



MISC 2005053306



MAY 10 2005 09:19 P 3

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/10/2005 09:19:02.17



2005053306

CONSENT TO AND RATIFICATION OF PLAT

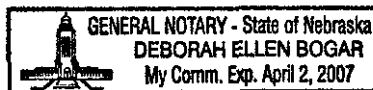
BETHEL ENTERPRISES, L.L.C., a Nebraska limited liability company, as an owner of the real property that is proposed to be legally described as Lot 48, Manchester Ridge 2nd Addition, a subdivision in Douglas County, Nebraska, which is located within the boundaries of the final plat of Manchester Ridge 2nd Addition, does hereby consent to the inclusion of the aforementioned property in the final plat of Manchester Ridge 2nd Addition, and hereby further consents, ratifies and affirms the filing for record of the final plat of Manchester Ridge 2nd Addition in the office of the Register of Deeds for Douglas County, Nebraska. The undersigned ratifies and affirms the final plat of Lots 1 through 51, inclusive, Manchester Ridge 2nd Addition, Douglas County, Nebraska.

Dated this 23 day of FEBRUARY, 2005.

BETHEL ENTERPRISES, L.L.C.,
a Nebraska limited liability company

By: J. Patrick Pierce
Printed Name: J. Patrick Pierce
Title: Managing Member

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)



On this 23 day of February, 2005, before me, the undersigned, a Notary Public within and for said county and state, personally came J. Patrick Pierce, Managing Member of Bethel Enterprises, L.L.C., a Nebraska limited liability company, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be its respective voluntary act and deed on behalf of Bethel Enterprises, L.L.C.

Deborah Ellen Bogar
Notary Public

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Misc
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FEE 40.00 (FB)
BKP _____ C/O _____ COMP Net
DEL _____ SCAN _____ FV _____

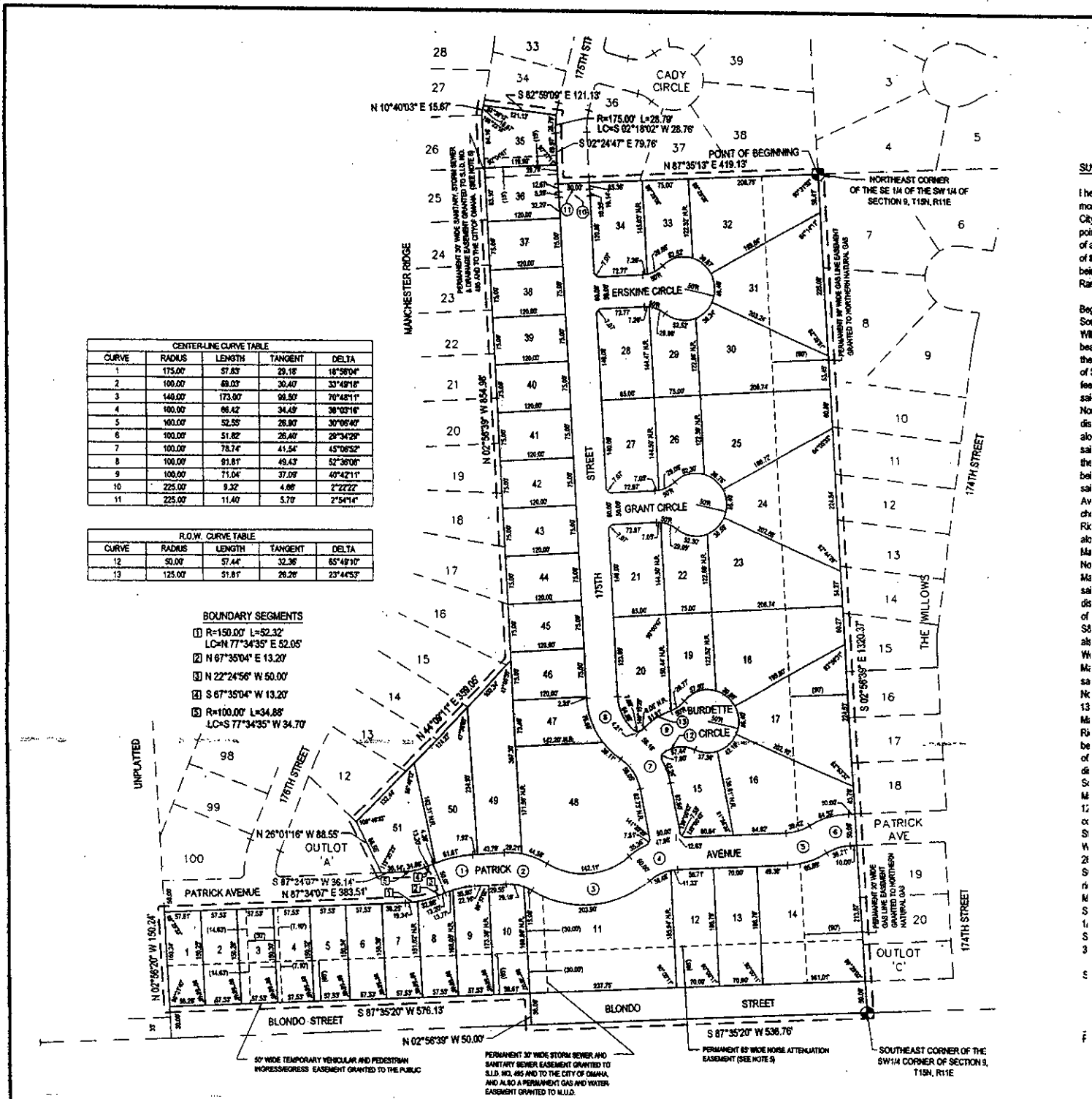
E AND A CONSULTING
12001 "Q" Street
Omaha NE 68137.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	175.00'	57.83'	29.18'	18°50'04"
2	100.00'	69.03'	30.40'	33°48'18"
3	140.00'	173.00'	98.50'	70°48'11"
4	100.00'	66.42'	34.49'	38°03'18"
5	100.00'	52.55'	26.90'	30°09'40"
6	100.00'	51.82'	26.40'	29°34'29"
7	100.00'	78.74'	41.54'	45°08'52"
8	100.00'	91.81'	49.43'	52°36'00"
9	100.00'	71.04'	37.09'	40°42'11"
10	225.00'	9.32'	4.86'	2°22'22"
11	225.00'	11.40'	5.70'	2°54'14"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
12	50.00'	57.44'	32.38'	65°49'10"
13	125.00'	51.81'	26.26'	23°44'53"

BOUNDARY SEGMENTS

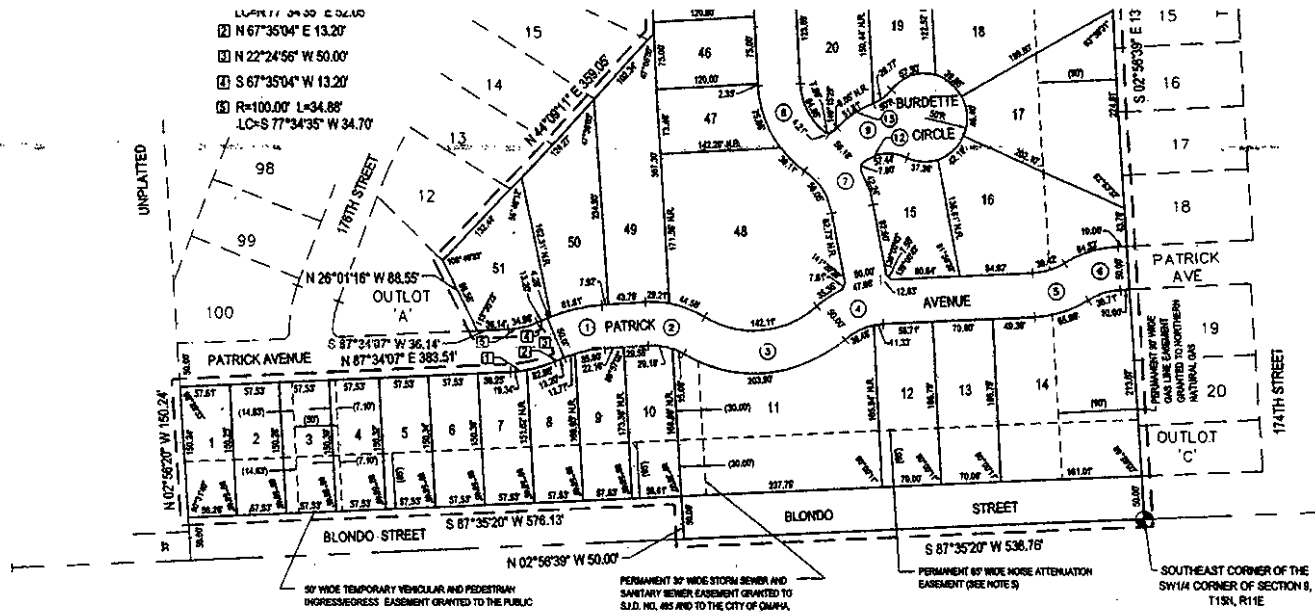
- ① R=150.00' L=52.32'
LC=N 77°34'35" E 52.05'
- ② N 67°35'04" E 13.20'
- ③ N 22°24'56" W 50.00'
- ④ S 67°35'04" W 13.20'
- ⑤ R=100.00' L=34.88'
LC=S 77°34'35" W 34.70'



NOTES:

APPROVAL OF OMAHA CITY PLANNING BOARD

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NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BLONDO STREET FROM ANY LOT ABUTTING SAID STREET.
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.L.D. NO. 495 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF BLONDO STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
6. POSITIVE DRAINAGE OVER THE EASEMENT BETWEEN LOTS 35 AND 36 SHALL BE PERPETUALLY MAINTAINED.

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of MANCHESTER RIDGE 2ND ADDITION (lots numbered as shown) was approved by the City Planning Board.

CHAIRMAN OF CITY PLANNING BOARD _____ Date _____

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 by the records of this office.

COUNTY TREASURER _____ Date _____

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