

DEED 2004048014



APR 15 2004 14:49 P 17

Nbr: Doe
 Stamp Tax
 4-15-04
 Date
 \$ 86.4
 JWB

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Fee D New-00-39265
 FEE 93.50 FB Old-00-32745
 BKP _____ C/O _____ COMP _____
 17/17 DEL MS SCAN _____ FV _____

B2P9
 4-19-4 JWB

Temp. 12.4.01

#35

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, SHADOW RIDGE LIMITED PARTNERSHIP, a Nebraska limited partnership, by SKS, Inc., a Nebraska corporation, General Partner, being the sole owners of Lot 271, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

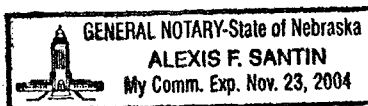
OWNER



Steve Shanahan, President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)



On this 15th day of December, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Steve Shanahan, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledged the signing of the same to be his voluntary act and deed.


Notary Public

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Larry D. Hain and Jonita M. Hain, husband and wife, joint tenants with rights of survivorship, being the sole owners of Lot 126, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

OWNER

Larry D. Hain
Larry D. Hain

Jonita M. Hain
Jonita M. Hain

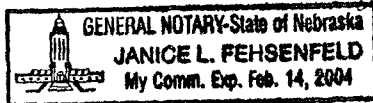
ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

On this 29 day of NOVEMBER, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Larry D. Hain and Jonita M. Hain, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public

Janice L. Fehsenfeld



11-29-01

OWNERS'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Thomas B. Foster and Linda Sue Foster, husband and wife, joint tenants with right of survivorship, being the sole owners of Lot 127, THE RIDGES, have caused land to be subdivided into lots as shown on this plat.

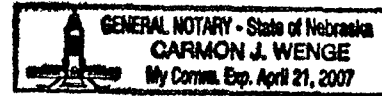
OWNER

Thomas B. Foster
Thomas B. Foster

Linda Sue Foster
Linda Sue Foster

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)



ON this 6th day of September, 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Thomas B. Foster and Linda Sue Foster, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

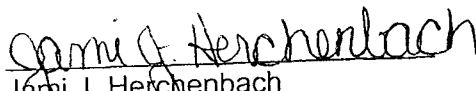
Carmon J. Wenge
Notary Public

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Robert G. Herchenbach and Jami J. Herchenbach, husband and wife, joint tenants with right of survivorship, being the sole owners of Lot 128, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

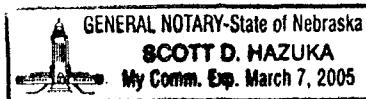
OWNER


Robert G. Herchenbach


Jami J. Herchenbach

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)



On this 20 day of NOVEMBER, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Robert G. Herchenbach and Jami J. Herchenbach, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

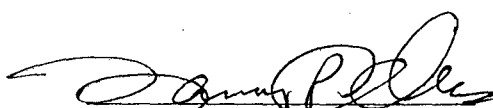
Notary Public

OWNER'S CERTIFICATION

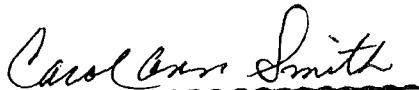

KNOW ALL PERSONS BY THESE PRESENTS: That we, Robert J. Andrews and Nancy P. Andrews, husband and wife, joint tenants with right of survivorship, being the sole owners of Lot 129, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

OWNER


Robert J. Andrews


Nancy P. Andrews

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

On this 19 day of November, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Robert J. Andrews and Nancy P. Andrews, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Ronald D. Tanner and Patricia L. Tanner, husband and wife, joint tenants with right of survivorship, being the sole owners of Lot 130, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

OWNER

Ronald D. Tanner
Ronald D. Tanner

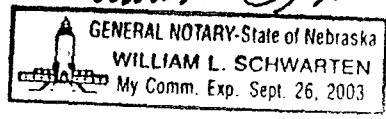
Patricia L. Tanner
Patricia L. Tanner

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

On this 15TH day of NOVEMBER, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Ronald D. Tanner and Patricia L. Tanner, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public *William L. Schwarten*



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Richard C. Thomsen and Anne M. Thomsen, husband and wife, joint tenants with right of survivorship, being the sole owners of Lot 133, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

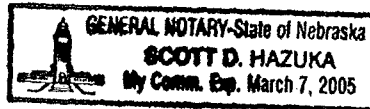
OWNERS


Richard C. Thomsen


Anne M. Thomsen

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)



On this 7 day of DECEMBER, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Richard C. Thomsen and Anne M. Thomsen, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public 

MORTGAGEE'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Farmers Mortgage Corporation, being the mortgagee of Lot 130, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

MORTGAGEE

Timothy C. Boxberger
U.P.

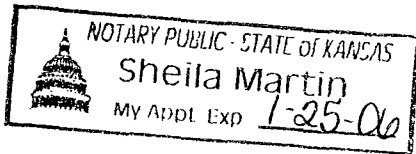
ACKNOWLEDGEMENT OF NOTARY

State of Kansas)
County of Barton)SS

On this 5th day of November, 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared

Timothy C. Boxberger, who (are/is) personally known to me to be the identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public



Sheila Martin

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, J. Richard Steier and Nancy S. Steier, husband and wife, joint tenants with right of survivorship, being the sole owners of Lot 132, THE RIDGES, have caused said land to be subdivided into lots as shown on this plat.

OWNER

J. Richard Steier
J. Richard Steier

Nancy S. Steier
Nancy S. Steier

ACKNOWLEDGEMENT OF NOTARY



State of Nebraska)
)SS
County of Douglas)



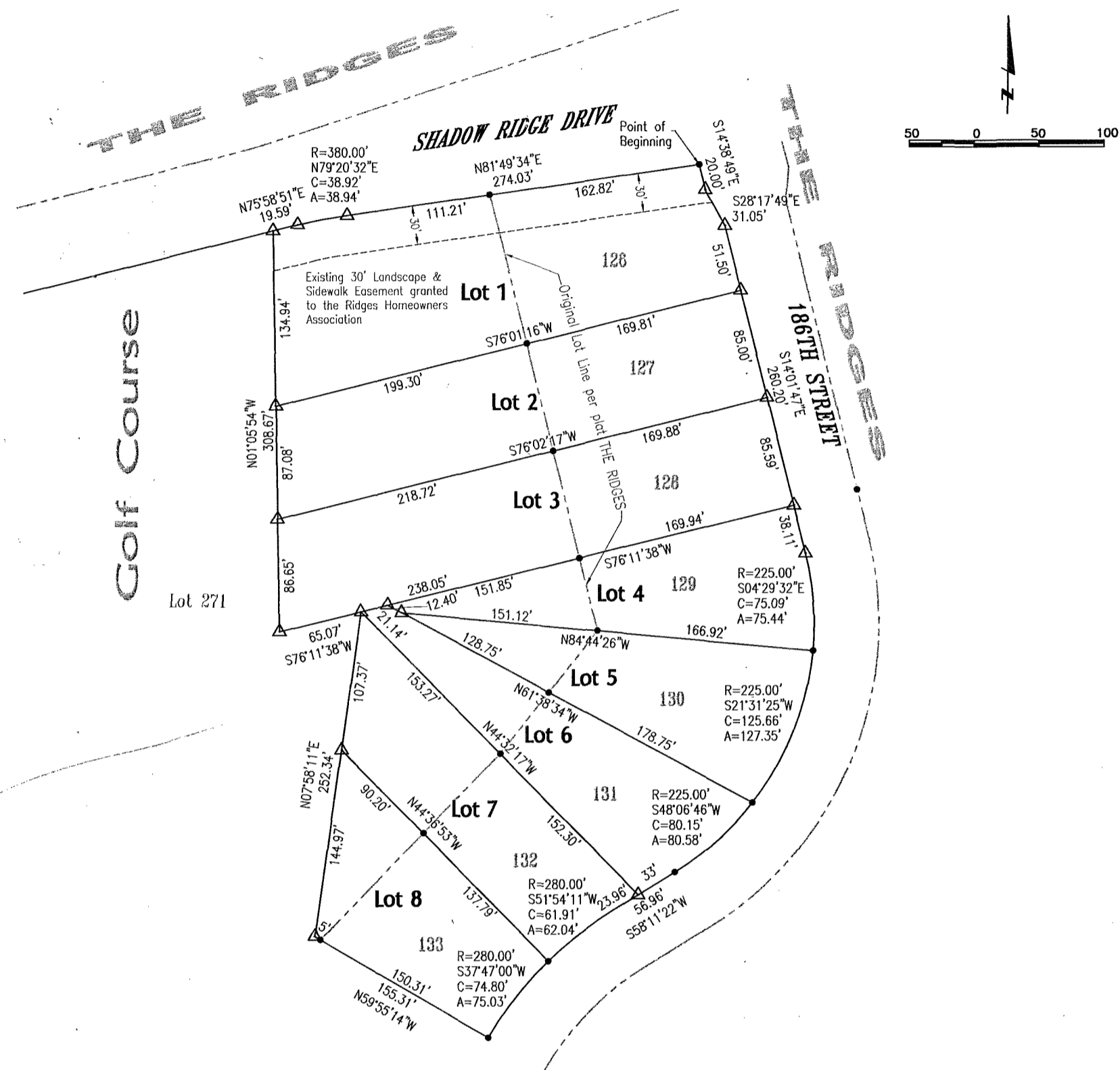
On this 13th day of November, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared J. Richard Steier and Nancy S. Steier, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public

Lila M. Fisher

THE RIDGES REPLAT 6

Lots 1 through 8, inclusive, being a replatting of Lots 126 through 133, inclusive and part of Lot 271, THE RIDGES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of all curves on all lots and on the boundary of the subdivision to be known as THE RIDGES REPLAT 6 (Lots 1 through 8, inclusive), being a replatting of Lots 126 through 133, inclusive and part of Lot 271, THE RIDGES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, the entire tract described as follows:
 Beginning at the point of intersection of the south right of way line of Shadow Ridge Drive with the west right of way line of 186th Street;
 Thence South 14°38'49" East (bearings referenced to the Final Plat of THE RIDGES) for 20.00 feet along the west right of way line of 186th Street;
 Thence South 28°17'49" East for 31.05 feet along said west right of way line;
 Thence South 14°01'47" East for 260.20 feet along said west right of way line;
 Thence along a curve to the right (having a radius of 225.00 feet and a long chord bearing South 04°29'32" East for 75.09 feet) for an arc length of 75.44 feet along said west right of way line to the northeast corner of Lot 130, THE RIDGES;
 Thence along a curve to the right (having a radius of 225.00 feet and a long chord bearing South 21°31'25" West for 125.66 feet) for an arc length of 127.35 feet along said west right of way line to the south corner of Lot 130, THE RIDGES;
 Thence along a curve to the right (having a radius of 225.00 feet and a long chord bearing South 48°06'46" West for 80.15 feet) for an arc length of 80.58 feet along said west right of way line;
 Thence South 58°11'22" West for 56.96 feet along said west right of way line;
 Thence along a curve to the left (having a radius of 280.00 feet and a long chord bearing South 51°54'11" West for 61.91 feet) for an arc length of 62.04 feet along said west right of way line to the south corner of Lot 132, THE RIDGES;
 Thence along a curve to the left (having a radius of 280.00 feet and a long chord bearing South 37°47'00" West for 74.80 feet) for an arc length of 75.03 feet along said west right of way line to the south corner of Lot 133, THE RIDGES;
 Thence North 59°55'14" West for 155.31 feet along the extended southwest line of Lot 133, THE RIDGES;
 Thence North 07°58'11" East for 252.34 feet to the extended south line of Lot 128, THE RIDGES;
 Thence South 76°11'38" West for 65.07 feet along said extended south line;
 Thence North 01°05'54" West for 308.67 feet to the south right of way line of Shadow Ridge Drive;
 Thence North 75°58'51" East for 19.59 feet along said south right of way line;
 Thence along a curve to the right (having a radius of 380.00 feet and a long chord bearing North 79°20'32" East for 38.92 feet) for an arc length of 38.94 feet along said south right of way line;
 Thence North 81°49'34" East for 274.03 feet to the Point of Beginning.
 Contains 4.775 acres.

Frank A. Kohl
 Frank A. Kohl, L.S. 545
 DECEMBER 9, 2003
 Date

COUNTY ENGINEER'S CERTIFICATION
 This plat of THE RIDGES REPLAT 6 was reviewed by the Douglas County Engineer's Office.
Douglas County Engineer
 Date

COUNTY TREASURER'S CERTIFICATION
 This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.
Jule M. Haney
 Jule M. Haney, Treasurer
 4-9-04
 Date

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE this plat of THE RIDGES REPLAT 6, as to the design standards this 16 day of DEC, 2003.
Michael J. Macke
 Michael J. Macke
 City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.
 4-9-04
 Date
[Signature]
 City Engineer

APPROVAL OF CITY PLANNING BOARD
 This plat of THE RIDGES REPLAT 6 was approved by the CITY PLANNING BOARD, this 5th day of November, 2003.
Aileen J. [Signature]
 Aileen J. [Signature]
 Chairman, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL
 This plat of THE RIDGES REPLAT 6 was approved and accepted by the City Council of Omaha, Nebraska, this 16th day of December, 2003.
[Signature]
 [Signature]
 President
 Attest:
 [Signature]
 City Clerk

drawn by JLK	references
designed by	
reviewed by FAK	

path filename
L:\MISC\DWG\011188plat

revisions

WWW.IRA-INC.COM
 (Ph) 402.496.2498
 (Fax) 402.496.2730

Lamp, Rynearson & Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 THE RIDGES REPLAT 6
 DOUGLAS COUNTY, NEBRASKA

FINAL
 MINOR
 PLAT

job number-tasks
M011188
 book page
 date
March 19, 2002
 sheet
1 of 1

LEGEND

- △ CORNERS SET (5/8" REBAR)
- CORNERS FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- OT OPEN TOP PIPE
- RB REBAR

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.

GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS: That We, Larry D. Hain and Jonita M. Hain, husband and wife, Thomas B. Foster and Linda Sue Foster, husband and wife, Robert G. Herchenbach and Jami J. Herchenbach, husband and wife, Robert J. Andrews and Nancy P. Andrews, husband and wife, Ronald D. Tanner and Patricia L. Tanner, husband and wife, Robert B. Ozenbaugh and Pamela A. Ozenbaugh, husband and wife, J. Richard Steier and Nancy S. Steier, husband and wife, Richard C. Thomsen and Anne M. Thomsen, husband and wife, Shadow Ridge Limited Partnership, a Nebraska Limited Partnership, by SKS, Inc., A Nebraska Corporation, General Partner, OWNERS, Farmers Mortgage Corporation, Wells Fargo Financial National Bank and Wells Fargo Bank, N.A., Wells Fargo Home Mortgage Inc., Wachovia Bank of Delaware N.A., Norwest Mortgage, Inc., US Bank N.A., f/k/a Firststar Bank, GE Capital Mortgage Services, Inc., Security National Bank, U.S. Bank N.A., d/b/a First Bank N.A., MORTGAGEES, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown hereon, said subdivision to be hereafter known as THE RIDGES REPLAT 6 (Lots 1 through 8, inclusive and that part of lot 271 as described hereon); and do hereby ratify and approve of the disposition of our property as shown on this plat and the easements as originally granted by the Final Plat of THE RIDGES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and do grant a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise under the authority of the City Council 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, crossarms, downguys and anchors, 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; an eight foot (8') wide strip of land in each lot abutting the rear lines of all lots; No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in the above described easements, 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.