

66-49
Spring Ridge

RECEIVED
MAY 14 1 42 PM '94
REGISTRATION DIVISION

SPRING RIDGE

LOTS 1 THRU 137 INCLUSIVE & OUTLOTS 'A', 'B', & 'C'
BEING A PLATING OF PART OF THE NW 1/4 OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 5TH PA., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary 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 at all stakes at all corners, streets, angle points and ends of all curves in SPRING RIDGE lots numbered as shown, being a plating of part of the NW 1/4 of Section 28, Township 15 North, Range 11 East of the 5th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Section 28; thence S89°39'59"E (assumed bearing) along the North line of said Section 28, a distance of 1524.19 feet; thence S00°20'01"W, a distance of 236.00 feet; thence N88°39'59"W, a distance of 22.00 feet; thence S00°20'01"W, a distance of 16.92 feet; thence Southerly on a curve to the right with a radius of 350.17 feet, a distance of 131.15 feet, said curve having a long chord which bears S11°03'47"W, a distance of 95.53 feet; thence Southerly on a curve to the right with a radius of 728.23 feet, a distance of 25.35 feet; thence Southerly on a curve to the left with a radius of 1854.73 feet, a distance of 173.32 feet; thence Southerly on a curve to the right with a radius of 728.23 feet, a distance of 25.35 feet; thence S88°24'28"E, a distance of 60.92 feet; thence S63°17'04"E, a distance of 78.15 feet; thence S07°54'50"W, a distance of 154.38 feet; thence S16°34'28"W, a distance of 75.21 feet; thence S25°19'21"W, a distance of 58.45 feet; thence S16°11'21"W, a distance of 132.10 feet; thence S02°54'40"W, a distance of 200.01 feet; thence S66°14'30"W, a distance of 130.00 feet; thence Southerly on a curve to the left with a radius of 194.67 feet, a distance of 128.21 feet; thence Southerly on a curve to the right with a radius of 185.00 feet, a distance of 129.28 feet; thence S67°22'13"E, a distance of 56.56 feet; thence S22°37'47"W, a distance of 132.78 feet; thence Northwesterly on a curve to the right with a radius of S19°56'19"W, a distance of 157.71 feet; thence S18°32'32"W, a distance of 125.77 feet; thence S24°31'16"W, a distance of 40.39 feet; thence S17°20'36"W, a distance of 700.00 feet, a distance of 72.55 feet; thence Northwesterly on a curve to the right with a radius of N69°41'15"W, a distance of 72.55 feet; thence S23°17'13"E, a distance of 80.92 feet; thence S69°19'58"E, a distance of 85.69 feet; thence S17°16'52"W, a distance of 39.05 feet, a point on the South line of said NW 1/4 of Section 28; thence N84°41'35"W along said South line of the NW 1/4 of Section 28, a distance of 1074.96 feet to the West 1/4 corner of said Section 28; thence N00°00'10"E along the West line of said Section 28, a distance of 2648.78 feet to the point of beginning.

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of SPRING RIDGE (lots numbered as shown) was approved by the City Planning Board on this 20th day of February, 1994.

CHAIRMAN OF CITY PLANNING BOARD
[Signature]

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of the SPRING RIDGE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 17th day of February, 1994.

DOUGLAS COUNTY ENGINEER
[Signature]

OMAHA CITY COUNCIL ACCEPTANCE
This plat of SPRING RIDGE (lots numbered as shown) was approved by the City Council of Omaha on this 17th day of February, 1994.

MAYOR
CITY CLERK
PRESIDENT OF COUNCIL

DEDICATION

Know all men by these presents that we, Spring Ridge Corporation, Owner, of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be dedicated and named as shown, said subdivision to be hereafter known as SPRING RIDGE (lots numbered as shown), and we do hereby certify and approve 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. Streets and Utilities 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 their 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 their lines for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all lot lines. 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 this 22nd day of April, 1994.

SPRING RIDGE CORPORATION
BY: *[Signature]* TIMOTHY J. MCREYNOLDS, PRESIDENT
AND CHIEF OPERATING OFFICER

ACKNOWLEDGEMENT OF NOTARY

On this 22nd day of April, 1994, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, President and Chief Operating Officer of Spring Ridge Corporation, who is personally known to me 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 of the day and year last written.

Notary Public
My commission expires 3-18-97

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.

COUNTY TREASURER
DATE 10-18-94

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of SPRING RIDGE (lots numbered as shown) as to the Design Standards this 17th day of February, 1994.

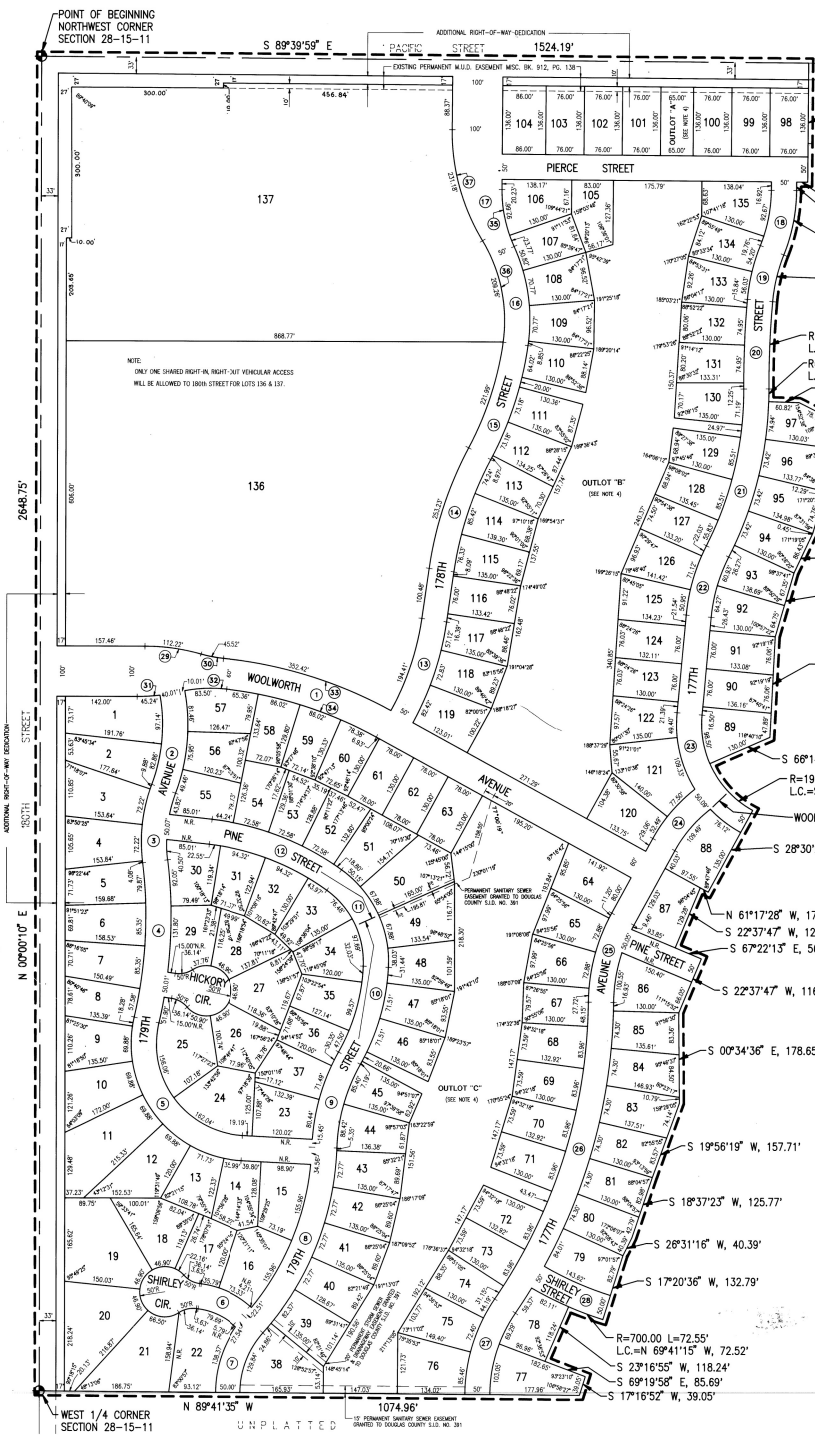
CITY ENGINEER
[Signature]

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
CITY ENGINEER
DATE 11-14-94

- NOTE: 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.S.). 3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO SOUTH STREET FROM LOTS 1 THRU 11, INCLUDING LOTS 19 AND 20, OR TO PACIFIC STREET FROM LOTS 98 THRU 104, INCLUDING 4, 207. 4. A FENCED-IN STORM DRAIN & DRAINAGE EASEMENT IS SHOWN TO DOUGLAS COUNTY S.D. NO. 381 OVER ALL OF OUTLOTS 'A', 'B', & 'C'.

CURVE	ADIUS	LENGTH	WINDSW	OSHA
1	638.00	419.88	214.44	89°22'31"
2	300.00	185.44	92.72	77°59'58"
3	300.00	146.38	73.15	77°59'58"
4	300.00	117.28	58.52	77°59'58"
5	300.00	88.18	43.90	77°59'58"
6	300.00	59.08	29.27	77°59'58"
7	300.00	30.00	14.64	77°59'58"
8	300.00	14.64	7.32	77°59'58"
9	300.00	7.32	3.66	77°59'58"
10	300.00	3.66	1.83	77°59'58"
11	300.00	1.83	0.92	77°59'58"
12	300.00	0.92	0.46	77°59'58"
13	300.00	0.46	0.23	77°59'58"
14	300.00	0.23	0.12	77°59'58"
15	300.00	0.12	0.06	77°59'58"
16	300.00	0.06	0.03	77°59'58"
17	300.00	0.03	0.01	77°59'58"
18	300.00	0.01	0.00	77°59'58"
19	300.00	0.00	0.00	77°59'58"
20	300.00	0.00	0.00	77°59'58"
21	300.00	0.00	0.00	77°59'58"
22	300.00	0.00	0.00	77°59'58"
23	300.00	0.00	0.00	77°59'58"
24	300.00	0.00	0.00	77°59'58"
25	300.00	0.00	0.00	77°59'58"
26	300.00	0.00	0.00	77°59'58"
27	300.00	0.00	0.00	77°59'58"
28	300.00	0.00	0.00	77°59'58"
29	300.00	0.00	0.00	77°59'58"
30	300.00	0.00	0.00	77°59'58"

CURVE	ADIUS	LENGTH	WINDSW	OSHA
31	403.84	119.22	58.61	109°01'10"
32	403.84	91.41	44.96	109°01'10"
33	378.00	85.20	42.61	109°01'10"
34	352.16	78.99	40.26	109°01'10"
35	326.32	72.78	37.91	109°01'10"
36	300.00	66.57	35.56	109°01'10"
37	274.16	60.36	33.21	109°01'10"
38	248.32	54.15	30.86	109°01'10"
39	222.48	47.94	28.51	109°01'10"
40	196.64	41.73	26.16	109°01'10"
41	170.80	35.52	23.81	109°01'10"
42	144.96	29.31	21.46	109°01'10"
43	119.12	23.10	19.11	109°01'10"
44	93.28	16.89	16.76	109°01'10"
45	67.44	10.68	14.41	109°01'10"
46	41.60	4.47	12.06	109°01'10"
47	15.76	0.26	9.71	109°01'10"



ELLIOTT & ASSOCIATES
1316 SOUTH 133RD STREET • OMAHA, NE 68137 • (402)895-4700
SPRING RIDGE
OMAHA, NEBRASKA
FINAL PLAT



1992 048 DEED



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