



BK 2085 PG 351

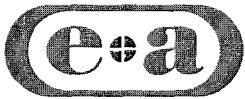


DEED 1998003596

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Mar 30 10 29 AM '98

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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PAGE DOWN FOR BALANCE OF INSTRUMENT**



E&A CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS

MARK A. WESTERGARD, P.E.
PROJECT MANAGER

12001 Q STREET, SUITE A
OMAHA, NE 68137 • (402) 895-4700
FAX (402) 895-3599

◆ ◆ Celebrating 30 Years of Service ◆ ◆

NEBRASKA DOCUMENTARY
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SPRING RIDGE

LOTS 138 THRU 211 INCLUSIVE

BEING A PLATING OF PART OF THE NW 1/4 OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., 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 white 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 Lots 138 thru 211, inclusive, below a platting of part of the NW 1/4 of Section 28, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 77, Spring Ridge Lots 1 thru 137, inclusive, and Outlots "A", "B" and "C", a subdivision located in said NW 1/4 of Section 28, said point also being on the South line of said NW 1/4 of Section 28; thence along the Eastern line of said Spring Ridge Lots 1 thru 137, inclusive, and Outlots "A", "B" and "C" on the following described courses; thence N17°15'52"E (assumed bearing), a distance of 39.05 feet; thence N05°19'55"W, a distance of 85.89 feet; thence N23°19'55"E, a distance of 118.24 feet; thence Southwesterly on a curve to the left with a radius of 700.00 feet, a distance of 72.55 feet; said curve having a long chord which bears S89°41'19"E, a distance of 72.82 feet; thence N17°20'36"E, a distance of 132.79 feet; thence N02°31'10"E, a distance of 40.38 feet; thence N18°17'23"E, a distance of 126.77 feet; thence N19°16'19"E, a distance of 167.71 feet; thence N09°34'38"W, a distance of 62.68 feet to the Southwest corner of Lot 37, Spring Ridge Plat 1; a subdivision located in said NW 1/4 of Section 28; thence along the Southern line of said Spring Ridge Plat 1 on the following described courses; thence N85°14'31"E, a distance of 147.17 feet; thence S24°43'38"E, a distance of 88.18 feet; thence S31°42'04"E, a distance of 11.00 feet; thence N72°07'29"E, a distance of 123.90 feet; thence Southwesterly on a curve to the right with a radius of 250.00 feet, a distance of 4.00 feet; said curve having a long chord which bears S39°08'18"E, a distance of 4.00 feet; thence N52°12'52"E, a distance of 180.00 feet; thence Southwesterly on a curve to the right with a radius of 731.82 feet, a distance of 69.26 feet; said curve having a long chord which bears S39°08'18"E, a distance of 21.11 feet; thence N05°03'00"E, a distance of 120.00 feet; thence Southwesterly on a curve to the right with a radius of 731.82 feet, a distance of 69.26 feet; said curve having a long chord which bears S39°08'18"E, a distance of 21.11 feet; thence N05°03'00"E, a distance of 120.00 feet; thence Southwesterly on a curve to the right with a radius of 731.82 feet, a distance of 69.26 feet; thence N24°18'55"E, a distance of 21.56 feet; thence N05°03'00"E, a distance of 120.00 feet; thence N04°49'20"E, a distance of 43.68 feet; thence S89°52'04"E, a distance of 286.87 feet to the Southeast corner of Lot 52, said Spring Ridge Plat 1; a subdivision located in said NW 1/4 of Section 28; thence N04°49'20"E, a distance of 43.68 feet to the Southeast corner of said NW 1/4 of Section 28, a distance of 1500.25 feet to the point of beginning.

Said tract of land contains an area of 27,316 acres, more or less.

Robert Clark
 Robert Clark, L.S. 419
 April 22, 1997



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, 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 electrical 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 cut-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.

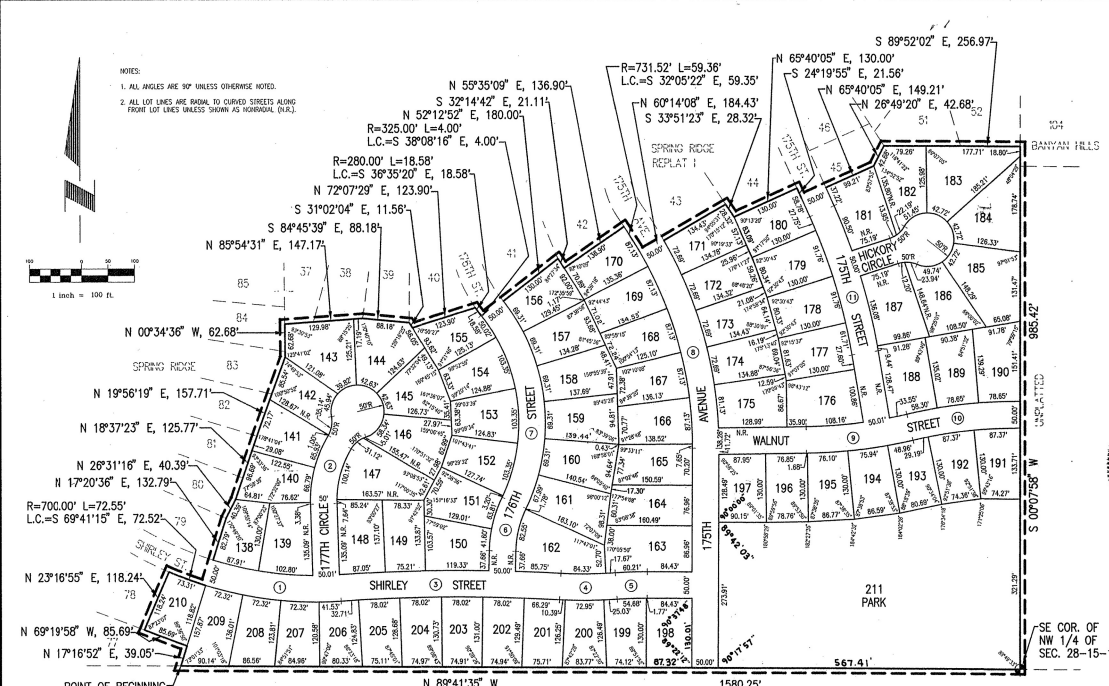
In witness whereof, we do set our hands this 23rd day of April, 1997.

SPRING RIDGE CORPORATION
Timothy J. McReynolds
 BY: TIMOTHY J. McREYNOLDS, PRESIDENT AND CHIEF OPERATING OFFICER

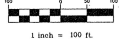
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 On this 23rd day of April, 1997, 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. White
 Notary Public



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE SHOWN TO CORNER STREETS ALONG FRONT OF LINES SHOWN AS NORMAL (N/S).



POINT OF BEGINNING

CURVE	RADIUS	LENGTH	BEARING	DELTA
1	121.84	121.84	90.00	90.00
2	121.84	121.84	90.00	90.00
3	121.84	121.84	90.00	90.00
4	121.84	121.84	90.00	90.00
5	121.84	121.84	90.00	90.00
6	121.84	121.84	90.00	90.00
7	121.84	121.84	90.00	90.00
8	121.84	121.84	90.00	90.00
9	121.84	121.84	90.00	90.00
10	121.84	121.84	90.00	90.00
11	121.84	121.84	90.00	90.00

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SPRING RIDGE (Lots numbered as shown) was approved by the City Planning Board on this 23rd day of April, 1997.

Katherine Duffner
 CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SPRING RIDGE (Lots numbered as shown) was reviewed by the office of Douglas County Engineer on this 23rd day of April, 1997.

Kevin J. Brown
 DOUGLAS COUNTY ENGINEER

COUNTY TREASURER'S CERTIFICATE

This is to certify that I and no other persons have due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of the County of Douglas, Nebraska.

Scott J. Smith
 COUNTY TREASURER

UNPLATTED

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SPRING RIDGE (Lots numbered as shown) as to the Design Standards this 30th day of April, 1997.

David S. Neumann
 CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

David S. Neumann 3-16-98
 CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SPRING RIDGE (Lots numbered as shown) was approved by the City Council of Omaha on this 23rd day of April, 1997.

Hal Jacob
 MAYOR

Robert Clark
 ATTEST CITY CLERK

Timothy J. McReynolds
 PRESIDENT OF COUNCIL

