DEED 2014077105

OCT 01 2014 09:16 P 6

Deed
FEE 46.00 FB 06 - 03.2015
BKP ____ C/O ____ COMP PJ
DEL ____ SCAN ____ FV ____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/1/2014 09:16:06.64
2014077105

# RIDGEMOOR REPLAT 1

CITY OF OMAHA, NEBRASKA
MINOR ADMINISTRATIVE SUBDIVISION
(include a diagram of the plat, legal description and legend)
**LOTS 1 THRU 42, RIDGEMOOR REPLAT 1**
BEING A REPLAT OF ALL OF LOTS 229 THRU 233, AND 268 THRU 306 INCLUSIVE, RIDGEMOOR, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID NE1/4 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

100 0 50 100
1 inch = 100 ft.

## DEDICATION

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 1 (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, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE 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 ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT 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 EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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-FOOT (5') 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.

CELEBRITY HOMES INC.

CHAD LARSEN, VICE PRESIDENT — DATE 8-22-14

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 22 DAY OF August 2014, 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.

NOTARY PUBLIC — DATE 8/22/14

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. October 30, 2017

BOUNDARY LINE DATA

1. N 48°03'06" W, 7.07'
2. N 03°03'06" W, 95.00'
3. S 03°03'06" E, 95.00'
4. S 41°56'54" W, 7.07'
5. N 41°56'54" E, 7.07'
6. S 48°03'06" E, 7.07'
7. S 03°03'06" E, 95.00'
8. N 03°03'06" W, 95.00'

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 144TH STREET FROM LOTS 22-26.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

## LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- PINS FOUND
- PINS SET 5/8" REBAR W/CAP LS#608

## SURVEYORS CERTIFICATION

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

ERIC A. SCHABEN, LS 608 — DATE August 21, 2014

NEBRASKA REGISTERED LAND SURVEYOR ERIC A. SCHABEN

## APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF RIDGEMOOR REPLAT 1 IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

for OMAHA PLANNING DIRECTOR — DATE 9/23/14

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF RIDGEMOOR REPLAT 1 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 9/22/14

## REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF RIDGEMOOR REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE 9/29/2014

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

## 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 8-26-14

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

| | |
|---|---|
| Proj No: | 2006.211.006 |
| Date: | 7-28-14 |
| Designed By: | JH |
| Drawn By: | TRF3 |
| Scale: | 1"-100' |
| Sheet: | 1 of 1 |

| Revisions | | |
|---|---|---|
| No | Date | Description |
| | Date | Description |

MINOR ADMINISTRATIVE SUBDIVISION

RIDGEMOOR REPLAT 1
OMAHA, NE

e·a Engineering Answers


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Terry Hansen 8/20/2014 11:09 AM K:\Projects\2006\211\p01\Plat\ADMIN\FP RP1_000.dwg