

RIDGEFIELD 1st ADDITION
(lots 1 to 80 inclusive)

PART OF THE S1/2 OF THE NW1/4 OF
SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST
DOUGLAS COUNTY, NEBRASKA 1981

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11 DAY OF August 1981 AT 3:38 P.M. G. HAROLD OSTLER, REGISTER OF DEEDS 2325

RIDGEFIELD 1ST ADDITION

(lots 1 to 80 inclusive)

PART OF THE S 1/2 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST

DOUGLAS COUNTY, NEBRASKA

1981

SURVEYOR'S CERTIFICATE

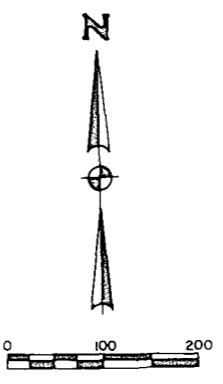
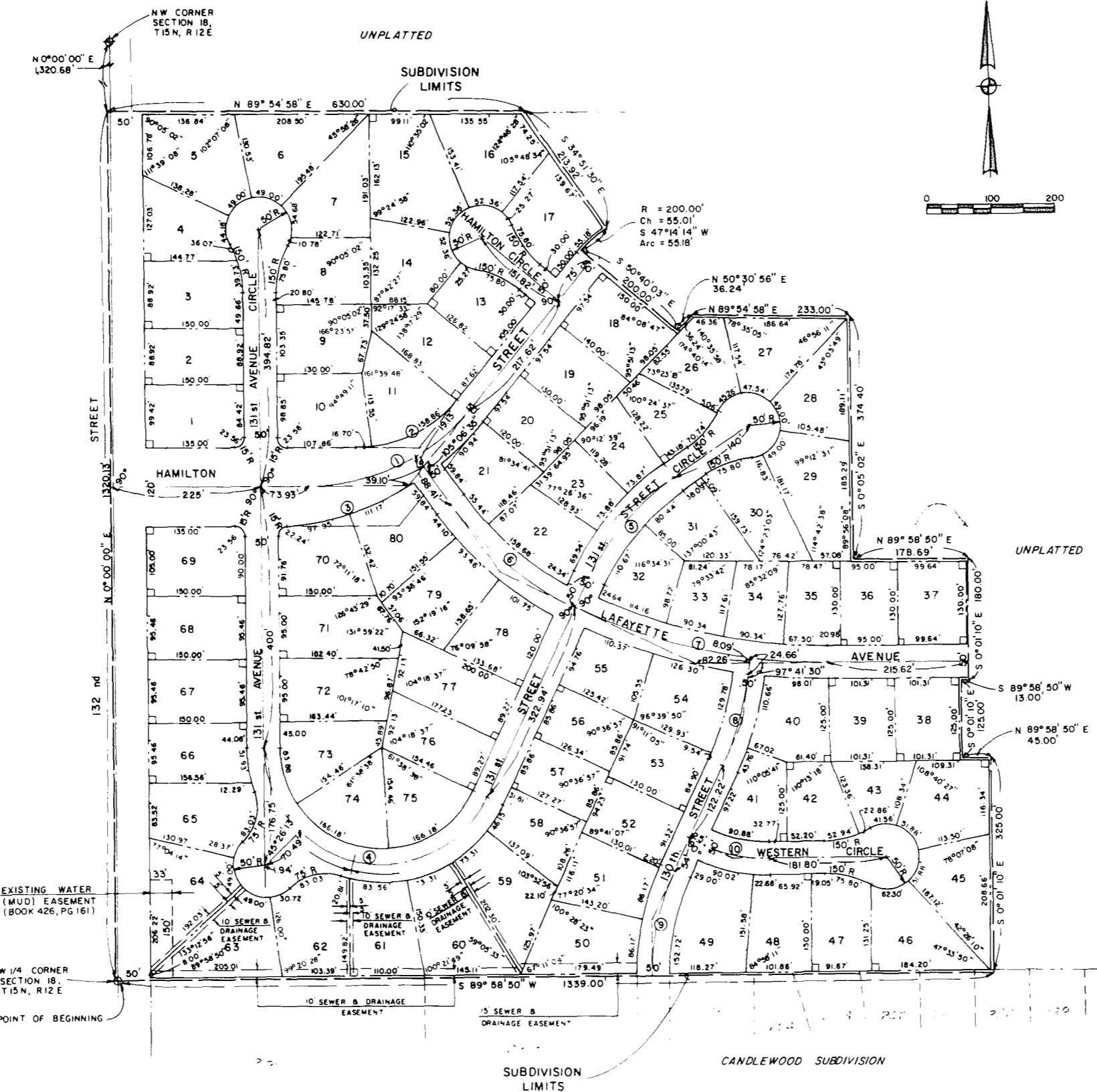
I, Dean E. Helmsberger, a registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the outer boundaries of this plat of Ridgefield 1st Addition, and I shall install permanent iron pins at the corners of all lots, streets, angle points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished by the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Ridgefield 1st Addition, the limits and boundaries of said subdivision are as follows:

That part of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Section 18, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 18; thence N0°00'00"E (assumed bearing) along the West line of said Northwest Quarter (NW 1/4) a distance of 1320.13 feet to the Northwest corner of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Section 18; thence N89°54'58"W, along the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Section 18, a distance of 630.00 feet to a point; thence S34°51'30"E a distance of 213.92 feet; thence Southwesterly along a curve to the left, said curve having a radius of 200.00 feet and a long chord of 55.01 feet bearing S47°14'14"W, an arc distance of 55.18 feet to a point; thence S50°40'00"E a distance of 200.00 feet to a point; thence S50°30'58"E a distance of 36.24 feet to a point; thence N89°54'58"E a distance of 213.92 feet to a point; thence S0°05'02"E a distance of 374.40 feet to a point; thence N89°58'50"E a distance of 178.89 feet to a point; thence S0°01'10"E a distance of 180.00 feet to a point; thence S89°58'50"W a distance of 13.00 feet to a point; thence S0°01'10"E a distance of 125.00 feet to a point; thence N89°58'50"E a distance of 45.00 feet to a point; thence S0°01'10"E a distance of 325.00 feet to a point on the south line of the Northwest Quarter (NW 1/4) of said Section 18, thence S89°58'50"W a distance of 1339.00 feet to the point of beginning, and containing 34.03 acres more or less.

Dated this 14th day of August, 1981.

Dean E. Helmsberger
Registered Land Surveyor
L.S. No. 244



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Daphne Young Fletcher, Richard A. Fletcher, Abigail Young Koch, Harry A. Koch, Jr., Susan Young Charlton, J. Hipp Charlton, Diane Young Hanna, William R. Hanna, Jr., Robert P. Morgan, Robert L. Mierendorf, John R. Manner, William C. Stult and Robert D. Shreve, sole owners and proprietors of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as Ridgefield 1st Addition, the lots to be numbered as shown (lots 1 through 80 inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets, circles and avenues and grant the water, sewer and drainage easements as shown hereon. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for the transmission of signals and sounds of all kinds and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of all lots; an eight (8) foot wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. The sixteen (16) foot wide easement strip will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the 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 (5) foot wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the above described 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 hereby set our hands this 14th day of August, 1981, A.D.

Daphne Young Fletcher
Richard A. Fletcher, Spouse of Daphne Young Fletcher
Susan Young Charlton
J. Hipp Charlton, Spouse of Susan Young Charlton
Robert P. Morgan
John R. Manner
Robert D. Shreve

Abigail Young Koch
Harry A. Koch, Jr., Spouse of Abigail Young Koch
Diane Young Hanna
William R. Hanna, Jr., Spouse of Diane Young Hanna
Robert L. Mierendorf
William C. Stult

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 14th day of August, 1981, A.D., before me a Notary Public in and for said County, personally came the above named Daphne Young Fletcher and Richard A. Fletcher, Spouse of Daphne Young Fletcher, who are personally known to me to be the identical persons whose names are affixed to the Dedication of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and official seal the last date foreseen.

Notary Public

My commission expires on the 24th day of August, 1982, A.D.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 14th day of August, 1981, A.D., before me a Notary Public in and for said County, personally came the above named Susan Young Charlton and Harry A. Koch, Jr., Spouse of Susan Young Charlton, who are personally known to me to be the identical persons whose names are affixed to the Dedication of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and official seal the last date foreseen.

Notary Public

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ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 14th day of August, 1981, A.D., before me a Notary Public in and for said County, personally came the above named Robert P. Morgan, Robert L. Mierendorf, John R. Manner, William C. Stult and Robert D. Shreve, who are personally known to me to be the identical persons whose names are affixed to the Dedication of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and official seal the last date foreseen.

Notary Public

My commission expires on the 24th day of August, 1982, A.D.

ACKNOWLEDGEMENT OF GRADING

I hereby certify that a bond has been furnished the City of Omaha, Nebraska, in order to insure that the streets within this plat of Ridgefield 1st Addition will be graded within the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 14th day of August, 1981, A.D.

John L. Adler, P.E.



APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Ridgefield 1st Addition (lots 1 through 80 inclusive) as to the Design Standards this 14th day of August, 1981.

James H. Smith
City Engineer

I hereby certify that adequate provisions have been made for compliance with Code of the Omaha Municipal Code this 14th day of August, 1981.

James H. Smith
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Ridgefield 1st Addition was approved by the City Planning Board of the City of Omaha this 10th day of August, 1981, A.D.

Chairman

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 the County Treasury.

Dated this 14th day of August, 1981, A.D.

County Treasurer

CITY COUNCIL ACCEPTANCE

This plat of Ridgefield 1st Addition was approved and accepted by the City Council of Omaha this 14th day of August, 1981, A.D.

Mayor

City Clerk

NOTE ALL SEWER & DRAINAGE EASEMENTS ARE PERMANENT EASEMENTS GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 316, ITS SUCCESSORS & ASSIGNS

CENTERLINE CURVE DATA			
1. Δ = 50°40'03"	2. Δ = 50°40'03"	3. Δ = 50°40'03"	4. Δ = 154°24'13"
D = 10°52'19"	D = 28°51'40"	D = 13°01'52"	D = 31°55'38"
R = 319.20'	R = 198.52'	R = 439.88'	R = 179.44'
T = 191.07'	T = 93.98'	T = 208.16'	T = 799.00'
L = 282.19'	L = 175.56'	L = 388.82'	L = 493.61'
5. Δ = 30°00'00"	6. Δ = 28°50'45"	7. Δ = 25°36'57"	8. Δ = 17°18'30"
D = 14°41'28"	D = 11°23'33"	D = 6°25'40"	D = 11°47'04"
R = 390.00'	R = 500.00'	R = 891.37'	R = 486.17'
T = 104.50'	T = 128.59'	T = 202.44'	T = 74.00'
L = 104.20'	L = 231.73'	L = 368.51'	L = 146.87'
9. Δ = 25°00'00"	10. Δ = 25°00'00"		
D = 15°16'44"	D = 24°33'37"		
R = 375.00'	R = 233.28'		
T = 111.41'	T = 51.72'		
L = 163.62'	L = 101.79'		

- NOTES:
- All curve data is based on the arc definition.
 - All distances along curves are arc lengths unless otherwise noted.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 14th day of August, 1981, A.D., before me a Notary Public in and for said County, personally came the above named Robert P. Morgan, Robert L. Mierendorf, John R. Manner, William C. Stult and Robert D. Shreve, who are personally known to me to be the identical persons whose names are affixed to the Dedication of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and official seal the last date foreseen.

Notary Public

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ACKNOWLEDGEMENT OF NOTARY

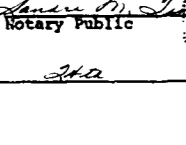
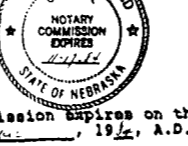
STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 14th day of August, 1981, A.D., before me a Notary Public in and for said County, personally came the above named Diane Young Hanna and William R. Hanna, Jr., Spouse of Diane Young Hanna, who are personally known to me to be the identical persons whose names are affixed to the Dedication of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and official seal the last date foreseen.

Notary Public

My commission expires on the 24th day of August, 1982, A.D.



ENTERED IN METRIC INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
11 August 1981 AT 3:38 P.M. G. HAROLD OSTLER, REGISTER OF DEEDS 2325

BOOK 1674