



DEED 2015061379



JUL 24 2015 13:26 P 7

Deed
FEE 46.00 FBOS. 32915 (1d)

7/16/15
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BKP EXAM CC
IND SCAN PRF

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/24/2015 13:26:30.33



2015061379

THE ABOVE SPACE IS FOR THE REGISTER OF DEEDS RECORDING INFORMATION

RETURN TO: Eacgl

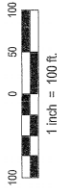
CHECK NUMBER

RIDGEMOOR REPLAT TWO

CITY OF OMAHA, NEBRASKA
MINOR ADMINISTRATIVE SUBDIVISION

(include a diagram of the plat, legal description and legend)
LOTS 1 THRU 81, RIDGEMOOR REPLAT TWO

BEING A REPLAT OF ALL OF LOTS 224 THRU 287, AND 307 THRU 358 INCLUSIVE, RIDGEMOOR, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DEDICATION OF PLAT AS DEED NO. 2009124322



LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- PINS FOUND
- PINS SET 50' REAR
- WCAP-LS868

ACKNOWLEDGEMENT OF NOTARY

(STATE OF NEBRASKA)

ON THIS 25th DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES INC., 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.

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

CHAD LARSEN, VICE PRESIDENT
DATE 6-25-15

ERIN L. WATNEY, State of Nebraska
LOREN J. JOHNSON
Notary Public, My Comm. Exp. October 26, 2017

KNOW ALL MEN BY THESE PRESENTS THAT WE, CELEBRITY HOMES INC., THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS RIDGEMOOR REPLAT TWO (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT TO THE CITY OF OMAHA, NEBRASKA, 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 OF, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY 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 STRIP OF LAND SHALL BE REDEDICATED TO AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, AND THE FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LINES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER, THROUGH UNDER AND HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER, THROUGH UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CURB-TO-CURB 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 HERIN GRANTED.

CELEBRITY HOMES INC.

CHAD LARSEN, VICE PRESIDENT
DATE 6-25-15

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS BEING PLATTED.

Eric A. Schaub
DATE 6/25/15
ERICA A. SCHAUEN, LS 688

APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF RIDGEMOOR REPLAT TWO IN COMPLIANCE WITH SECTION 65-1403, OMAHA ORDINANCE 168-01, AND THE CITY OF OMAHA PLAT REQUIREMENTS AS WRITTEN PER SECTION 7-201, HOME RULE CHARTER OF THE CITY OF OMAHA.

Chris Packard
DATE 7-21-15
OMAHA PLANNING DIRECTOR

APPROVAL OF CITY ENGINEER OF OMAHA

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

Jordan DeLeon
DATE 7/14/15
CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

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

DOUGLAS COUNTY ENGINEER
DATE 6/24/15

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 AS SHOWN BY THE RECORDS OF THIS OFFICE.

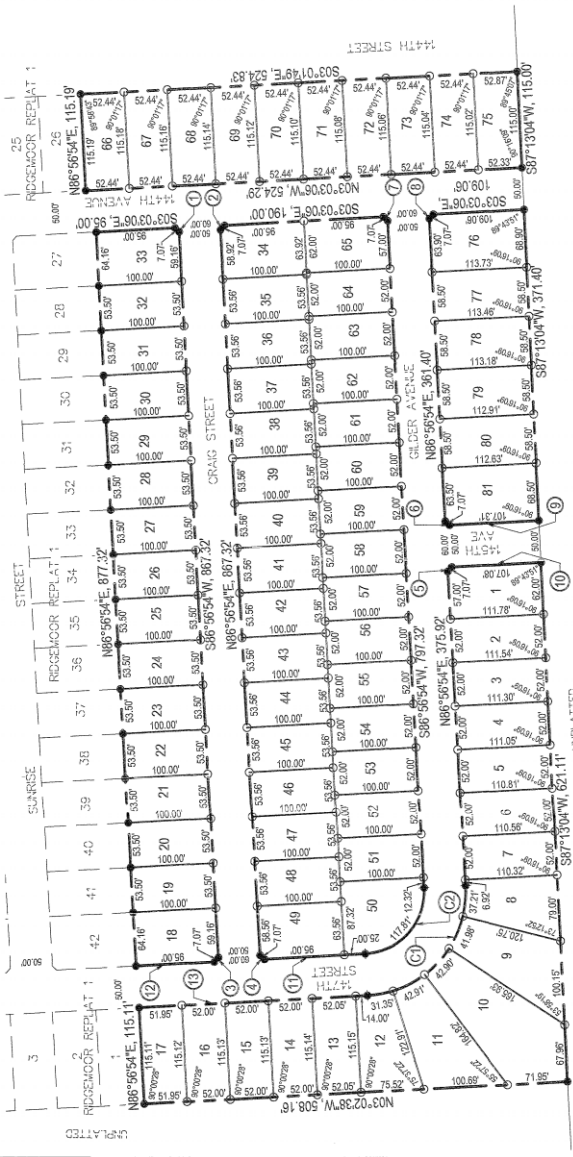
DOUGLAS COUNTY TREASURER
DATE 7/15/15

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 144TH STREET FROM LOTS 66-75.
3. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

LINE	LENGTH	BEARING
1	7.07'	S41° 56' 54"W
2	7.07'	S49° 03' 06"E
3	7.07'	N49° 03' 06"W
4	7.07'	N41° 56' 54"E
5	7.07'	S49° 03' 06"E
6	7.07'	S41° 56' 54"W
7	7.07'	S41° 56' 54"W
8	7.07'	S49° 03' 06"E
9	107.31'	N03° 03' 06"W
10	107.08'	S03° 03' 06"E
11	120.00'	N03° 03' 06"W
12	95.00'	N03° 03' 06"W
13	274.00'	S03° 03' 06"E

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	125.00'	196.35'	S46° 03' 06"E
C2	75.00'	117.81'	N48° 03' 06"W



RIDGEMOOR REPLAT TWO

OMAHA, NEBRASKA

MINOR ADMINISTRATIVE SUBDIVISION

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

330 North 17th Street, Omaha, NE 68154
Phone: 402.855.4700 Fax: 402.855.3599
www.eaag.com

Proj No:	2006-211.009
Date:	4-9-15
Designed By:	JH
Drawn By:	TRH
Scale:	1"=100'
Sheet:	1 of 1

Revisions	
No	Description

10/15/2015 1:23 PM K:\Projects\2015\1615\RIDGEMOOR REPLAT TWO.dwg