



DEED 2011015687



FEB 15 2011 11:42 P 7

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FEE 53.50 FB OC-236065 old

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP *Adel*

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/15/2011 11:42:21.37



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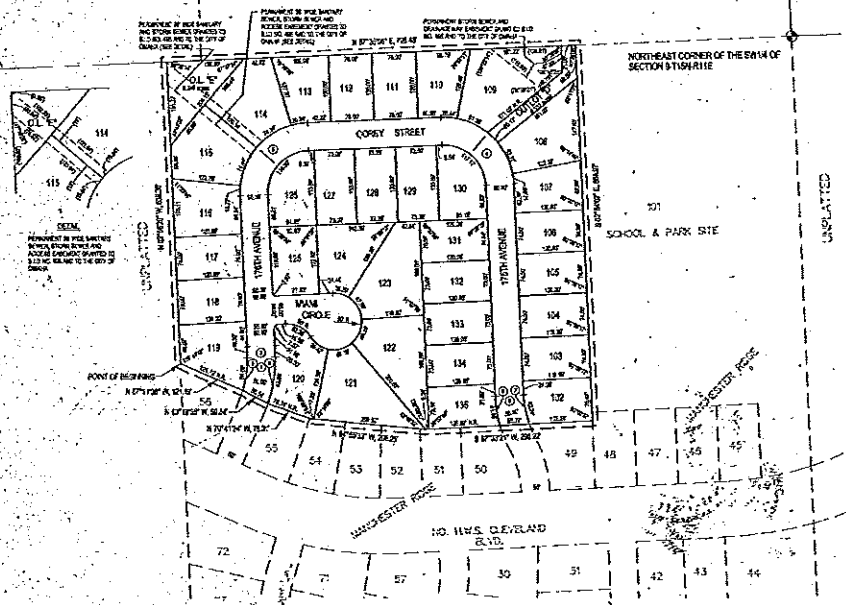
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# MANCHESTER RIDGE

LOTS 102 THRU 155 INCLUSIVE & OUTLOTS 'A' & 'C'

BEING A PLATTING OF PART OF THE NE1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE 5TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, AVENUE POINTS AND ENDS OF ALL CURVES IN MANCHESTER RIDGE (THE LOTS NUMBERED AS SHOWN, BEING A PLATTING OF PART OF THE NE1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE 5TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 61, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), A SUBDIVISION LOCATED IN SAID SECTION 8, THENCE N22°54'27"W (ASSUMED BEARING), A DISTANCE OF 526.34 FEET TO A POINT ON THE NORTH LINE OF SAID E1/4M OF SECTION 8, THENCE N47°50'57"E ALONG SAID NORTH LINE OF THE SW 1/4 OF SECTION 8, A DISTANCE OF 724.48 FEET TO THE NORTHWEST CORNER OF LOT 101, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), THENCE S22°42'02"W ALONG THE WEST LINE OF SAID LOT 101, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), AND ALSO THE WEST LINE OF LOT 48, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), A DISTANCE OF 668.87 FEET TO THE NORTHEAST CORNER OF LOT 48, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), THENCE S47°57'57"W ALONG THE NORTHERLY LINE OF SAID LOT 48, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), AND ALSO THE NORTHERLY POINT-OF-IRONY LINE OF 17TH AVENUE, AND ALSO THE NORTHERLY LINE OF LOTS 50 AND 41, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), A DISTANCE OF 296.22 FEET; THENCE N4°53'23"W ALONG SAID NORTHERLY LINE OF LOT 61, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), AND ALSO THE NORTHERLY LINE OF LOTS 52, 51, AND 54, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), A DISTANCE OF 228.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 54, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 55, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), THENCE N50°10'11"W ALONG THE NORTHERLY LINE OF SAID LOT 55, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), A DISTANCE OF 78.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 56, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY POINT-OF-IRONY LINE OF 17TH AVENUE, AND THE NORTHERLY LINE OF SAID 17TH AVENUE; THENCE S22°42'02"W ALONG SAID NORTHERLY POINT-OF-IRONY LINE OF 17TH AVENUE, A DISTANCE OF 80.54 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY POINT-OF-IRONY LINE OF 17TH AVENUE, AND THE WESTERLY POINT-OF-IRONY LINE OF SAID 17TH AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 54, SAID MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), THENCE N27°18'17"W ALONG THE NORTHERLY LINE OF SAID LOT 56, MANCHESTER RIDGE (LOTS 1 THRU 101 INCLUSIVE AND OUTLOTS 'A', 'B', & 'C'), A DISTANCE OF 124.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 484,500 SQUARE FEET OR 11.076 ACRES, MORE OR LESS.

NEBRASKA REGISTERED LAND SURVEYOR  
 JASON HEADLEY, LS-604  
 DATE: 2-12-10

**COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE NO RECORDS ON ORIGINAL TAXES DUE OR DELINQUENT TAXES ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENCLOSED IN THIS PLAT AS SHOWN BY THE RECORDS.

OMAHA CITY COUNCIL ACCEPTANCE  
 THIS PLAT OF MANCHESTER RIDGE (LOTS NUMBERED AS SHOWN) HAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MANCHESTER RIDGE, L.L.C.  
 PATRICK G. DAVY, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

ON THIS 12<sup>TH</sup> DAY OF FEBRUARY 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY ONE PATRICK G. DAVY, MANAGING MEMBER OF MANCHESTER RIDGE, L.L.C., WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL 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 L.L.C.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC  
 LAWRENCE D. DENTON  
 My Comm. Exp. August 28, 2011

**CENTERLINE CURVE DATA**

CURVE	PIECES	LENGTH	TANGENT	CHORD
1	206.27	75.57	31.02	87.13
2	121.14	141.17	5.11	170.27
3	122.92	122.92	108.52	177.78
4	126.22	158.22	36.12	187.22
5	252.22	158.22	36.12	187.22

**SCUR CURVE TABLE**

CURVE	PIECES	LENGTH	TANGENT	CHORD
1	225.22	82.82	26.22	170.22
2	122.92	82.82	26.22	170.22
3	225.22	82.82	26.22	170.22
4	175.22	82.82	26.22	170.22

**REVIEW OF DOUGLAS COUNTY ENGINEER**

THIS PLAT OF THE MANCHESTER RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF MANCHESTER RIDGE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER

**I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 65 OF THE OMAHA MUNICIPAL CODE.**

CITY ENGINEER

**APPROVAL OF OMAHA CITY PLANNING BOARD**

THIS PLAT OF MANCHESTER RIDGE (LOTS NUMBERED AS SHOWN) HAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD

- NOTES:**
1. ALL ANGLES ARE IN ° UNLESS OTHERWISE NOTED
  2. ALL LOT'S LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS (N/A).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. A PERMANENT STORM SEWER AND GRAVITY EASEMENT AND PROTECTIVE WALLWAY IS GRANTED TO S.D. NO. 626 AND THE CITY OF OMAHA OVER ALL OF OUTLOT 'D'.

**E&A CONSULTING GROUP, INC.**  
 ENGINEERING • PLANNING • FIELD SERVICES  
 1400 WEST 10TH STREET, SUITE 100  
 OMAHA, NEBRASKA 68104  
 WWW.EANDAGROUP.COM

**MANCHESTER RIDGE**  
 LOTS 102 THRU 155 INCLUSIVE & OUTLOTS 'A' & 'C'

**FINAL PLAT**

**For Record**

No.	Date

Plot No. 77228-20-10  
 Code: 20-0205-10  
 Entered by: MJD  
 Drawn by: LJC  
 Checked by: JMD  
 Created by: Eric Math  
 Scale: 1" = 100'