DEED 2013121508
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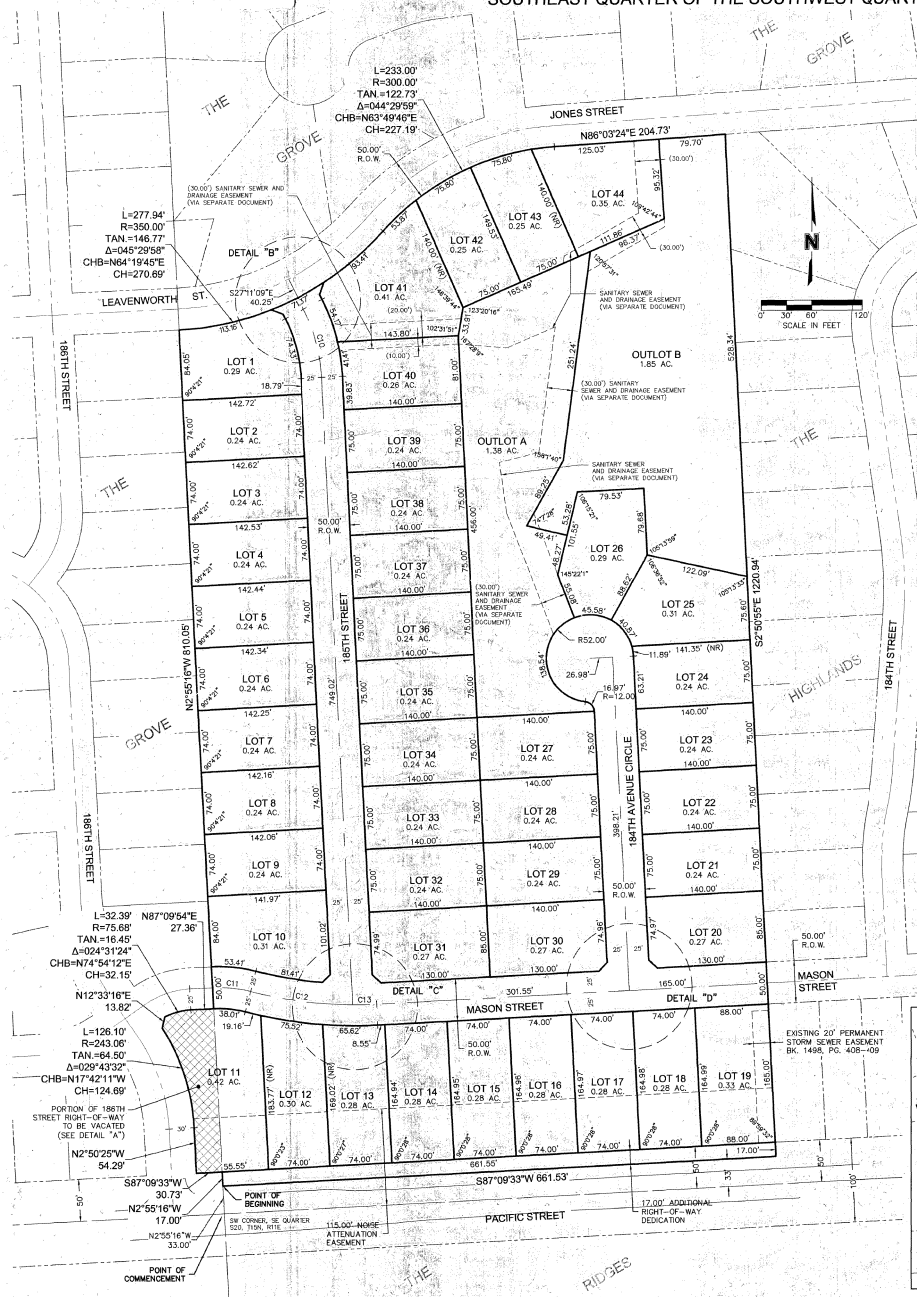
Received - DIANE L. BATTATO
Register of Deeds, Douglas County, NE
12/18/2013 14:39:01.15
2013121508

NORTHRIDGE

LOTS 1 THRU 44 AND OUTLOTS A AND B INCLUSIVE

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND A PORTION OF VACATED 186TH STREET RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



NOTES

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR TO CENTERLINES UNLESS INDICATED AS NON-RADIAL (NR).
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS IN PARENTHESIS "( )" REPRESENT EASEMENTS DIMENSIONS.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO JONES STREET FROM OUTLOT B.
5. NO DIRECT ACCESS SHALL BE PERMITTED ONTO PACIFIC STREET FROM LOTS 11 THRU 19.
6. A BLANKET DRAINAGE AND STORM SEWER EASEMENT SHALL BE GRANTED OVER THE ENTIRETY OF OUTLOT A AND OUTLOT B VIA SEPARATE DOCUMENT.
7. ALL OUTLOTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
8. OUTLOT A AND OUTLOT B SHALL BE UTILIZED FOR DRAINAGE, AND LANDSCAPING GREENSPACE.
9. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG PACIFIC STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF PACIFIC STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

SURVEYOR'S CERTIFICATION

I, STEVE VAN VOLTENBERG, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS NORTHRIDGE, (LOTS AS NUMBERED), A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

STEVE VAN VOLTENBERG
NEBRASKA L.S. 653

9/13/2013
DATE

NEBRASKA REGISTERED LS-653 LAND SURVEYOR STEVE M. VAN VOLTENBERG

DOUGLAS COUNTY ENGINEER'S REVIEW

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

DOUGLAS COUNTY ENGINEER — DATE 9/3/13

DOUGLAS COUNTY ENGINEER SEAL

LEGAL DESCRIPTION

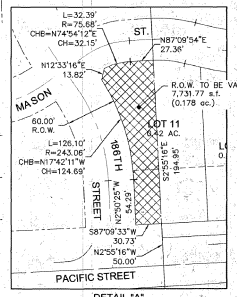
NORTHRIDGE LOTS 1 THRU 44 AND OUTLOTS A AND B INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND A PORTION OF VACATED 186TH STREET RIGHT-OF-WAY IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL LOCATED IN SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

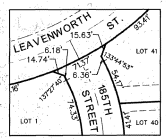
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20; THENCE NORTHERLY ON AN ASSUMED BEARING OF N02°55'16"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, SAID LINE ALSO BEING THE EAST LINE OF THE GROVE LOTS 1 THRU 205, INCLUSIVE, AND OUTLOTS A, G THRU L, INCLUSIVE, A SUBDIVISION RECORDED IN SAID DOUGLAS COUNTY, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N02°55'16"W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, SAID LINE ALSO BEING SAID EAST LINE OF THE GROVE, A DISTANCE OF 17.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE S87°09'33"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET, A DISTANCE OF 30.73 FEET; THENCE N02°50'25"W, A DISTANCE OF 54.29 FEET; THENCE CONTINUING NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 243.06 FEET, AN ARC LENGTH OF 126.10 FEET, A DELTA ANGLE OF 29°43'32", A TANGENT LENGTH OF 64.50 FEET, A CHORD BEARING OF N17°42'11"W AND A CHORD LENGTH OF 124.69 FEET; THENCE N12°33'16"E, A DISTANCE OF 13.82 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.68 FEET, AN ARC LENGTH OF 32.39 FEET, A DELTA ANGLE OF 24°31'24", A TANGENT LENGTH OF 16.45 FEET, A CHORD BEARING OF N74°54'12"E AND A CHORD LENGTH OF 32.15 FEET; THENCE N87°09'54"E, A DISTANCE OF 27.36 FEET TO A POINT ON SAID EAST LINE OF THE GROVE; THENCE N02°55'16"W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, SAID LINE ALSO BEING SAID EAST LINE OF THE GROVE, A DISTANCE OF 810.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEAVENWORTH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 21 SAID GROVE SUBDIVISION, THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEAVENWORTH STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 277.94 FEET, A DELTA ANGLE OF 45°29'58", A TANGENT LENGTH OF 146.77 FEET, A CHORD BEARING OF N64°19'45"E AND A CHORD DISTANCE OF 270.69 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEAVENWORTH STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 233.00 FEET, A DELTA ANGLE OF 44°29'59", A TANGENT LENGTH OF 122.73 FEET, A CHORD BEARING OF N63°49'46"E AND A CHORD DISTANCE OF 227.19 FEET; THENCE N86°03'24"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF JONES STREET, A DISTANCE OF 204.73 FEET TO THE NORTHWEST CORNER OF LOT 8 THE HIGHLANDS REPLAT TWO, A SUBDIVISION RECORDED IN SAID DOUGLAS COUNTY; THENCE S02°50'55"E ALONG THE WEST LINE OF SAID HIGHLANDS REPLAT TWO, SAID LINE ALSO BEING THE WEST LINE OF THE HIGHLANDS REPLAT ONE, A SUBDIVISION RECORDED IN SAID DOUGLAS COUNTY, SAID LINE ALSO BEING THE WEST LINE OF THE HIGHLANDS, A SUBDIVISION RECORDED IN SAID DOUGLAS COUNTY, A DISTANCE OF 1220.94 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE S87°09'33"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET A DISTANCE OF 661.53 FEET TO THE POINT OF BEGINNING.

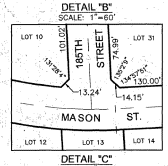
SAID NORTHRIDGE LOTS 1 THRU 44 AND OUTLOTS A AND B INCLUSIVE, CONTAINS A CALCULATED AREA OF 768,180.85 SQUARE FEET OR 17.635 ACRES MORE OR LESS.

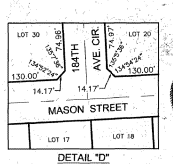
RIGHT-OF-WAY VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT.









CENTERLINE CURVE DATA				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C10	200.00'	84.95'	43.13'	024°20'14"
C11	150.00'	45.75'	23.05'	017°28'24"
C12	500.00'	124.14'	62.39'	014°13'30"
C13	500.00'	28.47'	14.24'	003°15'43"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NORTHRIDGE RESIDENTIAL, L.L.C., OWNER/S OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER, KNOWN AS NORTHRIDGE (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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 HEREOF, WE DO SET OUR HANDS.

NORTHRIDGE RESIDENTIAL L.L.C.

WILLIE DOUGLAS
MANAGER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF September, 2013, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIE DOUGLAS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC — Kathleen A. Van Geem

GENERAL NOTARY-State of Nebraska KATHLEEN A. VAN GEEM My Comm. Exp. December 12, 2016

12/20/16

LIENHOLDER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE LIENHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

ENTERPRISE BANK

JOSH BARTEE
CHIEF EXECUTIVE OFFICER

9/3/13
DATE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF September, 2013, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSH BARTEE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC — Todd J. Kockovich

NOTARY PUBLIC STATE OF NEBRASKA TODD J. KOCKOVICH My Commission Expires March 1, 2014

9/4/14

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF NORTHRIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF PLANNING BOARD — 9/7/13 DATE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF NORTHRIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR — 12-31-13 DATE

ATTESTED: Deputy CITY CLERK

PRESIDENT OF CITY COUNCIL

APPROVAL OF CITY ENGINEER OF OMAHA

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

CITY ENGINEER — 9/10/13 DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — 12/10/13 DATE

COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — DATE

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL: 402.341.1116
FAX: 402.341.5895
www.olssonassociates.com

REVISIONS

NO.	DATE	REVISIONS DESCRIPTION

2013

FINAL PLAT

NORTHRIDGE
LOTS 1 THRU 44

OMAHA, NEBRASKA

drawn by:	MDB
checked by:	RJL
approved by:	RJL
OASIS by:	JWV
project no.:	013-0992
drawing no.:	
date:	07/08/2013

SHEET 1 OF 1

DWG: F:\Projects\2013-0992\LDWP\Final_Plat\130992_PLAT.dwg USER: lwesthoff
DATE: Aug 30, 2013 10:30am XREFS: 130992_XBASE STEVE_VOLTENBERG_LS_NE