



2133 285 DEED



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9/23/99
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By *m*

RICHARD N. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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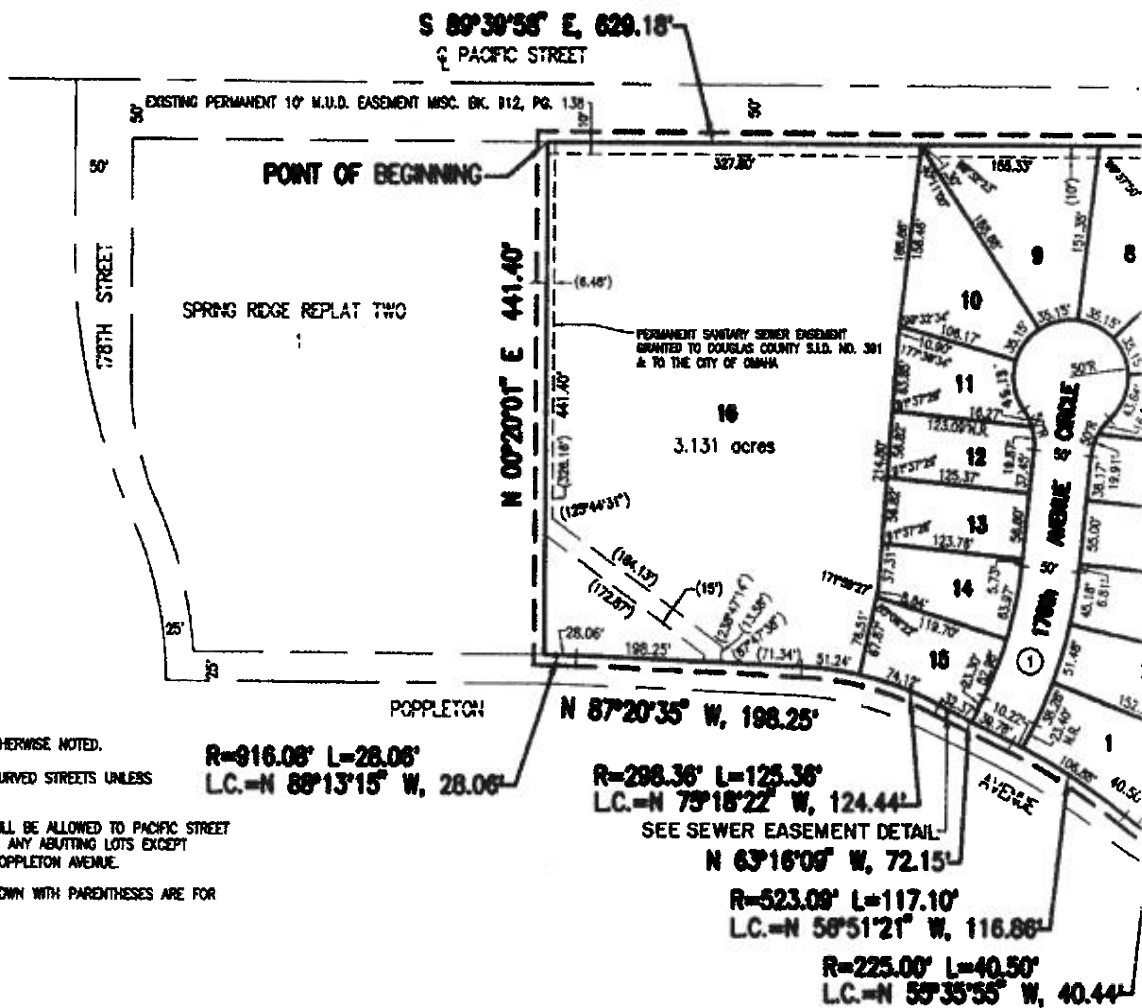
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13506 ⁰⁰

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MAP _____ C/O _____ COMP f

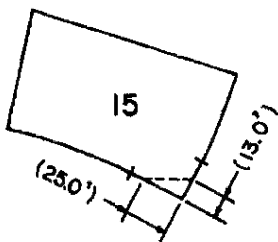
DEL _____ SCAN dc PV _____



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO PACIFIC STREET OR TO POPPLETON AVENUE FROM ANY ADJUTING LOTS EXCEPT LOT 16 WILL HAVE ACCESS TO POPPLETON AVENUE.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

| CENTER-LINE CURVE TABLE | | | | |
|-------------------------|---------|---------|---------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 350.00' | 125.95' | 63.66' | 20°37'06" |



DETAIL

PERMANENT SANITARY SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 391 AND TO THE CITY OF OMAHA.

APPROVAL OF CITY ENGINEER OF OMAHA

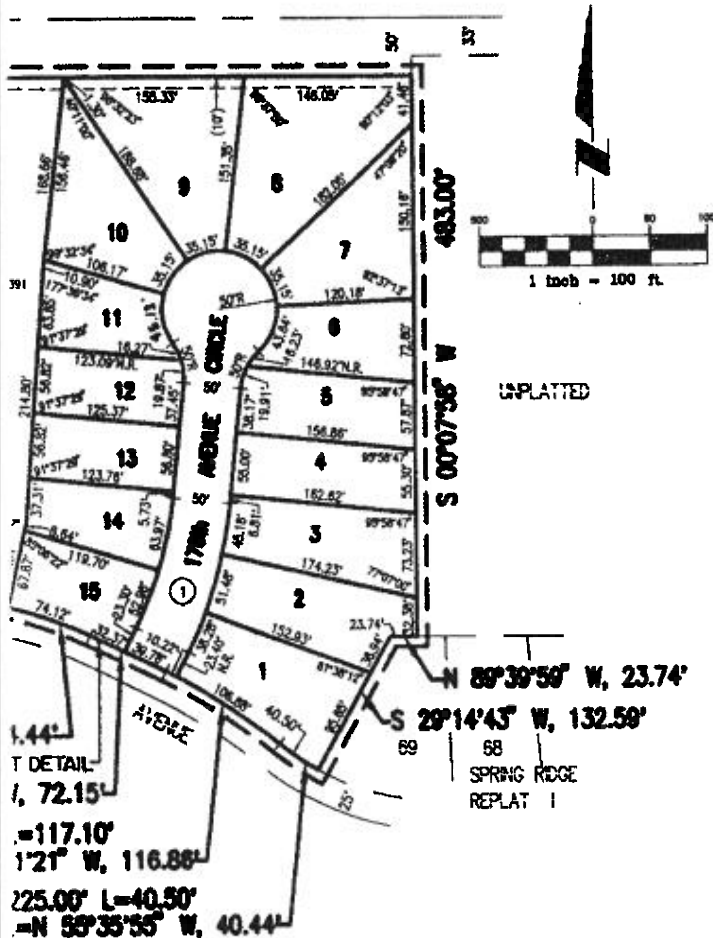
I hereby approve this plat of SPRING RIDGE REPLAT THREE (lots numbered as shown) as to the Design Standards this 2nd day of Dec, 1998.

Ray L. Heumann
CITY ENGINEER

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

[Signature] 9-21-99
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD



DEDICATION

Know all men by these presents that we, Spring Ridge Limited Partnership, Owner, of property described in the Certification of Survey and embraced within the plat has c said land to be subdivided into lots and streets to be numbered and named as sho said subdivision to be hereafter known as SPRING RIDGE REPLAT THREE (lots number shown), and we do hereby ratify and approve of the disposition of our property, and do hereby dedicate to the public for public use the streets, avenues, and circles, ar do hereby grant the easements as shown on this plat, we do further grant a perpetu easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in area to be subdivided, their successors and assigns, to erect, operate, maintain, rep and renew poles, wires, cables, conduits and other related facilities, and to extend t wires or cables for the carrying and transmission of electric current for light, heat e 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 or across a five-foot (5') wide strip of land abutting all front and side boundary lot li eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exteri The term exterior lots is herein defined as those lots forming the outer perimeter o above-described addition. Said sixteen-foot (16') wide easement will be reduced to eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, successors and assigns, to erect, install, operate, maintain, repair and renew pipeline hydrants and other related facilities, and to extend thereon pipes for the transmissio gas and water on, through, under and across a five-foot (5') wide strip of land at all cul-de-sac streets. No permanent buildings or retaining walls shall be placed i said easement ways, but the same may be used for gardens, shrubs, landscaping o other purposes that do not then or later interfere with the aforesaid uses or rights granted.

In witness whereof, we do set our hands.

SPRING RIDGE LIMITED PARTNERSHIP

Timothy J. McReynolds
 BY: TIMOTHY J. MC REYNOLDS, PRESIDENT
 AND CHIEF OPERATING OFFICER OF SPRING RIDGE CORPORATION,
 GENERAL PARTNER

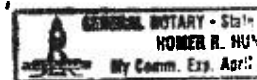
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this ^{27th} day of ~~Nov~~ ^{Dec}, 1998, before me a Notary Public, duly commissioned and qual and for said County, appeared Timothy J. McReynolds, President and Chief Operating Officer of Spring Ridge Limited Corporation, who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corp

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt Seal
 Notary Public



THREE (lots numbered as
 Dec. 1998.

made for compliance with

21-99

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SPRING RIDGE REPLAT THREE (lots numbered as shown) was approved by the City Council of Omaha on this 27th day of Dec, 1998.

Paul Davis
 MAYOR

SPRING RIDGE REPLAT THREE

LOTS 1 THRU 16 INCLUSIVE

BEING A REPLAT OF ALL OF LOT 2, SPRING RIDGE REPLAT TWO, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 8TH P.M., DOUGLAS COUNTY, NEBRASKA.



E&A CONSULTING GROUP

1000 "Y" STREET - OMAHA, NE 68137 • (402) 552-0200 • FAX (402) 552-3000

SPRING RIDGE REPLAT THREE

OMAHA, NEBRASKA

FINAL PLAT

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or the transmission of
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SURVEYOR'S CERTIFICATE

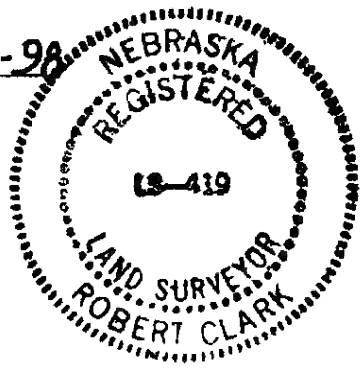
I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in Spring Ridge Replat Three (the lots numbered as shown), being a replat of all of Lot 2, Spring Ridge Replat Two, a subdivision located in the NW 1/4 of Section 28, Township 15 North, Range 11 East of the 8th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 7.052 acres, more or less.

Robert Clark 11-12-98

Robert Clark, LS-419

Date



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 embraced in this plat as shown by the records of this office.

[Signature] 9-00

COUNTY TREASURER

DATE



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Chief Operating
by me to be the
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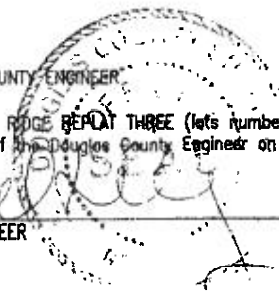
AS NOTARY - State of Nebraska
KOMEN B. HUNT
Comm. Exp. April 30, 1999

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SPRING RIDGE REPLAT THREE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 12th day of 11, 1998.

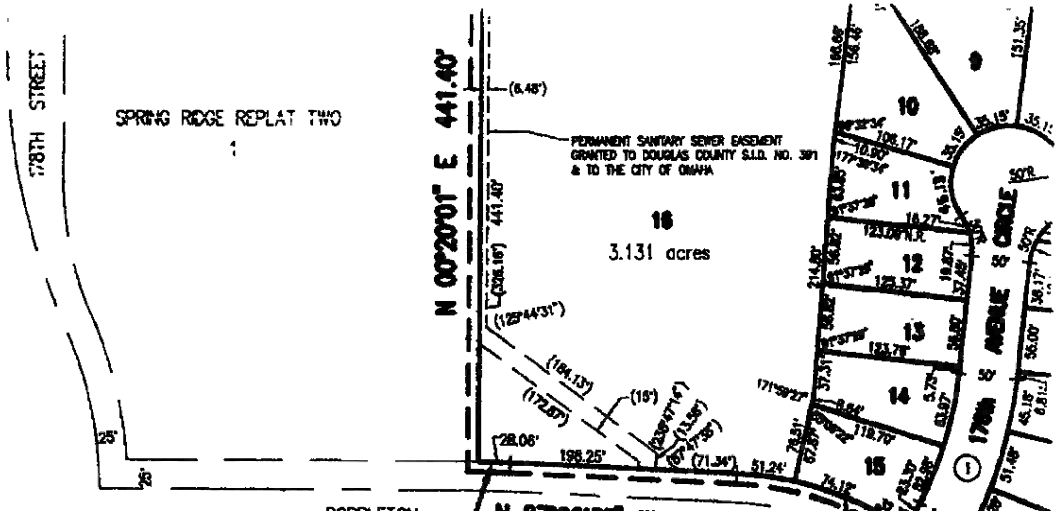
[Signature]

DOUGLAS COUNTY ENGINEER



is approved





NOTES:

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3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO PACIFIC STREET OR TO POPPLETON AVENUE FROM ANY ADJACENT LOTS EXCEPT LOT 16 WILL HAVE ACCESS TO POPPLETON AVENUE.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

R=916.08' L=28.06'
 L.C.=N 88°13'15" W, 28.06'

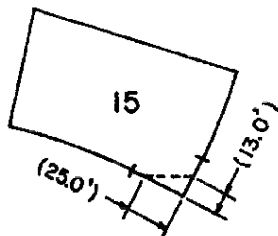
R=296.36' L=125.36'
 L.C.=N 75°18'22" W, 124.44'

SEE SEWER EASEMENT DETAIL:
 N 63°16'09" W, 72.15'

R=523.09' L=117.10'
 L.C.=N 58°51'21" W, 116.88'

R=225.00' L=40.50'
 L.C.=N 53°35'55" W, 40.44'

| CENTER-LINE CURVE TABLE | | | | |
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DETAIL

PERMANENT SANITARY SEWER EASEMENT
 GRANTED TO DOUGLAS COUNTY S.I.D. NO. 391
 AND TO THE CITY OF OMAHA.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plot of SPRING RIDGE REPLAT THREE (lots numbered as shown) as to the Design Standards this 2nd day of Dec, 1998.

Ray L. Neumann
 CITY ENGINEER

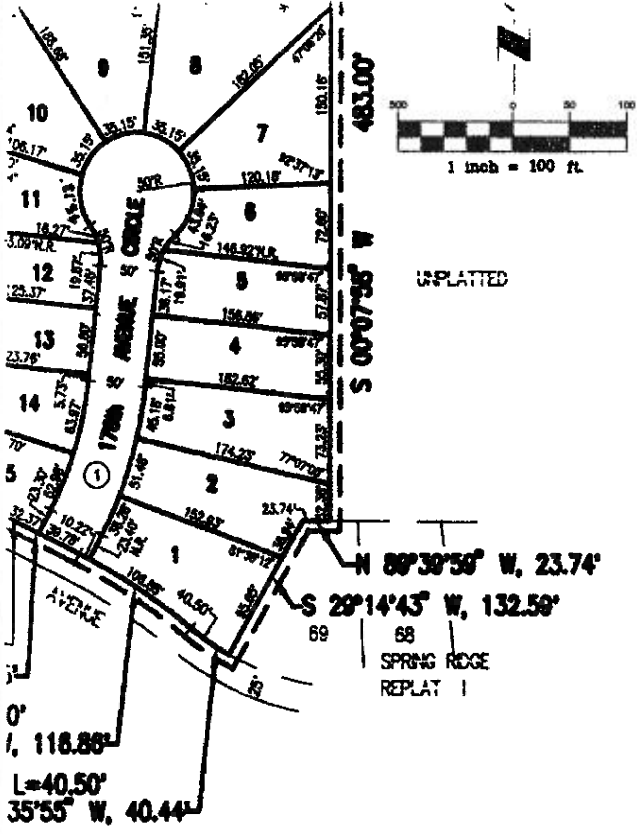
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

[Signature] 9-21-99
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plot of SPRING RIDGE REPLAT THREE (lots numbered as shown) was approved by the City Planning Board on this 2 day of Dec, 1998.

[Signature]
 CHAIRMAN OF CITY PLANNING BOARD



Know all men by these presents that we, Spring Ridge Limited Partnership, Owner, of the property described in the Certification of Survey and embraced within the plot has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SPRING RIDGE REPLAT THREE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues, and circles, and we do hereby grant the easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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 of Omaha, 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.

In witness whereof, we do set our hands.

SPRING RIDGE LIMITED PARTNERSHIP
Timothy J. McReynolds
 BY: TIMOTHY J. MC REYNOLDS, PRESIDENT
 AND CHIEF OPERATING OFFICER OF SPRING RIDGE CORPORATION,
 GENERAL PARTNER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 27th day of Nov, 1998, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Timothy J. McReynolds, President and Chief Operating Officer of Spring Ridge Limited Corporation, who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

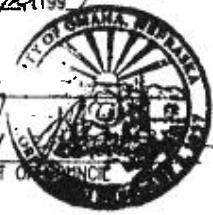
Howe R. Hunt Seal
 Notary Public



OMAHA CITY COUNCIL ACCEPTANCE

This plot of SPRING RIDGE REPLAT THREE (lots numbered as shown) was approved by the City Council of Omaha on this 27th day of Nov, 1998.

MAYOR *Hal Daugherty*
 ATTEST *Bud... ..* CITY CLERK
John... PRESIDENT OF COUNCIL



is numbered as
 392.

compliance with

own) was approved

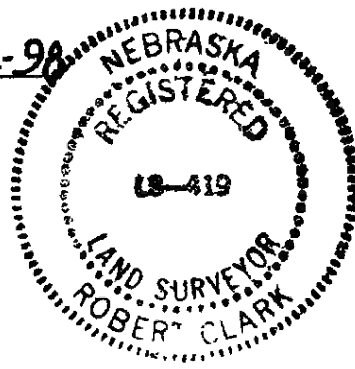
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SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in Spring Ridge Replat Three (the lots numbered as shown), being a replat of all of Lot 2, Spring Ridge Replat Two, a subdivision located in the NW 1/4 of Section 28, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 7.052 acres, more or less.

Robert Clark 11-12-98
 Robert Clark, LS-419 Date



Handwritten initials

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 embraced in this plat as shown by the records of this office.

Signature of County Treasurer
 COUNTY TREASURER



ommissioned and qualified in
 and Chief Operating
 own by me to be the
 s plat, and acknowledged
 r officer of said corporation.

re written.

GENERAL NOTARY - State of Nebraska
HOMER R. HUNT
 My Comm. Exp. April 30, 1999

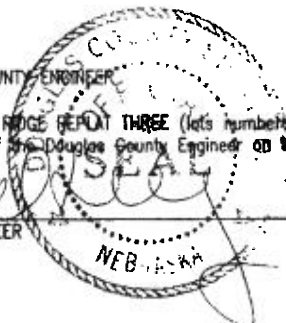
vn) was approved



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SPRING RIDGE REPLAT THREE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 11th day of Dec., 1998.

Signature of Douglas County Engineer
 DOUGLAS COUNTY ENGINEER



E&A CONSULTING GROUP
 12001 N. STREET • OMAHA, NE 68137 • (402) 886-4700 • FAX (402) 886-4701
SPRING RIDGE REPLAT THREE
 OMAHA, NEBRASKA
FINAL PLAT
 10-28-98
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 1"=100'
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