DEED 2006144299

DEC 21 2006 10:48 P 10

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/21/2006 10:48:20.97

2006144299

THIS PAGE INCLUDED FOR INDEXING

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Deed

New Of - 32962

10/148 FEE 124.00 FB 01-60000 - old

BKP 11-16-11 C/O COMP

DEL MS SCAN FV

B

NE SW
SE SW
NW SE

C

RIDGEWOOD

BEING A PLATTING OF PART OF THE SOUTHWEST ONE-QUARTER AND PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 11 TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA.

LOTS 1 THRU 146 AND OUTLOTS A THRU E

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE WITHIN SAID SUBDIVISION TO BE KNOWN AS RIDGEWOOD. BEING A PLATTING OF PART OF THE SOUTHWEST ONE-QUARTER AND PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 11, THENCE SOUTH 02°09'15" EAST (ASSUMED BEARING) FOR 150.10 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 36: (1)NORTH 80°14'12" EAST FOR 354.10 FEET (2)NORTH 87°31'57" EAST FOR 565.30 FEET; THENCE SOUTH 00°49'06" EAST FOR 215.93 FEET; THENCE SOUTH 09°02'56" WEST FOR 138.84 FEET; THENCE SOUTH 26°18'38" WEST FOR 235.83 FEET; THENCE SOUTH 07°16'11" EAST FOR 192.46 FEET; THENCE SOUTH 20°22'18" WEST FOR 149.01 FEET; THENCE SOUTH 12°41'40" EAST FOR 146.71 FEET; THENCE SOUTH 00°56'27" WEST FOR 188.09 FEET; THENCE SOUTH 87°37'56" WEST FOR 748.62 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 02°08'41" EAST FOR 1292.29 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 87°35'07" WEST FOR 854.78 FEET ALONG A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 01°30'27" WEST FOR 67.20 FEET; THENCE SOUTH 87°31'28" WEST FOR 3.70 FEET; THENCE NORTH 02°11'23" WEST FOR 494.87 FEET; THENCE SOUTH 87°35'07" WEST FOR 465.00 FEET; THENCE NORTH 02°11'23" WEST FOR 1492.18 FEET ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 87°23'05" EAST FOR 669.60 FEET; THENCE NORTH 02°11'23" WEST FOR 405.24 FEET; THENCE NORTH 87°13'49" EAST FOR 654.87 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 36 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 85.21 ACRES, MORE OR LESS.

NEBRASKA REGISTERED LS-592 LAND SURVEYOR MARK W. FREDRICKSON

Mark W. Fredrickson — 12-11-06

MARK W. FREDRICKSON, R.L.S. 592 — DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, DIAL - RIDGEWOOD, L.L.C., BEING THE OWNERS AND LIBERTY BANK, FSB., BEING THE LIEN HOLDER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "RIDGEWOOD", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR 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 SUBDIVISION. SAID SIXTEEN FOOT (16') EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, IT WILL ALSO BE REDUCED IF SAID SIXTEEN FOOT (16') IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES 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 CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES.

[signature] — DATE 12/11/06

PATRICK G. DAY, MANAGING MEMBER
DIAL-RIDGEWOOD, LLC.

David D. Steinkruger VP. — DATE 12-13-06

DAVID D. STEINKRUGER, VICE PRESIDENT
COMMERCIAL BANKING, LIBERTY BANK, FSB

ACKNOWLEDGMENT OF NOTARY

STATE OF NE }

COUNTY OF Douglas }

ON THIS 11 DAY OF Dec, 2006 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK G. DAY, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

GENERAL NOTARY - State of Nebraska
MARY M. PETERSEN
My Comm. Exp. March 15, 2007

Mary Petersen — 12-11-06

NOTARY PUBLIC — DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska }

COUNTY OF Douglas }

ON THIS 13 DAY OF December 2006 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID D. STEINKRUGER, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

GENERAL NOTARY - State of Nebraska
MELINDA MUNK
My Comm. Exp. June 6, 2010

Melinda Munk — 12-13-06

NOTARY PUBLIC — DATE

COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

[signature] — 12/18/06

COUNTY TREASURER — DATE

CENTERLINE CURVE TABLE

NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CH. DIST.
C1	210'	471.35'	128°36'01"	N 23°17'51" E	378.45'
C2	300'	373.45'	71°19'27"	N 33°15'35" E	349.80'
C3	300'	125.98'	24°03'36"	N 56°53'32" E	125.05'
C4	300'	247.04'	47°10'54"	N 21°16'18" E	240.12'
C5	1000'	133.70'	07°39'38"	N 01°30'40" E	133.60'
C6	1000'	388.49'	22°15'33"	N 16°28'15" E	386.05'
C7	300'	155.77'	29°44'59"	N 12°43'32" E	154.03'
C8	325'	434.11'	76°31'53"	N 46°27'11" W	402.55'
C9	200'	80.98'	23°12'00"	N 09°41'45" E	80.43'
C10	200'	75.27'	21°33'48"	N 10°30'51" E	74.83'
C11	200'	183.99'	52°42'31"	N 26°05'13" E	177.57'
C12	235'	183.55'	44°45'09"	S 65°18'17" W	178.92'
C13	400'	204.31'	29°15'56"	S 57°33'41" W	202.10'
C14	200'	546.45'	156°32'45"	N 29°31'59" W	391.65'
C15	1000'	328.95'	18°50'50"	N 58°09'49" E	327.47'
C16	220'	268.42'	69°54'23"	N 32°38'03" E	252.08'
C17	220'	334.05'	86°59'58"	N 45°49'07" W	302.87'
C18	220'	140.84'	36°40'48"	S 72°20'30" W	138.45'
C19	250'	143.85'	32°58'04"	S 70°29'07" W	141.87'
C20	200'	54.73'	15°40'48"	N 28°09'30" W	54.56'

ACCEPTANCE BY DOUGLAS COUNTY REGISTER OF DEEDS

RECORDED ON THIS _____ DAY OF ________________, 20___.

DOUGLAS COUNTY REGISTER OF DEEDS

APPROVAL OF THE CITY PLANNING COMMISSION

THIS PLAT OF RIDGEWOOD WAS APPROVED BY THE BENNINGTON CITY PLANNING COMMISION

[signature] — 12/11/06

CHAIRPERSON, CITY PLANNING COMMISSION — DATE

APPROVAL OF THE BENNINGTON CITY COUNCIL

THIS PLAT OF RIDGEWOOD WAS APPROVED BY THE CITY COUNCIL OF BENNINGTON, NEBRASKA, THIS 11 DAY OF DECEMBER, 2006

CITY OF BENNINGTON CORPORATE SEAL DOUGLAS CO., NEBRASKA

[signature]

CITY COUNCIL CHAIR

ATTEST: Mindy Laaker

CITY CLERK

1 inch = 120 ft.

NOTES

(1) A BLANKET STORM SEWER, DETENTION AND DRAINAGE EASEMENT COVERS ALL OF OUTLOTS A, B, C, D & E.
(2) A BLANKET SIGNAGE AND LANDSCAPE EASEMENT COVERS ALL OF OUTLOTS D & E.
(3) THE OWNERS OF LOTS 144 AND 146 ARE REQUIRED TO GRANT THE OWNER OF LOT 145 AN INGRESS/EGRESS EASEMENT FOR ACCESS TO EDGEWATER DRIVE.
(4) ALL ANGLES ARE 90°00'00" UNLESS NOTED.
(5) ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED NON-RADIAL, (NR).
(6) ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE WILL BE SET WITH A #5 REBAR WITH CAP #592.
(7) DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

JOB NO.	
04585.001	RIDGEWOOD PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 SECTION 11, TOWNSHIP 16 NORTH, RANGE 11 EAST 6th P.M., DOUGLAS COUNTY, NEBRASKA
SHEET 1 of 1	FINAL PLAT

THE SCHEMMER ASSOCIATES
Architects Engineers

THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHEMMER ASSOCIATES INC (TSA) FOR USE ON THIS PROJECT IN ACCORDANCE WITH TSA'S AGREEMENT FOR PROFESSIONAL SERVICES. TSA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

BOOK: 0458501
DATE: 11/28/06

DESIGNED	
DRAWN	CJG
CHECKED	MWF
	BY

DATE	BY	APP	REVISIONS