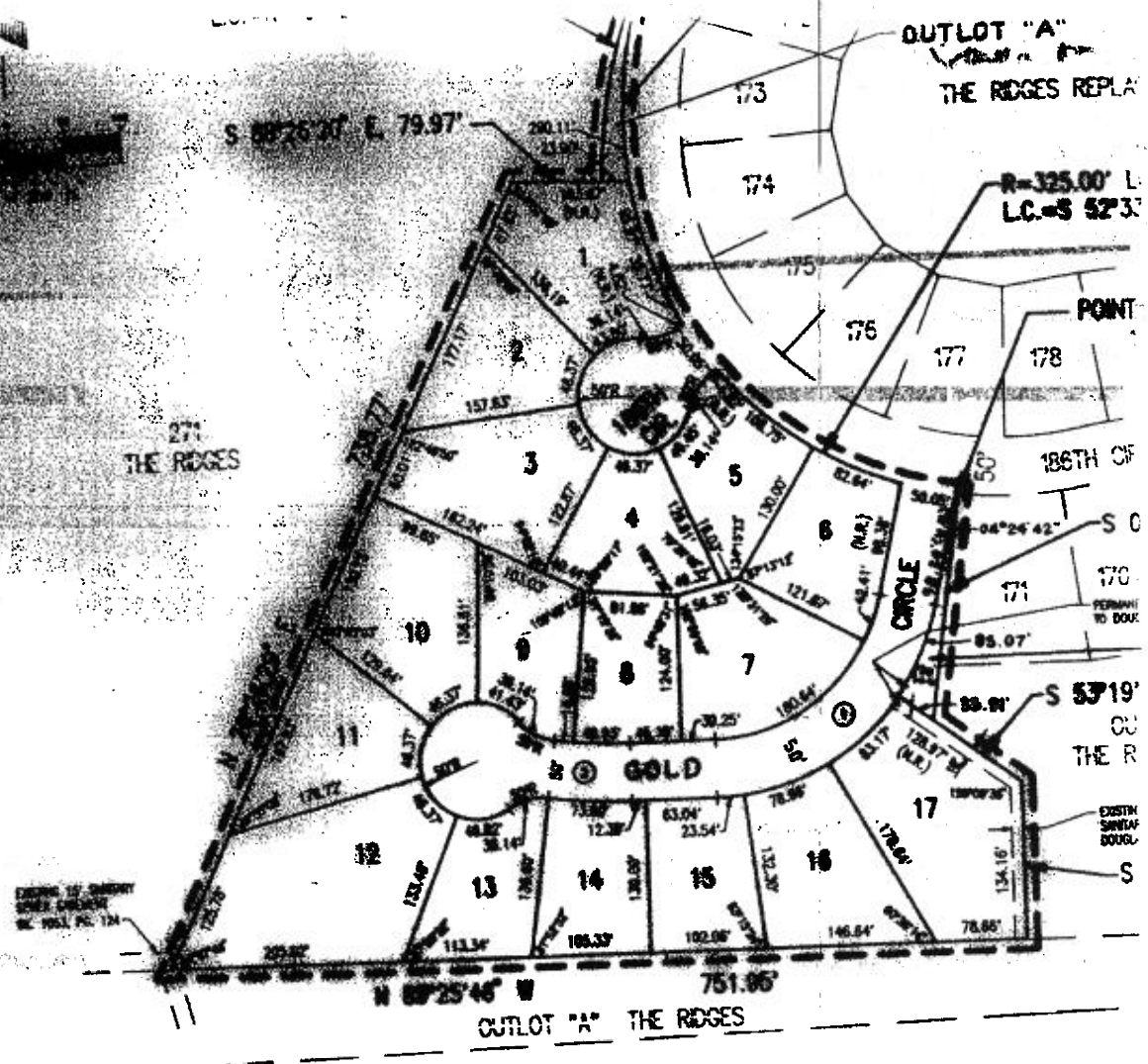
I certify that I find no regular or special taxes or other charges against the land shown in this Surveyor's Certificate and no other taxes or charges against the land shown in this office.

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WEST VIEW RIDGE (Lots numbered as shown) was approved by the Council of Omaha on this 3<sup>rd</sup> day of January, 1995.

*Hal Jacobs*  
MAYOR  
*[Signature]*  
ATTEST CITY CLERK  
*[Signature]*  
PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

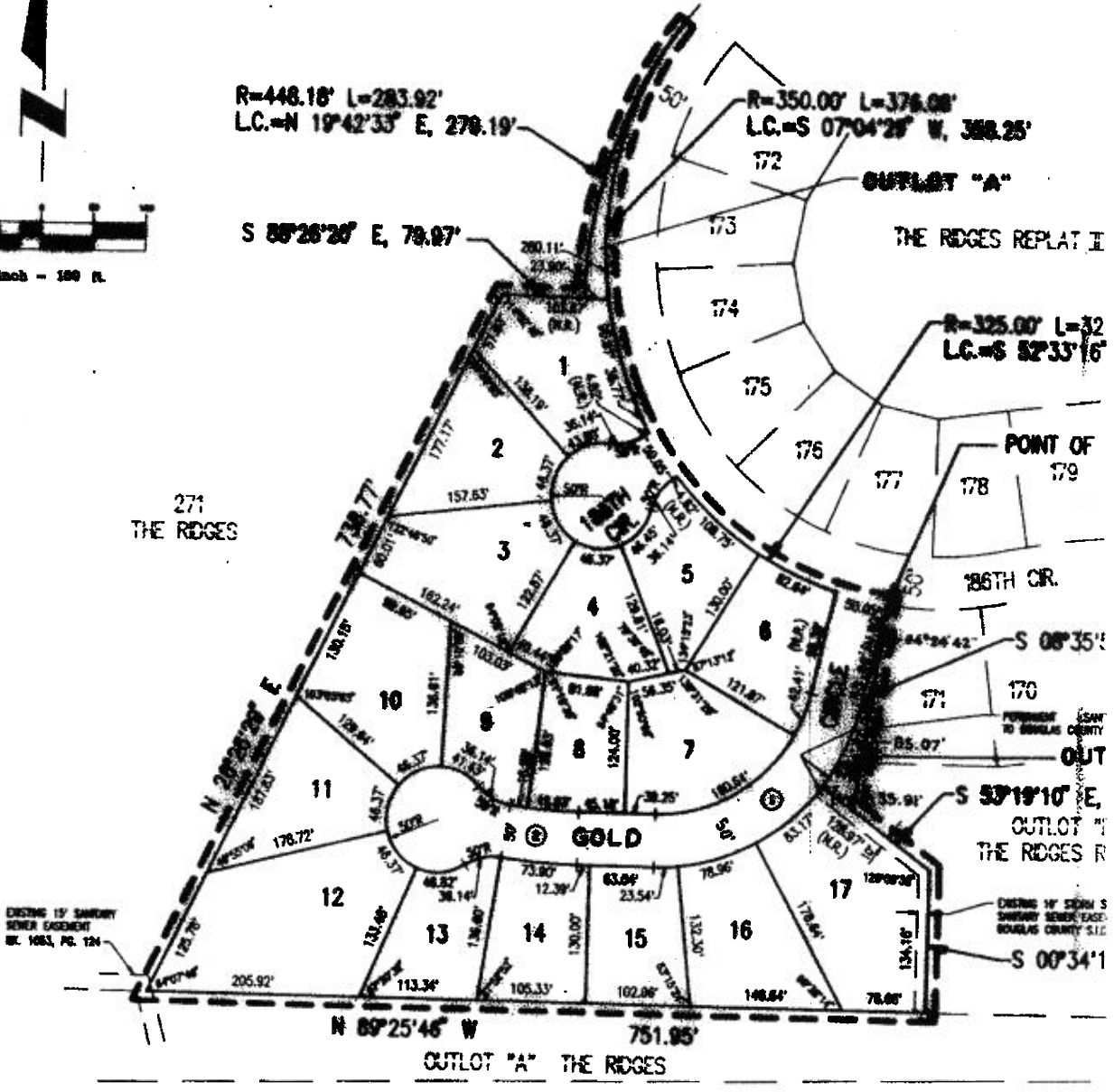


- NOTES:
1. ALL ANGLES ARE WP UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE EQUAL TO CURVED STRAITS UNLESS SHOWN AS (C.R.).
  3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO U.S. HWY. NO. 275 FROM LOTS 12 THRU 17 HEREON.



REVIEW OF DOUGLAS CO. ENGINEER  
 This plat of the WEST VIEW  
 office of the Douglas County  
*[Signature]*  
 DOUGLAS COUNTY ENGINEER

COUNTY TREASURER'S OFFICE  
 This is to certify that I find  
 property described in the  
 by the records of this office  
*[Signature]*  
 COUNTY TREASURER



U.S. HWY. NO. 275

NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- 3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO U.S. HWY. NO. 275 FROM LOTS 12 THRU 17 INCLUSIVE.

C CURVE DATA

CURVE	RADIUS	CHORD	ARC LENGTH	ANGLE
1	175.00'	175.00'	175.00'	90.00°
2	400.51'	400.51'	400.51'	90.00°

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WEST VIEW RIDGE is on file in the office of the Douglas County Engineer.

*Edward J. Lee*

DOUGLAS COUNTY ENGINEER

1743  
5954  
21

# WEST VIEW

LOTS 1 THRU 17 INCLUS

BEING A REPLAT OF LOT 228, THE RIDGES REPLAT II, A SUBDIVISION OF 1/4 OF SECTION 28, T15N, R11E OF THE 6TH PAL, DOUGLAS COUNTY, NEBRASKA

8268  
old # OC-32955  
new # OC-43302

FEE	40.00	R	FB
DEL		CO	COMP <input checked="" type="checkbox"/>
LEGAL PG	SCAN	W	FV

## SURVEYOR'S CERTIFICATE

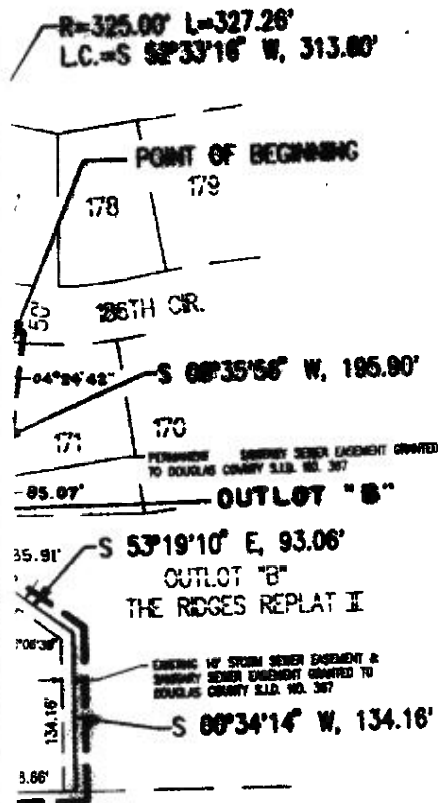
I hereby certify that I have made a ground survey of the subdivision and that temporary monuments have been placed on the boundary of the same and that a bond has been furnished to the City of Omaha to ensure permanent monuments and stakes at all corners of all lots, streets, or ends of all easements in WEST VIEW RIDGE (the lots numbered as shown on the plat of Lot 228, The Ridges Replat II, a subdivision located in the SE 1/4 of Section 28, Township 15 North, Range 11 East of the 6th P.M., D. Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 171, said The Ridges Replat II, also being on the Southerly right-of-way line of 186th Circle; thence along line of said Lot 228, The Ridges Replat II, on the following described courses: S 00°35'56"W (assumed bearing), a distance of 195.90 feet; thence S 00°34'14"W, a distance of 134.16 feet; thence S 00°34'14"W, a distance of 134.16 feet; thence N 89°00'00"E, the South line of said Lot 228, The Ridges Replat II, a distance of 751.00 feet; thence Southwest corner of said Lot 228, The Ridges Replat II; thence along line of said Lot 228, The Ridges Replat II, on the following described courses: N 26°26'29"E, a distance of 738.77 feet; thence S 88°26'20"E, a distance of 283.92 feet; thence Northeastly on a curve to the right with a radius of 279.19 feet, said curve having a long chord which bears a distance of 279.19 feet to the Northerly corner of said Lot 228, The Ridges Replat II, said point also being on the Westerly right-of-way line of said 186th Circle; thence along said Westerly right-of-way line of said 186th Circle following described courses; thence Southeastly on a curve to the left with a radius of 378.00 feet, said curve having a long chord which bears a distance of 378.00 feet, a distance of 378.00 feet; thence Southeastly on a curve to the left with a radius of 325.00 feet, a distance of 327.26 feet, said curve having a long chord which bears S 52°33'16"E, a distance of 313.60 feet to the point of beginning.

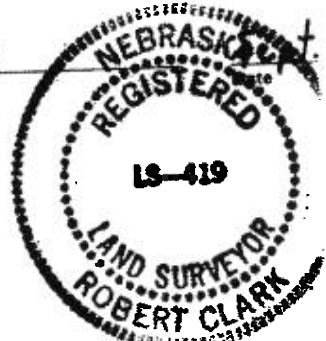
6.00' W, 358.25'

LOT "A"

THE RIDGES REPLAT II



*Robert Clark*  
Robert Clark, LS-419



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WEST VIEW RIDGE (Lots numbered as shown on the plat) as conforming to Design Standards this 3<sup>rd</sup> day of October, 1994.

*Ray P. Heumann*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with the provisions of Section 53 of the Omaha Municipal Code.

*Ray P. Heumann* 7-20-94  
CITY ENGINEER Date

F DOUGLAS COUNTY ENGINEER

This plat of WEST VIEW RIDGE (Lots numbered as shown) was reviewed by the Douglas County Engineer on this 3<sup>rd</sup> day of October, 1994.

*W. J. Le...*  
COUNTY ENGINEER

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of WEST VIEW RIDGE (Lots numbered as shown) was approved by the Council of Omaha on this 3<sup>rd</sup> day of January, 1995.

*Hal ...*  
MAYOR

RECEIVED

JUL 21 4 02 PM '95

# RIDGE

PLAT OF SNE & OUTLOTS "A" & "B"

AS LOCATED IN THE SE 1/4 OF THE  
COUNTY, NEBRASKA.

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

### DEDICATION

Know all men by these presents that we, Ridge Limited Partnership, a Nebraska Limited Partnership, Owner, and First Bank, Mortgagee, of the property described in the Certification of Survey and embraced within the plat heretofore said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WEST VIEW RIDGE has numbered as shown, and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues, and circles, and we do hereby grant the easements as shown on this plat, 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all out-of-lot streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands this 26 day of SEP, 1994.

RIDGES LIMITED PARTNERSHIP

FIRST BANK

BY: Timothy J. McReynolds  
PRESIDENT OF RIDGES  
CORPORATION, GENERAL PARTNER

BY: A. David Klipach  
A. David Klipach

### ACKNOWLEDGEMENT OF NOTARY

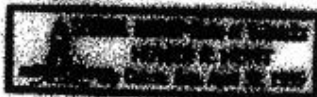
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 26 day of SEP, 1994, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, President of Ridge Corporation, General Partner, who is personally known to be the individual person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt  
Notary Public

My commission expires \_\_\_\_\_



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

WEST VIEW RIDGE  
OMAHA, NEBRASKA

WEST VIEW RIDGE  
OMAHA, NEBRASKA

PLAT

described herein  
the within plat,  
are placing of  
single points and  
being a replat  
of the SW 1/4  
Douglas County,

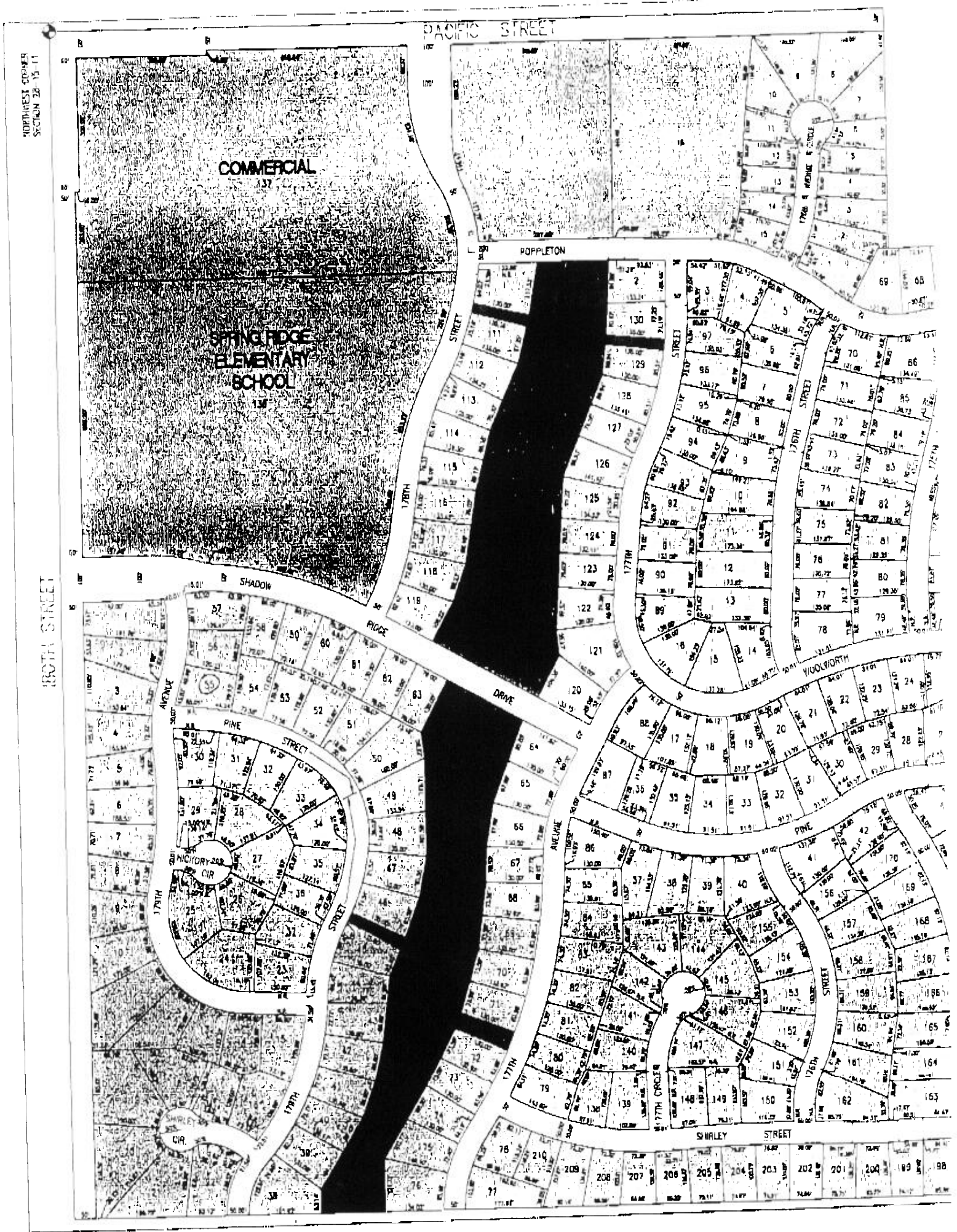
Il, said point  
to the Easterly  
courses; thence  
53°19'10"E,  
6 feet to the  
S46°W along  
35 feet to the  
the Westerly  
courses; thence  
distance of 79.97  
8.18 feet, a  
19°42'33"E,  
Ridges Replat  
Circle; thence  
Circle on the  
with a radius  
which bears  
ve to the left  
aving a long  
of beginning.

9/1, 1994

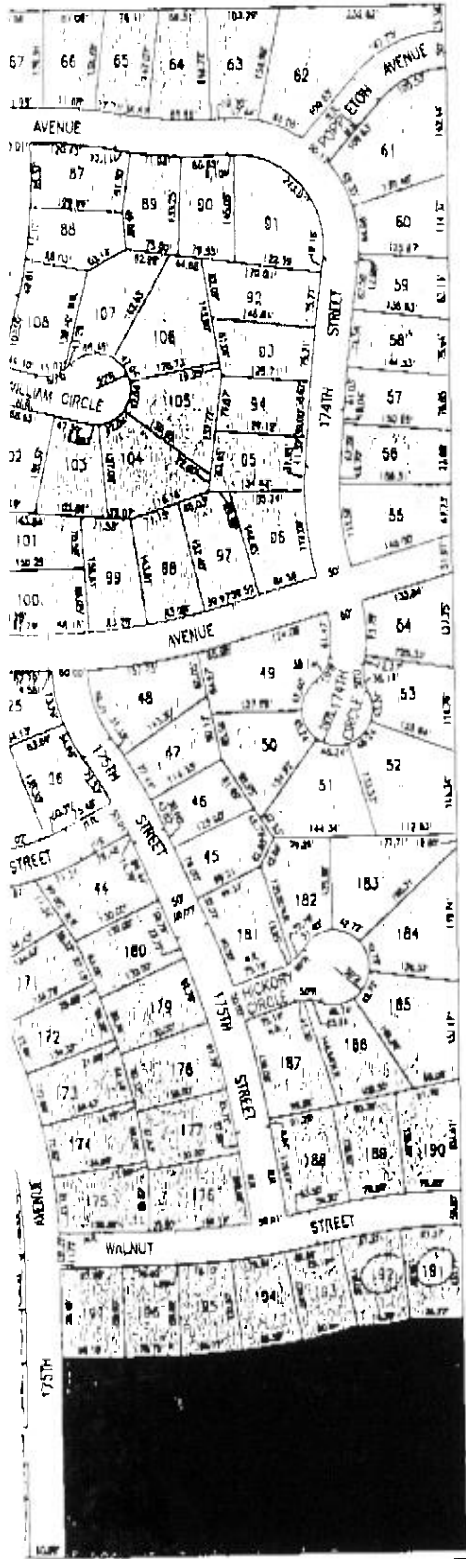
as to the

Chapter

the City







Landmark lots  
 - Phase I = lot 153  
 Phase II = lot 157 + 158  
 Phase III = 142, 153, 163, 166,  
 191, 300, 112



**E&A CONSULTING GROUP, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

1430 SOUTH 25TH STREET, SUITE C  
 OMAHA, NE 68118-3374  
 PHONE (402) 492-4400  
 FAX (402) 492-4218

LARRY D. STREIBER, L.S.  
 PHOTOS (402) 285-4750  
 FAX (402) 285-5532

DEBBIE S. GARDNER, L.R.S.A.

**SPRING RIDGE**

**COMPOSITE PLAT**

Project No. 93077

Date 1-13-00

Designed By \_\_\_\_\_

Drawn By (TR)

Checked By \_\_\_\_\_

Scale \_\_\_\_\_

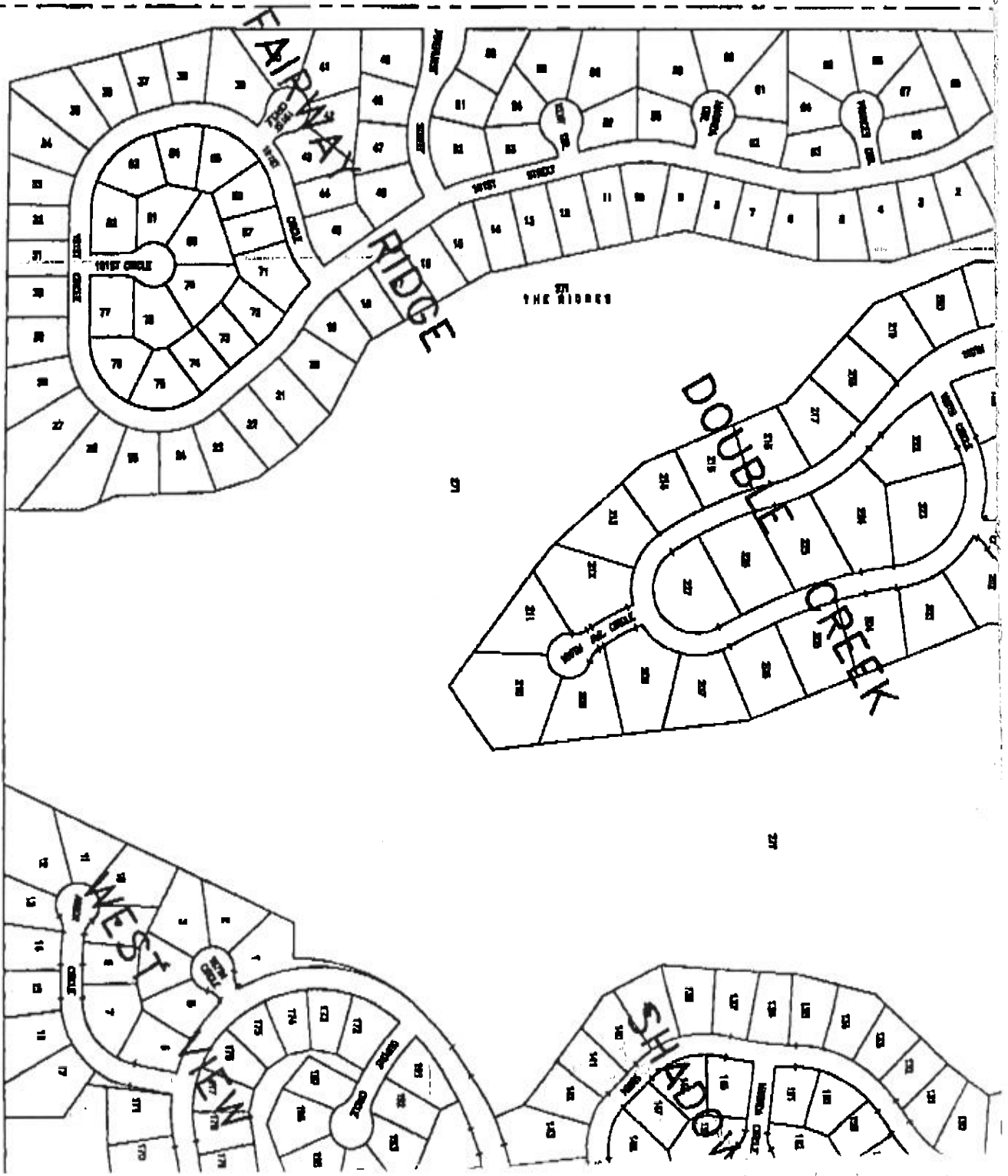
Revisions: \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

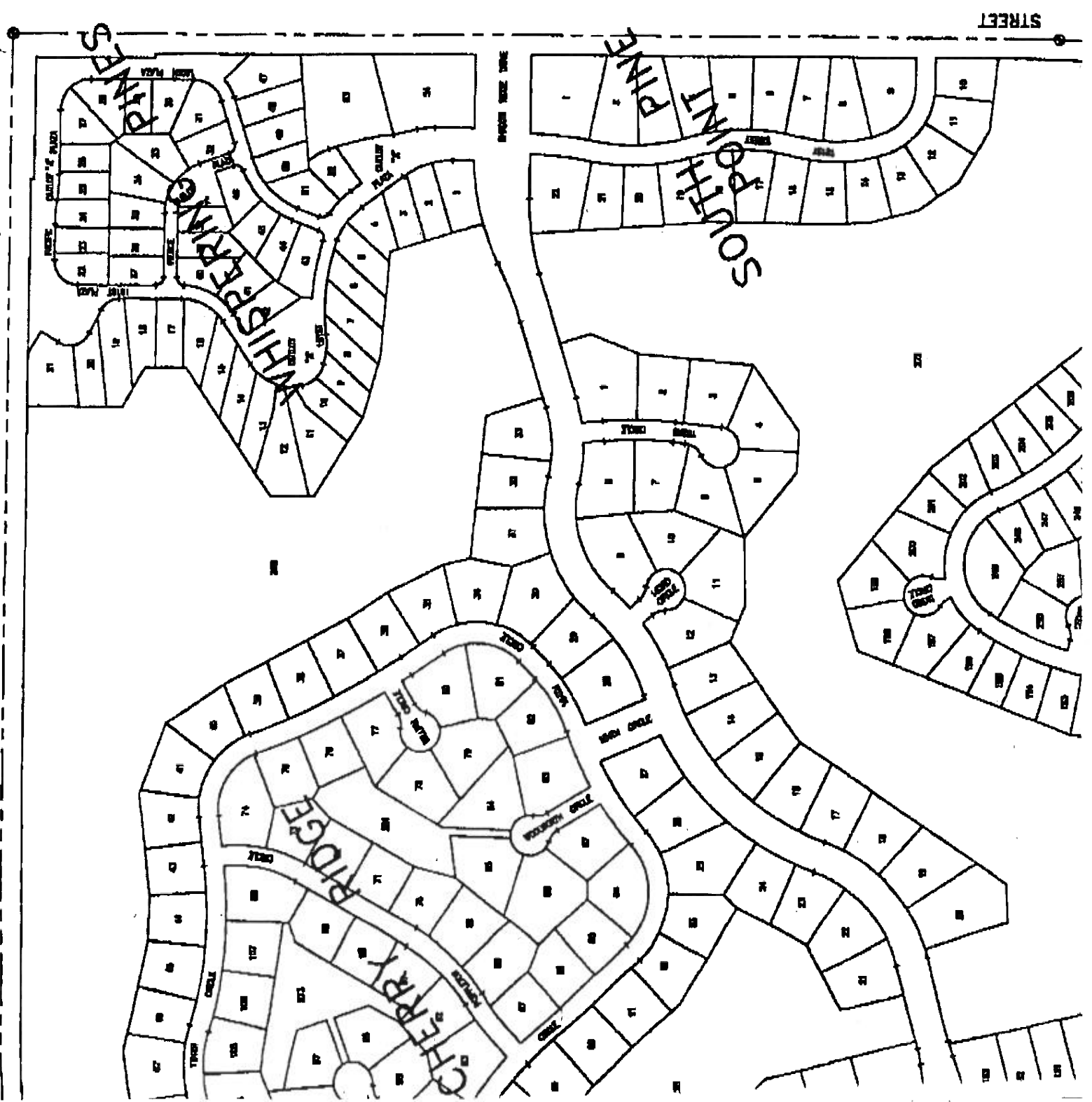
Sheet 1 of 1



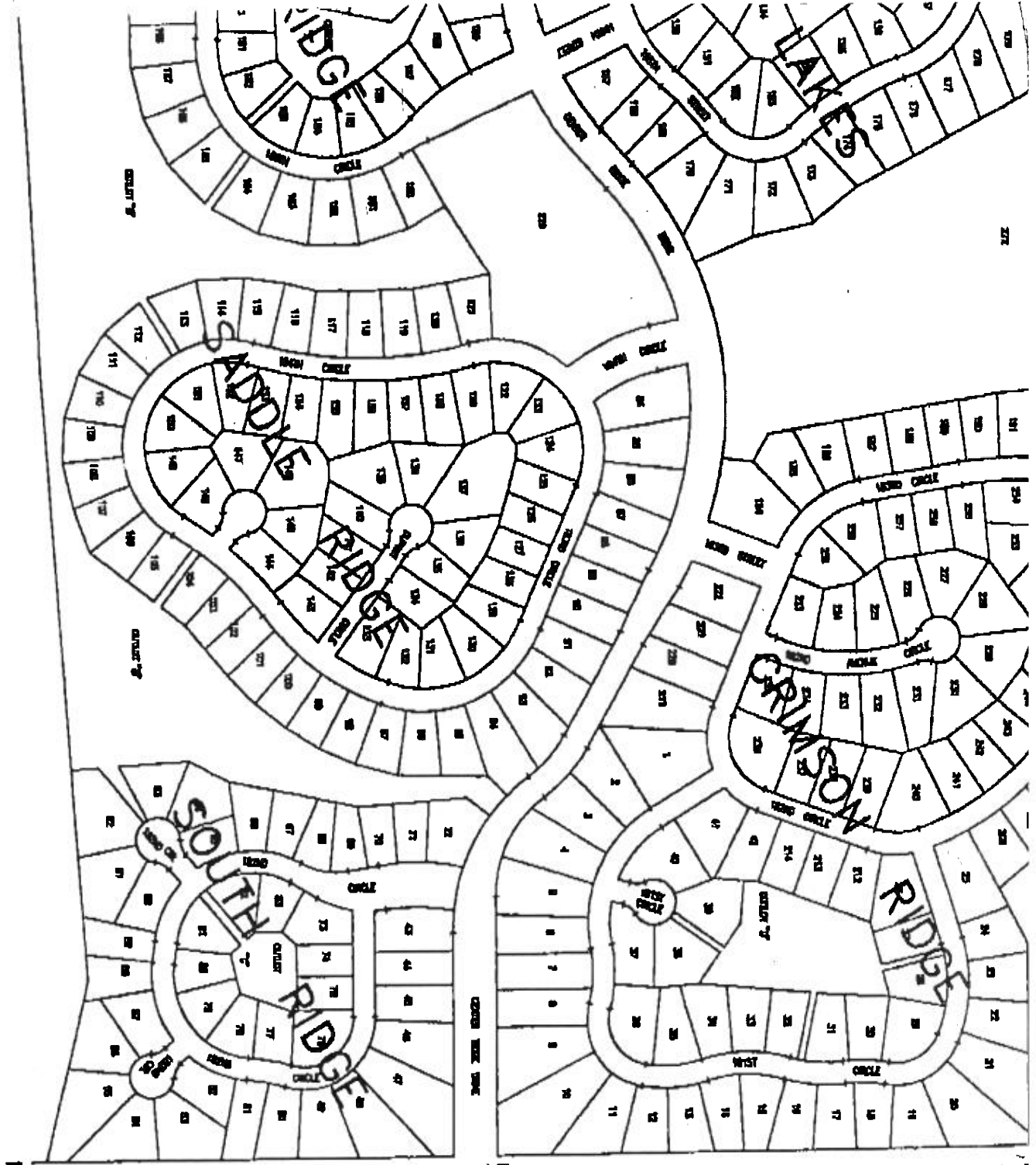


**E&A CONSULTING GROUP**  
 15001 W. STREET • OMAHA, NE 68137 • (402) 885-4300 • FAX (402) 885-2000

# RIDGES

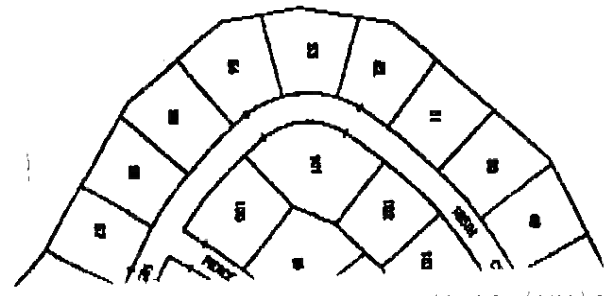
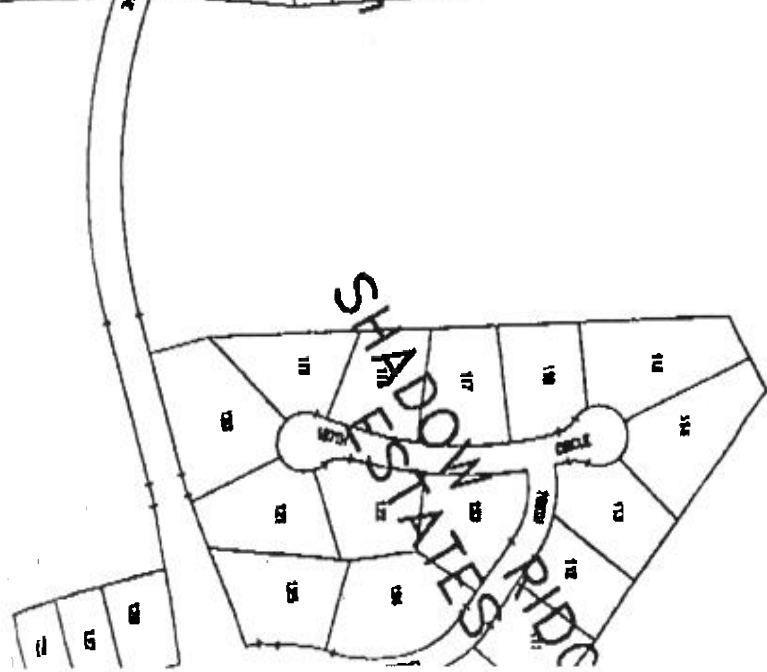
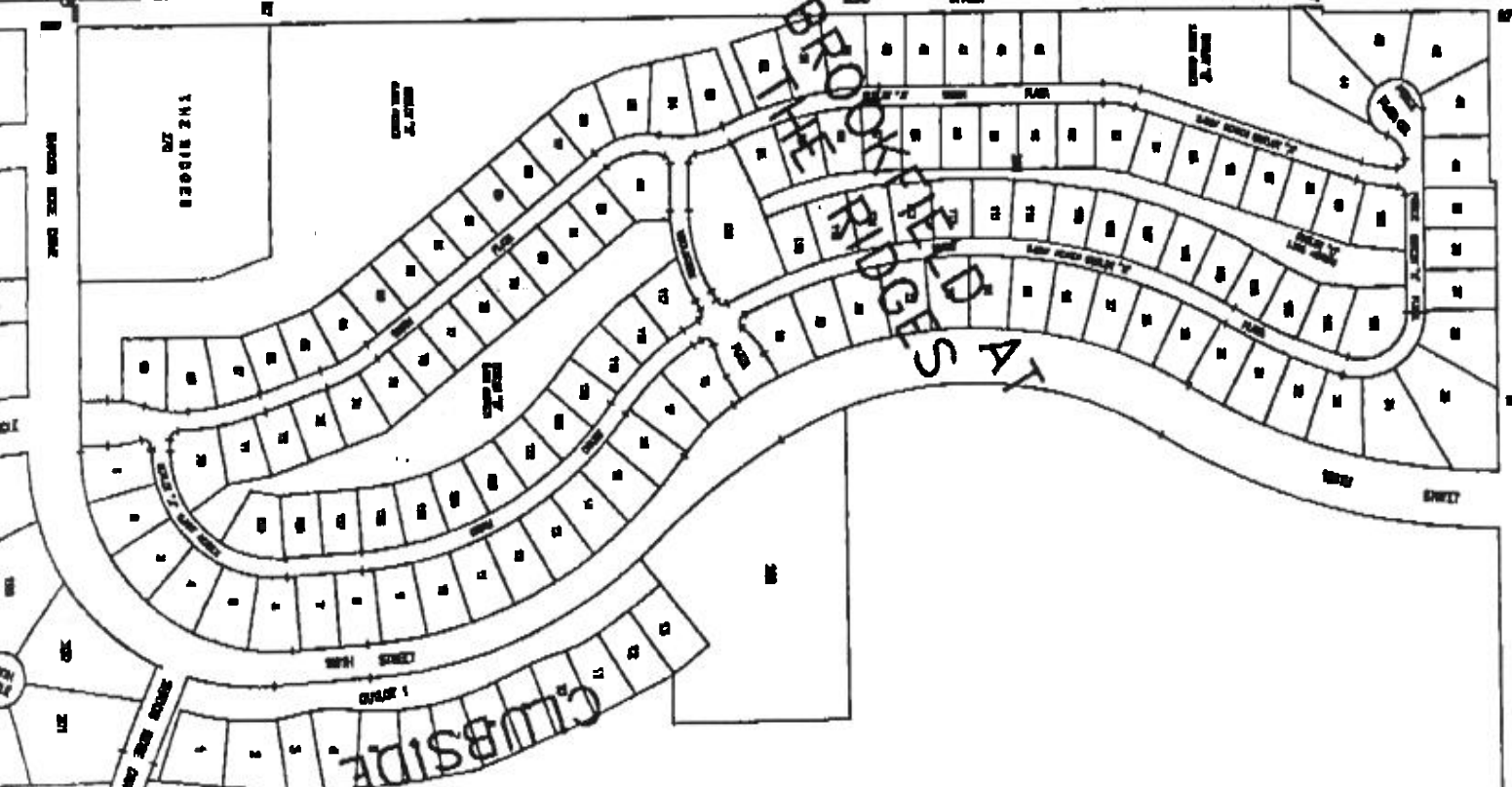


(WEST CENTER ROAD)



	<p style="text-align: center;">TH</p>	<p style="text-align: center;">TH</p>
--	---------------------------------------	---------------------------------------

ND STREET



P 007

TEL: 402 778 9778

OMAHA TITLE

JUN - 21 '01 (THU) 14 27