BK 2063 PG 126

DEED 1997007280

RECEIVED
Jun 16 3 45 PM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

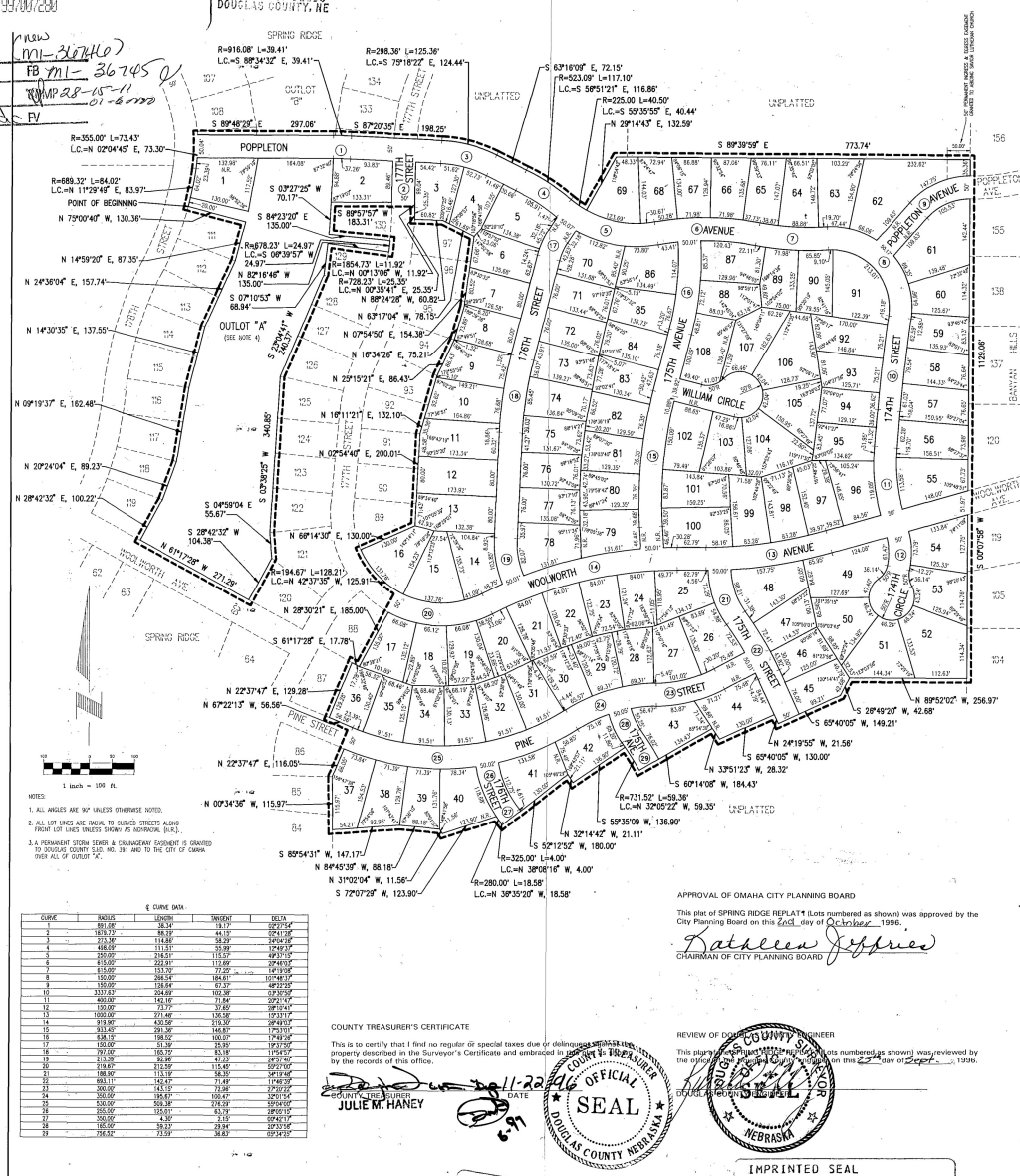
728078 (new M1-367440)
FEE 67.50 FB M1-36745 O
DEL. O/C C/O COMP 28-15-11 01-6-0000
LEGAL PG SCAN FV

SPRING RIDGE REPLAT 1

LOTS 1 THRU 108 & OUTLOT "A"

BEING A REPLAT OF ALL OF LOTS 110 AND 131; PART OF LOTS 109, 132 AND OUTLOT "B"; AND PART OF THE RIGHT-OF-WAY OF 177TH STREET; ALL LOCATED IN SPRING RIDGE, A SUBDIVISION IN THE NW 1/4 OF SECTION 28; AND ALSO BEING A PLATTING OF PART OF SAID NW 1/4 OF SECTION 28; ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN PART OF: NW 1/4, NW 1/4, NE 1/4, NW 1/4, SE 1/4, NW 1/4, SW 1/4, NW 1/4



NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS RADIAL(R.L.).
3. A PERMANENT STORM SEWER & DRAINAGE EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 181 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".

℄ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	881.08'	38.34'	19.17'	02°23'54"
2	1879.73'	88.29'	44.15'	02°41'26"
3	273.36'	114.86'	58.29'	24°04'38"
4	468.09'	111.51'	55.99'	13°38'31"
5	250.00'	214.51'	115.57'	49°37'15"
6	615.00'	223.91'	113.69'	20°51'53"
7	615.00'	153.70'	77.20'	14°19'08"
8	150.00'	268.34'	184.61'	102°31'37"
9	150.00'	138.64'	67.37'	48°32'25"
10	3337.83'	204.69'	102.38'	03°30'50"
11	400.00'	142.16'	71.84'	20°21'41"
12	150.00'	73.77'	37.85'	28°10'41"
13	1000.00'	271.48'	136.58'	15°33'11"
14	919.90'	430.58'	219.30'	26°49'01"
15	933.45'	291.36'	146.87'	17°53'01"
16	638.15'	198.02'	100.07'	17°46'52"
17	150.00'	51.38'	25.99'	19°37'59"
18	797.00'	165.75'	83.18'	11°54'53"
19	213.39'	92.96'	47.23'	24°57'46"
20	219.87'	212.59'	115.45'	55°23'00"
21	188.90'	113.19'	58.35'	34°19'46"
22	693.11'	142.47'	71.49'	11°46'39"
23	300.00'	143.15'	73.06'	27°20'22"
24	350.00'	195.63'	100.47'	32°01'54"
25	530.00'	305.38'	274.09'	59°14'55"
26	255.00'	125.01'	63.79'	28°05'15"
27	300.00'	4.30'	2.15'	00°49'21"
28	185.00'	59.23'	29.84'	20°28'06"
29	256.32'	73.59'	36.82'	09°54'29"

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 numbered and named as shown, said subdivision to be hereafter known as SPRING RIDGE REPLAT 1 (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 this 23 day of Sept 1996.

SPRING RIDGE CORPORATION formerly known as SPRING RIDGE LTD. PARTNERSHIP

BY: TIMOTHY J. MCREYNOLDS, PRESIDENT AND CHIEF OPERATING OFFICER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 23 day of Sept, 1996, 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 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.

Kathleen J. Hatle Seal
Notary Public

GENERAL NOTARY-State of Nebraska
KATHLEEN J. HERRELL
My Comm. Exp. Feb. 22, 1998

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SPRING RIDGE REPLAT 1 (Lots numbered as shown) was approved by the City Council of Omaha on this 3rd day of December, 1996.

MAYOR

ATTEST: CITY CLERK — PRESIDENT OF COUNCIL

IMPRINTED SEAL
REGISTER OF DEEDS

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SPRING RIDGE REPLAT 1 (Lots numbered as shown) was approved by the City Planning Board on this 2nd day of October, 1996.

Kathleen Sprier
CHAIRMAN OF CITY PLANNING BOARD

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
JULIE M. HANEY

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of SPRING RIDGE REPLAT 1 (Lots numbered as shown) was reviewed by the office of Douglas County Surveyor/Engineer on this 25th day of Sept, 1996.

DOUGLAS COUNTY SURVEYOR/ENGINEER

DOUGLAS COUNTY SURVEYOR SEAL NEBRASKA

IMPRINTED SEAL
REGISTER OF DEEDS

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SPRING RIDGE REPLAT 1 (Lots numbered as shown) as to the Design Standards this 7th day of October 1996.

CITY ENGINEER

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

CITY ENGINEER — Date 11-25-96

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 and stakes at all corners of all lots, streets, angle points and ends of all curves in Spring Ridge Replat 1 (lots numbered as shown) being a replat of all of Lots 110 and 131, Spring Ridge, a subdivision located in the NW ¼ of Section 28; and also part of Lots 109, 132 and Outlot "B", said Spring Ridge; and also part of the 177th Street right-of-way located in said Spring Ridge; and also being a platting of part of said NW ¼ of Section 28; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 111, said Spring Ridge, said point also being on the East right-of-way line of 178th Street; thence Northerly along said East right-of-way line of 178th Street, on a curve to the left with a radius of 689.32 feet, a distance of 84.02 feet, said curve having a long chord which bears N11°29'49"E, a distance of 83.97 feet; thence Northerly along said East right-of-way line of 178th Street, on a curve to the left with a radius of 355.00 feet, a distance of 73.43 feet, said curve having a long chord which bears N02°04'45"E, a distance of 73.30 feet; thence S89°48'29"E, a distance of 297.06 feet; thence Easterly on a curve to the right with a radius of 916.08 feet, a distance of 39.41 feet, said curve having a long chord which bears S88°34'32"E, a distance of 39.41 feet; thence S87°20'35"E, a distance of 198.25 feet; thence Southeasterly on a curve to the right with a radius of 298.36 feet, a distance of 125.36 feet, said curve having a long chord which bears S75°18'22"E, a distance of 124.44 feet; thence S63°16'09"E, a distance of 72.15 feet; thence Southeasterly on a curve to the right with a radius of 523.09 feet, a distance of 117.10 feet, said curve having a long chord which bears S56°51'21"E, a distance of 116.86 feet; thence Southeasterly on a curve to the left with a radius of 225.00 feet, a distance of 40.50 feet, said curve having a long chord which bears S55°35'55"E, a distance of 40.44 feet; thence N29°14'43"E, a distance of 132.59 feet; thence S89°39'59"E, a distance of 773.74 feet to a point on the East line of said NW 1/4 of Section 28, said point also being on the West line of Banyan Hills, a subdivision located in the NE 1/4 of said Section 28; thence S00°07'58"W along said East line of the NW 1/4 of Section 28, said line also being said West line of Banyan Hills, a distance of 1129.06 feet; thence N89°52'02"W, a distance of 256.97 feet; thence S26°49'20"W, a distance of 42.68 feet; thence S65°40'05"W, a distance of 149.21 feet; thence N24°19'55"W, a distance of 21.56 feet; thence S65°40'05"W, a distance of 130.00 feet; thence N33°51'23"W, a distance of 28.32 feet; thence S60°14'08"W, a distance of 184.43 feet; thence Northwesterly on a curve to the left with a radius of 731.52 feet, a distance of 59.36 feet, said curve having a long chord which bears N32°05'22"W, a distance of 59.35 feet; thence S55°35'09"W, distance of 136.90 feet; thence N32°14'42"W, a distance of 21.11 feet; thence S52°12'52"W, a distance of 180.00 feet; thence Northwesterly on a curve to the left with a radius of 325.00 feet, a distance of 4.00 feet, said curve having a long chord which bears N38°08'16"W, a distance of 4.00 feet; thence Northwesterly on a curve to the right with a radius of 280.00 feet, a distance of 18.58 feet, said curve having a long chord which bears N36°35'20"W, a distance of 18.58 feet; thence S72°07'29"W, a distance of 123.90 feet; thence N31°02'04"W, a distance of 11.56 feet; thence N84°45'39"W, a distance of 88.18 feet; thence S85°54'31"W, a distance of 147.17 feet to a point on the Easterly line of Lot 84, said Spring Ridge; thence along the Easterly line of said Spring Ridge on the following described courses; thence N00°34'36"W, a distance of 115.97 feet; thence N22°37'47"E, a distance of 116.05 feet; thence N67°22'13"W, a distance of 56.56 feet; thence N22°37'47"E, a distance of 129.28 feet; thence S61°17'28"E, a distance of 17.78 feet; thence N28°30'21"E, a distance of 185.00 feet; thence Northwesterly on a curve to the right with a radius of 194.67 feet, a distance of 128.21 feet, said curve having a long chord which bears N42°37'35"W, a distance of 125.91 feet; thence N66°14'30"E, a distance of 130.00 feet; thence N02°54'40"E, a distance of 200.01 feet; thence N16°11'21"E, a distance of 132.10 feet; thence N25°15'21"E, a distance of 86.43 feet; thence N16°34'26"E, a distance of 75.21 feet; thence N07°54'50"E, a distance of 154.38 feet; thence N63°17'04"W, a distance of 78.15 feet; thence N88°24'28"W, a distance of 60.82 feet to the Northwest corner of Lot 97, said Spring Ridge, said point also being on the East right-of-way line of said 177th Street; thence Northerly along said East right-of-way line of 177th Street, on a curve to the left with a radius of 728.23 feet, a distance of 25.35 feet; thence Northerly along said East right-of-way line of 177th Street, on a curve to the right with a radius of 1854.73 feet, a distance of 11.92 feet, said curve having a long chord which bears N00°13'06"W, a distance of 11.92 feet; thence S89°57'57"W along the North line of Lot 130, said Spring Ridge, and the Easterly extension thereof, a distance of 183.31 feet to the Northwest corner of said Lot 130, Spring Ridge, said point also being on the Easterly line of said Outlot "B", Spring Ridge, thence along said Easterly line of Outlot "B", Spring Ridge, on the following described courses; thence S03°27'25"W, a distance of 70.17 feet; thence S84°23'20"E, a distance of 135.00 feet; thence Southerly on a curve to the right with a radius of 878.23 feet, a distance of 24.97 feet, said curve having a long chord which bears S06°39'57"W, a distance of 24.97 feet; thence S82°16'46"W, a distance of 135.00 feet; thence S07°10'53"W, a distance of 68.94 feet; thence S23°04'41"W, a distance of 240.37 feet; thence S03°38'25"W, a distance of 340.85 feet; thence S04°59'04"E, a distance of 55.67 feet; thence S28°42'32"E, a distance of 104.38 feet; thence S61°17'28"E, a distance of 194.67 feet to the Point of Beginning.

Said tract of land contains an area of 42.101 acres, more or less.

Robert Clark, LS-419 — Sept. 25, 1996 — Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

IMPRINTED SEAL
REGISTER OF DEEDS

E&A CONSULTING GROUP
10301 "O" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

SPRING RIDGE REPLAT 1
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 94277.1 | DATE 9-6-96 | SCALE 1" = 100' | DRAWN BY DRH | CHECKED BY HWH | SHEET 1 OF 1