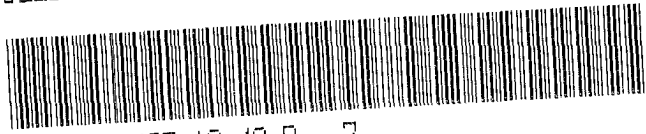


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Register of Deeds, Douglas County, NE
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RIDGEMOOR

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 28, AND ALSO BEING A REPLATTING OF LOTS 86 AND 91, AND VACATED 14TH STREET, SHADOWBROOK REPLAT TWO, A SUBDIVISION LOCATED IN THE NW 1/4 OF SAID SECTION 28, AND ALSO THE NE 1/4 OF SAID SECTION 28, ALL LOCATED IN TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT 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, ANGLE POINTS AND ENDS OF ALL CURVES IN RIDGEMOOR (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 28, AND ALSO BEING A REPLATTING OF LOTS 86 AND 91, AND VACATED 14TH STREET, SHADOWBROOK REPLAT TWO, A SUBDIVISION LOCATED IN THE NW 1/4 OF SAID SECTION 28, AND ALSO THE NE 1/4 OF SAID SECTION 28, ALL LOCATED IN TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE S03°04'00" E ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 28, A DISTANCE OF 188.93 FEET; THENCE S88°56'00" W, A DISTANCE OF 20.29 FEET; THENCE S03°20'00" E, A DISTANCE OF 15.00 FEET; THENCE S88°56'00" W, A DISTANCE OF 97.32 FEET; THENCE N03°00'00" W, A DISTANCE OF 77.5 FEET; THENCE S88°56'00" W, A DISTANCE OF 115.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, THENCE N03°00'00" W ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, A DISTANCE OF 287.25 FEET; THENCE N80°56'00" E, A DISTANCE OF 10.04 FEET; THENCE N88°56'00" E, A DISTANCE OF 7.0 FEET; THENCE N03°00'00" W, A DISTANCE OF 10.00 FEET; THENCE N88°56'00" E, A DISTANCE OF 275.00 FEET; THENCE N41°56'00" E, A DISTANCE OF 1.0 FEET; THENCE N88°56'00" E, A DISTANCE OF 1187.31 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 458 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N03°30'00" W, A DISTANCE OF 430 FEET; THENCE N04°14'00" W, A DISTANCE OF 28.17 FEET; THENCE N48°49'00" W, A DISTANCE OF 7.19 FEET; THENCE S87°35'00" W, A DISTANCE OF 38.00 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.79 FEET, A DISTANCE OF 67.25 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°12'00" W, A DISTANCE OF 67.01 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 285.13 FEET, A DISTANCE OF 66.00 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°59'00" W, A DISTANCE OF 65.51 FEET; THENCE S87°09'00" W, A DISTANCE OF 29.81 FEET TO A POINT ON SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, SAID POINT ALSO BEING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID VACATED 14TH STREET; THENCE S03°00'00" E ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, SAID LINE ALSO BEING SAID EASTERN RIGHT-OF-WAY LINE OF VACATED 14TH STREET, AND ALSO THE EAST LINE OF SAID LOT 90, SHADOWBROOK REPLAT TWO, A DISTANCE OF 128.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 90, SHADOWBROOK REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 88, SAID SHADOWBROOK REPLAT TWO, THENCE S71°02'00" W ALONG THE NORTHERN LINE OF SAID LOT 90, SHADOWBROOK REPLAT TWO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 90, SHADOWBROOK REPLAT TWO, A DISTANCE OF 134.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 90, SHADOWBROOK REPLAT TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 90, SHADOWBROOK REPLAT TWO, SAID POINT ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF 14TH AVENUE, SAID LINE ALSO BEING THE WESTERN LINE OF SAID LOTS 90 AND 91, SHADOWBROOK REPLAT TWO, ON THE FOLLOWING DESCRIBED COURSES: THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 60.70 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N18°00'00" W, A DISTANCE OF 62.91 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 115.00 FEET, A DISTANCE OF 71.17 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N1°02'00" W, A DISTANCE OF 71.89 FEET; THENCE N03°00'00" W, A DISTANCE OF 11.98 FEET; THENCE N42°00'00" E, A DISTANCE OF 1.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 91, SHADOWBROOK REPLAT TWO, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERN RIGHT-OF-WAY LINE OF 14TH AVENUE, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MORAN STREET; THENCE N81°09'00" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MORAN STREET, AND THE EASTERN EXTENSION THEREOF, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 91, SHADOWBROOK REPLAT TWO, AND THE EASTERN EXTENSION THEREOF, A DISTANCE OF 132.86 FEET TO A POINT ON SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, SAID LINE ALSO BEING SAID EASTERN RIGHT-OF-WAY LINE OF VACATED 14TH STREET; THENCE N03°00'00" W ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, SAID LINE ALSO BEING SAID EASTERN RIGHT-OF-WAY LINE OF VACATED 14TH STREET, A DISTANCE OF 273.09 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NE 1/4 OF SECTION 28, THENCE N81°02'00" E ALONG THE NORTH LINE SAID WEST 1/2 OF SECTION 28, A DISTANCE OF 133.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,262,500 SQUARE FEET OR 46.49 ACRES, MORE OR LESS.

Robert Clark, LS418, APRIL 13, 2007

Review of Douglas County Engineer, Robert Clark, LS418, APRIL 13, 2007

County Engineer, Robert Clark, LS418, APRIL 13, 2007

County Treasurer, Robert Clark, LS418, APRIL 13, 2007

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Survey Certificate and embraced in this plat as shown by the records of this office.

County Treasurer, Robert Clark, LS418, APRIL 13, 2007

Approval of Omaha City Planning Board, APRIL 13, 2007

Chairman of City Planning Board, APRIL 13, 2007

DEDICATION

Know all men by these presents that we, HEARTSTONE HOMES, INC., owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as RIDGEMOOR (lots to be numbered as shown), and do hereby certify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Oversee 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 install these 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 for 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 boundaries (a line, an eight-foot (8') wide strip of land abutting the rear boundary line 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 install these pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all curbside-acres. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocator costs. No permit holder or retaining wall shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not or later interfere with the aforesaid uses or rights herein granted.

HEARTSTONE HOMES, INC.
Kurt Geschwinder, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 17th day of April, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Kurt Geschwinder, President, HEARTSTONE 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, as such officer of said Corporation.

Witness my hand and Notarial Seal this day and year last above written.
Homer R. Hunt, Notary Public

OMAHA CITY COUNCIL ACCEPTANCE
This plat of RIDGEMOOR (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Jahoy, Mayor, July 31, 2007

Attest:
City Clerk

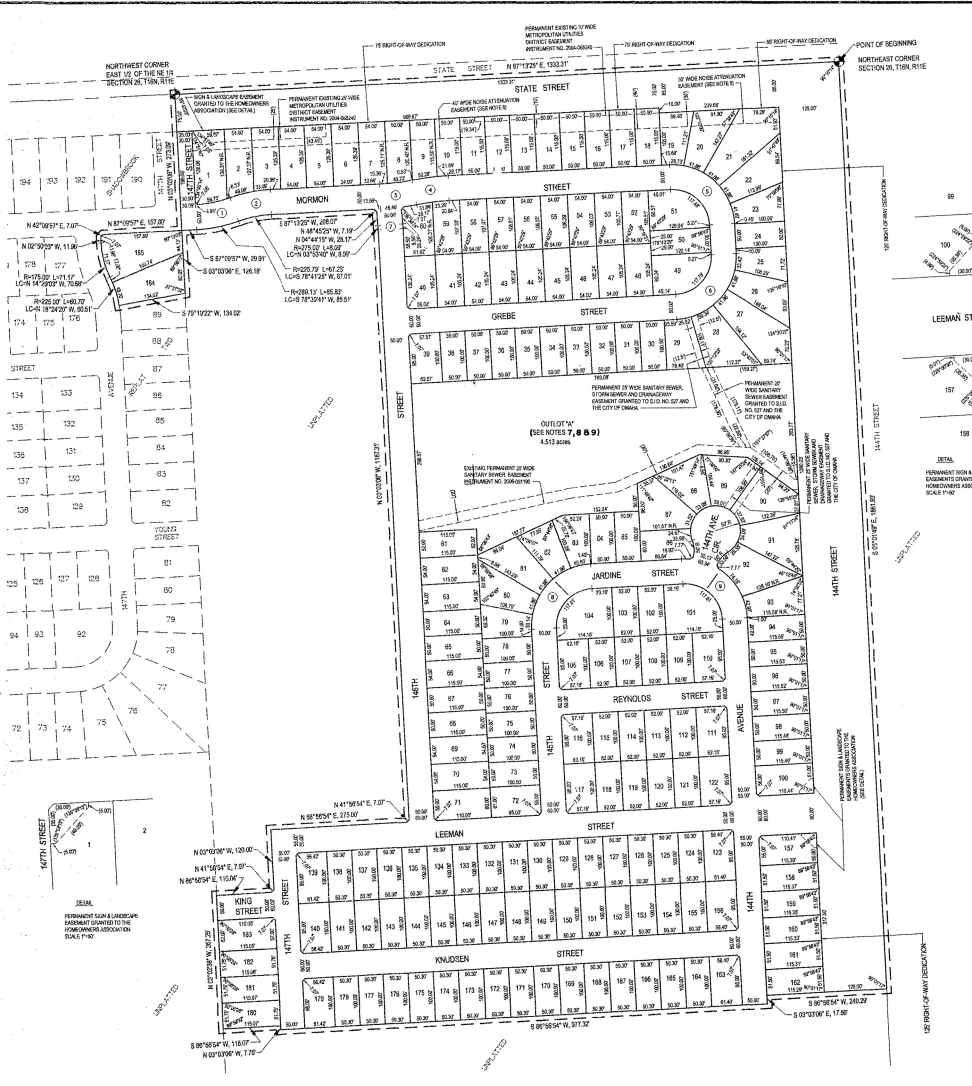
Approval of City Engineer of Omaha
I hereby approve this plat of RIDGEMOOR (lots numbered as shown) as to the Design Standards.

City Engineer, Charles Kuykendall, 10/26/07

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

City Engineer, Charles Kuykendall, 10/26/07

Chairman of City Planning Board, APRIL 13, 2007



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (R,C)
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE STREET OR 14TH STREET FROM ANY LOTS ADJACENT TO SAID STREETS, OR TO 14TH STREET FROM LOT 9 ON LEEMAN STREET FROM LOTS 100 AND 157
5. 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
6. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 527 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP DRIVEWAYS, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF STATE STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

7. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 527 AND THE CITY OF OMAHA OVER ALL OF OUTLOT 'A'.

8. OUTLOT 'M' SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE LOTS CONTINGENTLY WITH THE FILING OF THIS FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS FRAMEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

9. A PERMANENT TREE MITIGATION ACCESS EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT 'A'.

Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. Contains data for curves 1 through 9.