



2133 285 DEED



13506 99 285-291

Nebr Doc Stamp Tax
9/23/99 Date
\$ 6.44-86
By <i>m</i>

RICHARD W. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 SEP 23 AM 8:58

RECEIVED

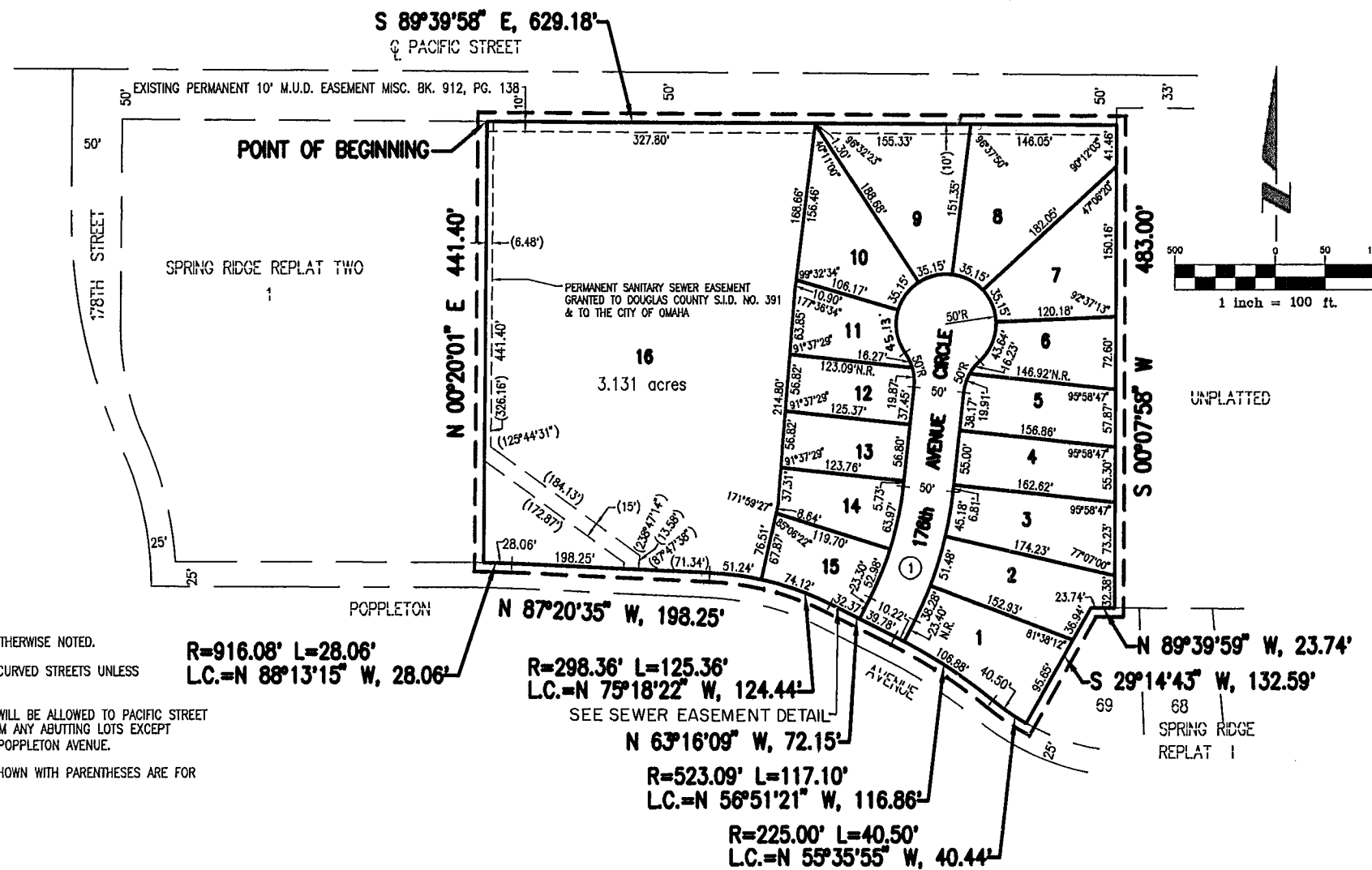
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

13506 43 20 New # 11-36748
 FEE 43 FB 20 # 11-36747
 BKP 2 C/O 2 COMP 2
 DEL 2 SCAN dc FY 2

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 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



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.

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

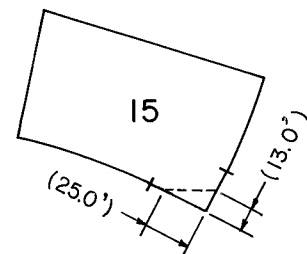
R=298.36' L=125.36'
L.C.=N 75°18'22" W, 124.44'

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

R=523.09' L=117.10'
L.C.=N 56°51'21" W, 116.86'

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

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	350.00'	125.95'	63.66'	20°37'02"



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

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

[Signature]
CHAIRMAN OF CITY PLANNING BOARD

DEDICATION

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 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 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; and 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

[Signature]
BY: TIMOTHY J. McREYNOLDS, PRESIDENT
AND CHIEF OPERATING OFFICER OF SPRING RIDGE CORPORATION,
GENERAL PARTNER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 2nd 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 Partnership, 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.

[Signature] Seal
Notary Public



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 2nd day of Dec., 1998.

[Signature]
MAYOR
[Signature]
ATTEST: CITY CLERK
[Signature]
PRESIDENT OF COUNCIL

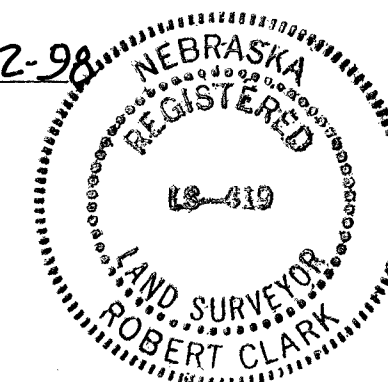


SURVEYOR'S CERTIFICATE

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.

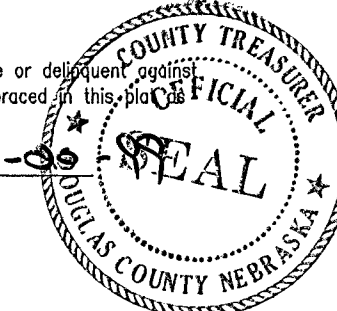
Robert Clark 11-12-98
Robert Clark, LS-419 Date



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.

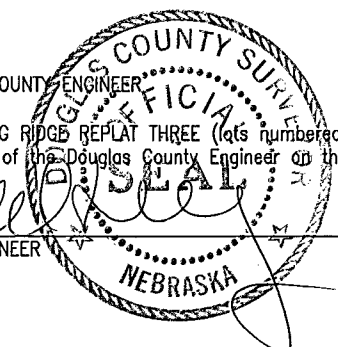
[Signature] 9-99
COUNTY TREASURER DATE



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 1st day of Nov., 1998.

[Signature]
DOUGLAS COUNTY ENGINEER



E&A CONSULTING GROUP

1201 'D' STREET • OMAHA, NE 68137 • (402) 965-4700 • FAX (402) 965-3589

SPRING RIDGE REPLAT THREE

OMAHA, NEBRASKA

FINAL PLAT

93077.5	10-2-98	RS
1"=100'	11/12/98	TR