



DEED 2009124322



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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
11/19/2009 10:22:01.53

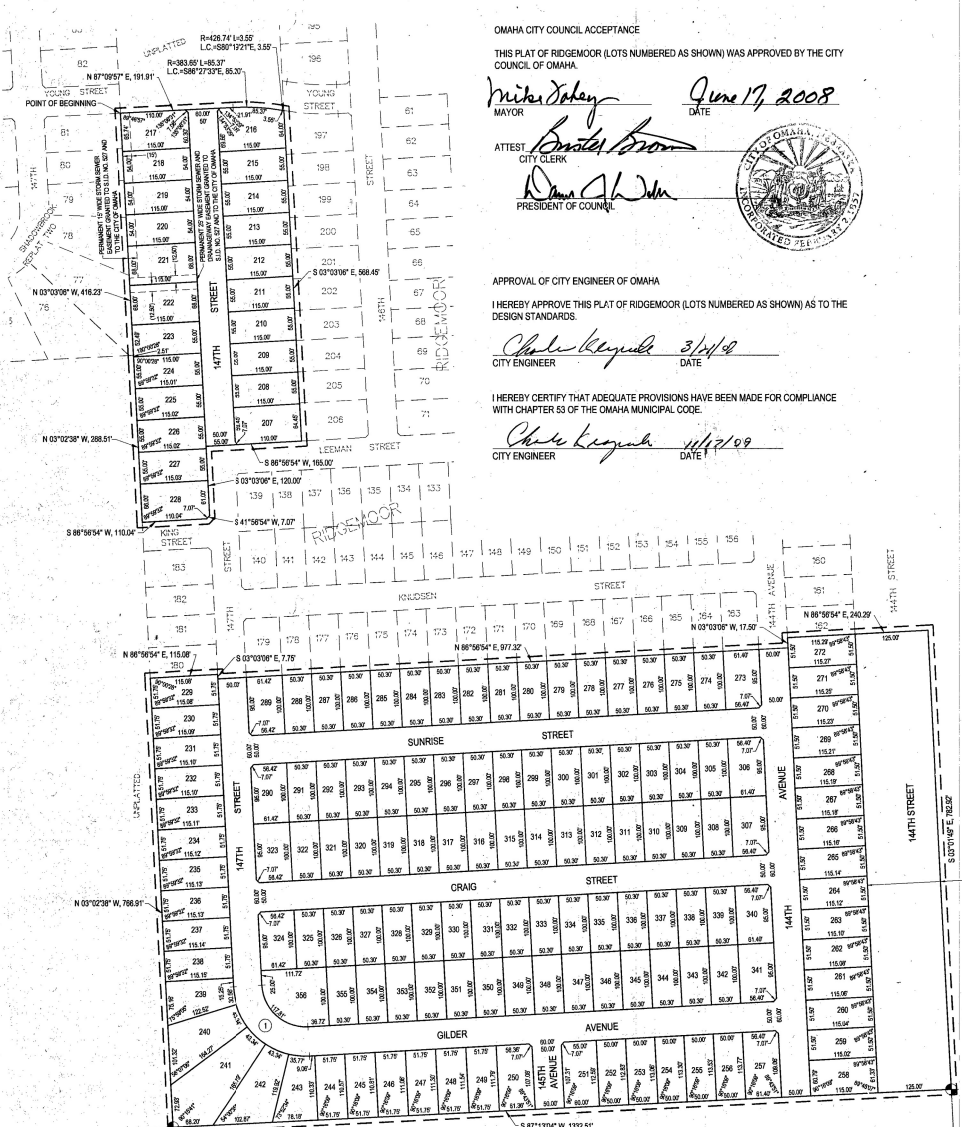


2009124322

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OMAHA CITY COUNCIL ACCEPTANCE  
 THIS PLAT OF RIDGEMOOR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

*Mike Jolley* June 17, 2008  
 MAYOR DATE  
*Bradley Brown*  
 CITY CLERK  
*Dana Johnson*  
 PRESIDENT OF COUNCIL



APPROVAL OF CITY ENGINEER OF OMAHA  
 I HEREBY APPROVE THIS PLAT OF RIDGEMOOR (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.  
*Chris Keybold* 3/14/08  
 CITY ENGINEER DATE  
 I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.  
*Chris Keybold* 11/10/08  
 CITY ENGINEER DATE

DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, STONE CREEK PLAZA, LLC, OWNERS 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 HEREAFTER KNOWN AS RIDGEMOOR (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 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, QUWEST 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 RECEIPTION 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 HEREBY 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.

STONE CREEK PLAZA, LLC  
*Walter Lopez*  
 GERALD L. TORZCOW, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 ON THIS 13<sup>TH</sup> DAY OF March 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORZCOW, MANAGING MEMBER, STONE CREEK PLAZA, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGE THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID LLC.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.  
*Homer R. Hunt*  
 NOTARY PUBLIC  
 GENERAL NOTARY-STATE OF NEBRASKA  
 HOMER R. HUNT  
 My Comm. Exp. April 30, 2011

APPROVAL OF OMAHA CITY PLANNING BOARD  
 THIS PLAT OF RIDGEMOOR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.  
*Bob DeWitt* 4/20/08  
 CHAIRMAN OF CITY PLANNING BOARD DATE

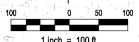
POINT OF BEGINNING  
 SOUTHWEST CORNER  
 EAST 1/2 OF THE NE 1/4  
 SECTION 26, T16N, R11E

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	157.08'	100.00'	90°00'00"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N,L).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 144TH STREET FROM ANY LOTS ABUTTING SAID STREET.
  5. THE CHAMBERS 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.

# RIDGEMOOR

LOTS 207 THRU 356 INCLUSIVE  
 BEING A PLATTING OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, ALSO PART OF THE SE 1/4 OF SECTION 26, AND ALSO PART OF THE SE 1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 16 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 SECURE PLACEMENT OF PERMANENT MONUMENTS IN RIDGEMOOR (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, AND ALSO PART OF THE SE 1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF SECTION 26, THENCE 88°13'00" W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NE 1/4 OF SECTION 26, A DISTANCE OF 1322.51 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID NE 1/4 OF SECTION 26; THENCE N02°02'38" W ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NE 1/4 OF SECTION 26, A DISTANCE OF 769.91 FEET TO THE SOUTHWEST CORNER OF LOT 180, RIDGEMOOR (LOTS 1 THRU 195 INCLUSIVE AND OUTLOT 'A'); A SUBDIVISION LOCATED IN SAID EAST 1/2 OF THE NE 1/4 OF SECTION 26; THENCE N89°56'54" E ALONG THE SOUTH LINE OF SAID LOT 180, RIDGEMOOR (LOTS 1 THRU 195 INCLUSIVE AND OUTLOT 'A'), A DISTANCE OF 116.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 180, RIDGEMOOR (LOTS 1 THRU 195 INCLUSIVE AND OUTLOT 'A'); SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 147TH STREET; THENCE S02°02'38" W ALONG SAID WEST RIGHT-OF-WAY LINE OF 147TH STREET, A DISTANCE OF 7.75 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF 147TH STREET, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 147TH STREET; THENCE N89°56'54" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 147TH STREET, AND ALSO THE SOUTH LINE OF LOTS 179 THRU 183 INCLUSIVE. SAID RIDGEMOOR LOTS 1 THRU 183 INCLUSIVE AND OUTLOT 'A', AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF 144TH AVENUE, A DISTANCE OF 877.32 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH RIGHT-OF-WAY LINE OF 144TH AVENUE, AND THE EAST RIGHT-OF-WAY LINE OF SAID 144TH AVENUE; THENCE N02°02'38" W ALONG SAID EAST RIGHT-OF-WAY LINE OF 144TH AVENUE, A DISTANCE OF 17.30 FEET TO THE SOUTHWEST CORNER OF LOT 162, SAID RIDGEMOOR (LOTS 1 THRU 183 INCLUSIVE AND OUTLOT 'A'); AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 147TH STREET, A DISTANCE OF 240.29 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4 OF SECTION 26; THENCE S89°56'54" E ALONG SAID EAST LINE OF THE NE 1/4 OF SECTION 26, A DISTANCE OF 782.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,020,913 sq. ft., 23.437 ACRES, MORE OR LESS.  
 AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE NE 1/4 OF SECTION 26, AND SAID SE 1/4 OF THE NE 1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 81, SHADOWBROOK REPLAT TWO, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SAID SECTION 26; THENCE N89°56'54" E (ASSUMED BEARING), A DISTANCE OF 101.91 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 383.85 FEET, A DISTANCE OF 85.30 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S89°27'02" E, A DISTANCE OF 85.20 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 426.74 FEET, A DISTANCE OF 3.65 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S89°17'21" E, A DISTANCE OF 3.55 FEET TO THE NORTHEAST CORNER OF LOT 197, RIDGEMOOR (LOTS 198 THRU 208 INCLUSIVE). A SUBDIVISION LOCATED IN SAID NE 1/4 OF THE NE 1/4 OF SECTION 26, AND ALSO SAID SE 1/4 OF THE NE 1/4 OF SECTION 26, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID YOUNG STREET, AND THE WEST RIGHT-OF-WAY LINE OF SAID YOUNG STREET; THENCE S03°03'00" E ALONG THE WEST LINE OF LOTS 197 THRU 208 INCLUSIVE, SAID RIDGEMOOR (LOTS 198 THRU 208 INCLUSIVE); THENCE S89°56'54" E ALONG SAID NORTH RIGHT-OF-WAY LINE OF LEAMAN STREET, A DISTANCE OF 107 FEET; THENCE S89°56'54" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEAMAN STREET, A DISTANCE OF 110.04 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF KING STREET, AND THE WEST RIGHT-OF-WAY LINE OF SAID KING STREET; THENCE S03°03'00" E ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID KING STREET, A DISTANCE OF 10.00 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF 147TH STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF KING STREET; THENCE S41°56'54" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KING STREET, A DISTANCE OF 165.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF KING STREET, AND THE WEST RIGHT-OF-WAY LINE OF SAID KING STREET; THENCE S03°03'00" E ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 26, A DISTANCE OF 288.51 FEET TO THE SOUTHWEST CORNER OF LOT 77, SAID SHADOWBROOK REPLAT TWO; THENCE N02°02'38" W ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 26, SAID LINE ALSO BEING THE EAST LINE OF LOTS 77 INCLUSIVE, SAID SHADOWBROOK REPLAT TWO, A DISTANCE OF 416.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 176,247 sq. ft., 4.048 ACRES, MORE OR LESS.  
 SAID TRACTS OF LAND CONTAINS AN AREA OF 1,197,160 sq. ft., 27.483 ACRES, MORE OR LESS.

REVIEW OF DOUGLAS COUNTY ENGINEER  
 THIS PLAT OF RIDGEMOOR (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.  
*Timothy Conway* 4/23/08  
 DOUGLAS COUNTY ENGINEER DATE

COUNTY TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN IN THE RECORDS OF THIS OFFICE.  
*James Jolley* 7/30/2008  
 COUNTY TREASURER DATE  
 SEAL  
 DOUGLAS COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.  
 ENGINEERING • PLANNING • FIELD SERVICES  
 320 NORTH 177TH STREET, OMAHA, NE 68154  
 PHONE (402) 864-0200 FAX (402) 864-0201  
 WWW.EAGROUP.COM



RIDGEMOOR  
 (LOTS 207 THRU 356 INCLUSIVE)  
 OMAHA, NEBRASKA

FINAL PLAT

File No.	Project No.	Date
10000011001	2008-01101	7/30/08
Drawn By:	Checked By:	Designed By:
Scale:	1" = 100'	
Sheet No. of _____		