



2085 351 DEED



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RECEIVED

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

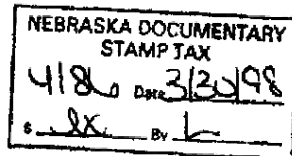


E&A CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS

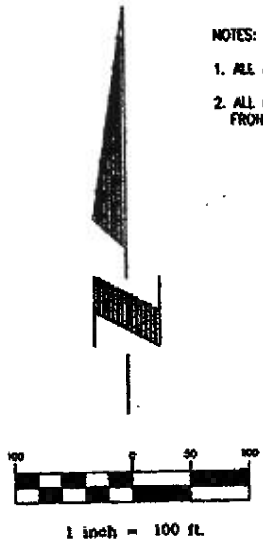
MARK A. WESTERGARD, P.E.
PROJECT MANAGER

12001 Q STREET, SUITE A
OMAHA, NE 68137 • (402) 895-4700
FAX (402) 895-3589

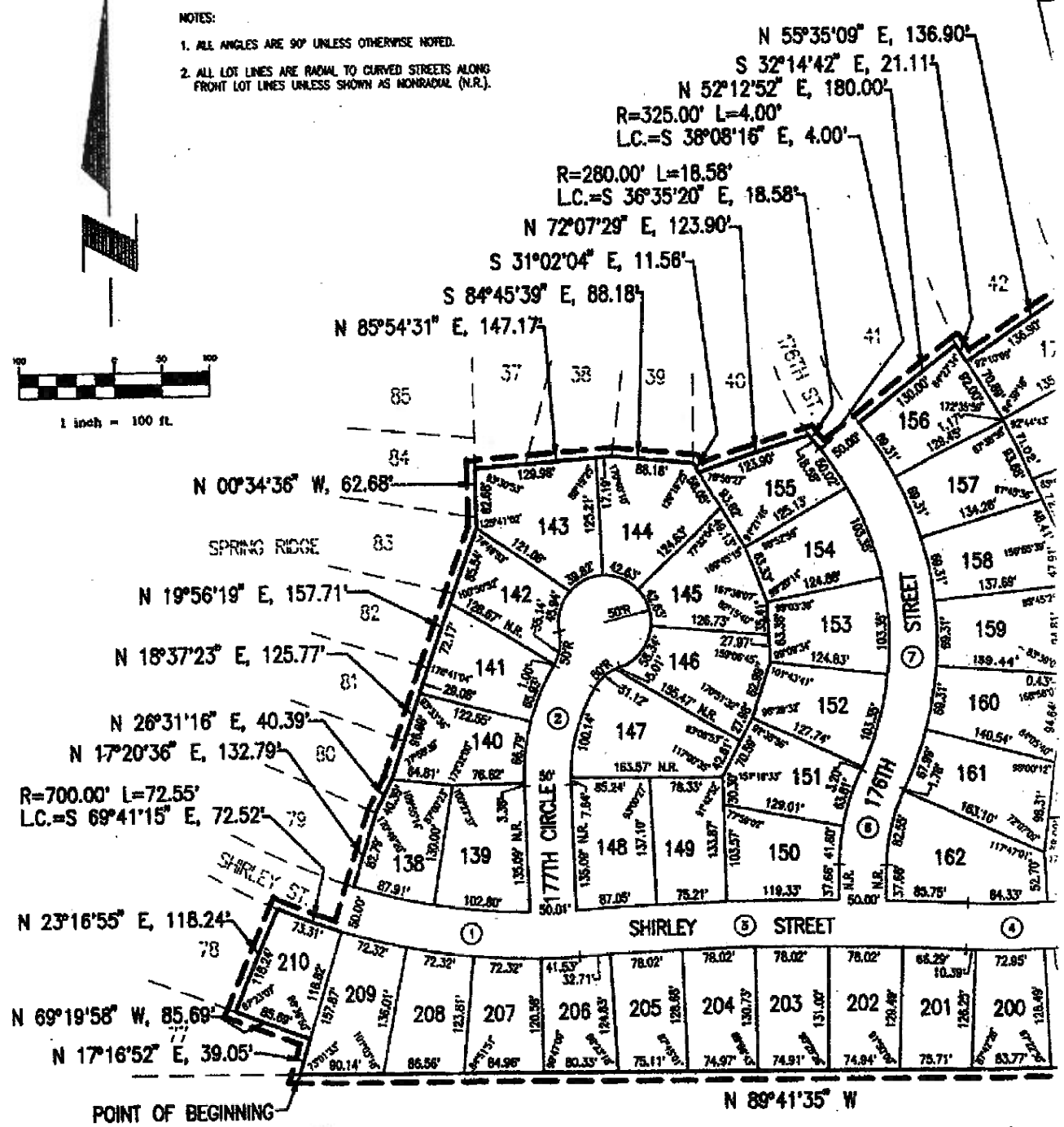
◆ ◆ Celebrating 30 Years of Service ◆ ◆



New-11-367 50
3596 0160000
FEE 12.00 FB
T BRP 2815-11 GO COMP
DEL PD SCAN dc FY



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 MONRADIAL (N.R.).



① CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	675.00'	249.98'	126.44'	21°13'06"
2	215.24'	121.94'	62.65'	32°27'22"
3	3307.52'	414.21'	207.36'	07°10'31"
4	825.00'	105.19'	52.67'	07°18'19"
5	775.00'	58.33'	29.18'	04°18'46"
6	725.00'	94.87'	48.15'	24°09'31"
7	350.00'	386.92'	215.91'	63°20'23"
8	756.52'	397.06'	203.21'	30°04'17"
9	900.00'	197.20'	99.00'	12°33'16"
10	900.00'	209.76'	105.36'	13°21'14"
11	1071.52'	279.50'	140.55'	14°56'43"

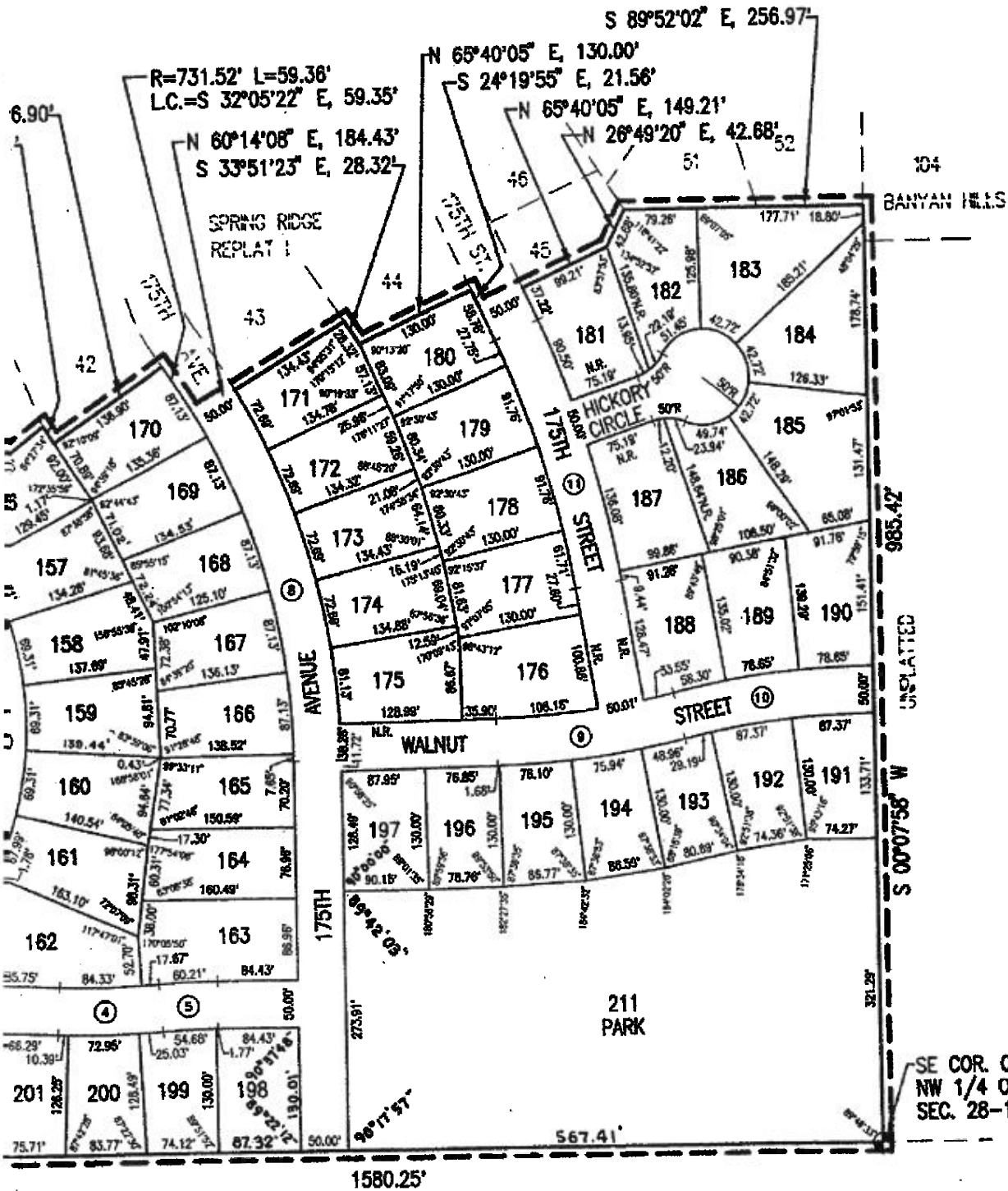
UNPLATTED

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SPRING RIDGE (Lots numbered as shown) was approved by the City Planning Board on this 7th day of May 1997.

Katherine J. [Signature]
 CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER



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.

Randy S. Heumann
CITY ENGINEER

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

Randy S. Heumann 3-16-98
CITY ENGINEER Date

SPRING RIDGE

LOTS 138 THRU 211 INCLUSIVE

BEING 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.

SE NW

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 (Lots 138 thru 211, inclusive), being 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 Easterly line of said Spring Ridge (Lots 1 thru 137, inclusive, and Outlots "A", "B" and "C") on the following described courses; thence N17°16'52"E (assumed bearing), a distance of 39.05 feet; thence N69°18'55"W, a distance of 65.69 feet; thence N23°16'55"E, a distance of 119.24 feet; thence Southeasterly 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 S69°41'18"E, a distance of 72.52 feet; thence N17°20'36"E, a distance of 132.78 feet; thence N26°31'16"E, a distance of 40.39 feet; thence N16°37'23"E, a distance of 125.77 feet; thence N19°56'19"E, a distance of 157.71 feet; thence N00°34'36"W, a distance of 62.68 feet to the Southwest corner of Lot 37, Spring Ridge Replat 1, a subdivision located in said NW 1/4 of Section 28; thence along the Southerly line of said Spring Ridge Replat 1 on the following described courses; thence N85°54'31"E, a distance of 147.17 feet; thence S64°45'39"E, a distance of 88.18 feet; thence S31°02'04"E, a distance of 11.58 feet; thence N72°07'29"E, a distance of 123.90 feet; thence Southeasterly on a curve to the left with a radius of 280.00 feet, a distance of 18.58 feet; said curve having a long chord which bears S35°35'20"E, a distance of 18.58 feet; thence Southeasterly on a curve to the right with a radius of 325.00 feet, a distance of 4.00 feet, said curve having a long chord which bears S38°08'16"E, a distance of 4.00 feet; thence N82°12'82"E, a distance of 180.00 feet; thence S32°14'42"E, a distance of 21.11 feet; thence N65°35'08"E, a distance of 136.90 feet; thence Southeasterly on a curve to the right with a radius of 731.52 feet, a distance of 59.36 feet, said curve having a long chord which bears S32°05'22"E, a distance of 59.35 feet; thence N80°14'08"E, a distance of 194.43 feet; thence S33°51'23"E, a distance of 28.32 feet; thence N65°40'05"E, a distance of 130.00 feet; thence S24°19'55"E, a distance of 21.56 feet; thence N65°40'05"E, a distance of 149.21 feet; thence N26°49'20"E, a distance of 42.68 feet; thence S89°52'02"E, a distance of 256.97 feet to the Southeast corner of Lot 52, said Spring Ridge Replat 1, said point also being on the East line of said NW 1/4 of Section 28; thence S00°07'58"W along said East line of the NW 1/4 of Section 28, a distance of 985.42 feet to the Southeast corner of said NW 1/4 of Section 28; thence N89°41'35"W along said South line of the NW 1/4 of Section 28, a distance of 1580.26 feet to the point of beginning.

Said tract of land contains an area of 27.316 acres, more or less.

Robert Clark April 22, 1997
Robert Clark, LS-419

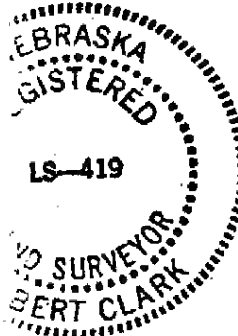
DEDICATION

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 (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 22 day of April 1997.

SPRING RIDGE CORPORATION

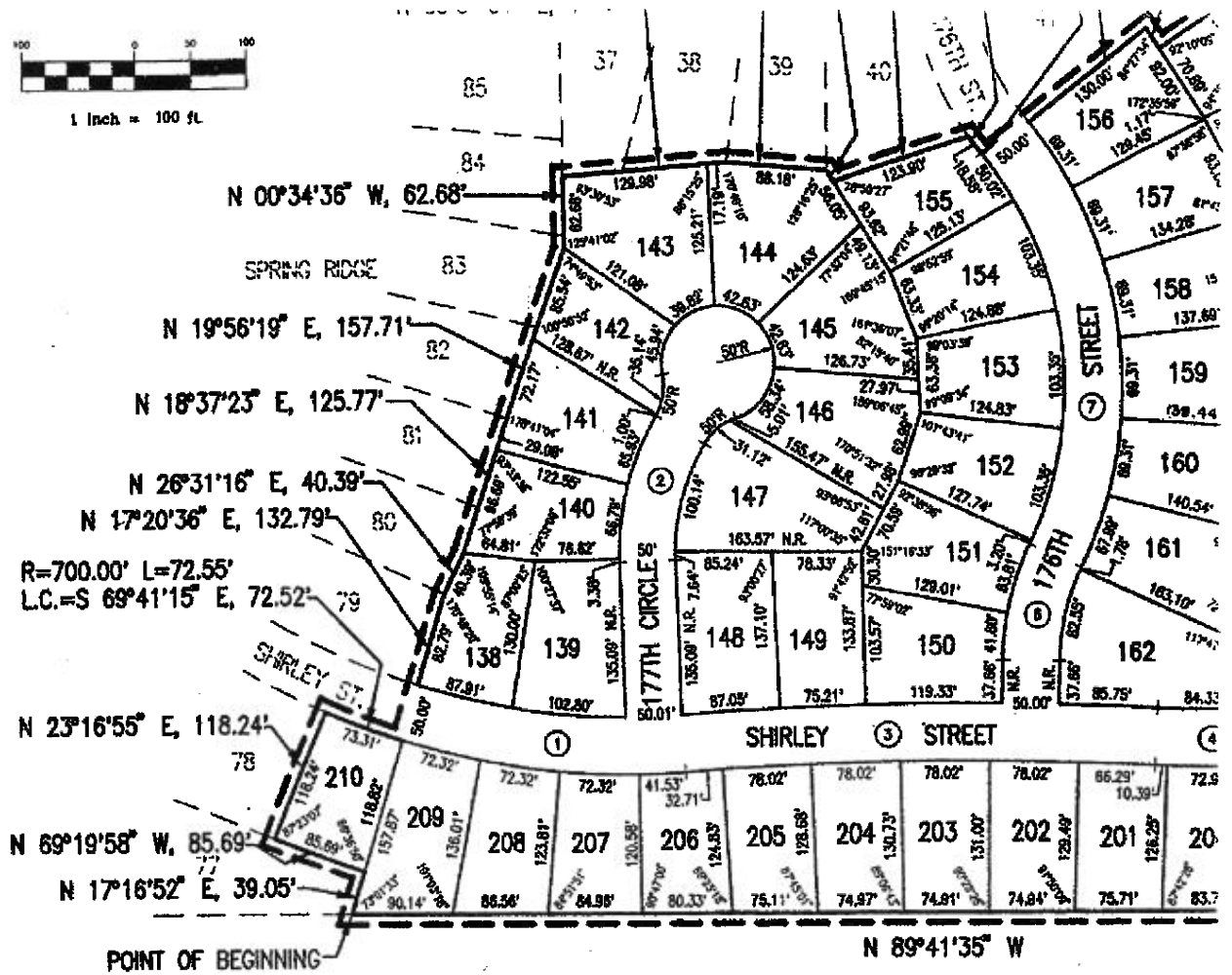
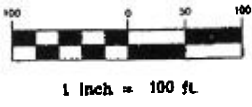
Timothy J. McReynolds
BY: TIMOTHY J. MC REYNOLDS, PRESIDENT
AND CHIEF OPERATING OFFICER



E&A CONSULTING GROUP
12001 "G" STREET • OMAHA, NE 68137 • (402) 886-0700 • FAX (402) 886-3388

SPRING RIDGE
LOTS 138 THRU 211 INCLUSIVE
OMAHA, NEBRASKA

NAL PLAT



② CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	675.00'	249.95'	128.44'	21°13'08"
2	215.24'	121.34'	62.85'	32°27'28"
3	3367.82'	414.21'	207.58'	07°10'31"
4	825.00'	105.19'	52.67'	07°18'18"
5	775.00'	58.33'	28.18'	04°16'45"
6	225.00'	84.87'	48.19'	24°09'31"
7	350.00'	388.82'	215.91'	63°20'23"
8	756.52'	397.00'	203.21'	30°56'17"
9	900.00'	197.20'	98.00'	12°33'16"
10	900.00'	299.76'	106.36'	13°21'14"
11	1071.52'	278.50'	140.56'	14°56'43"

UNPLATTED

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SPRING RIDGE (Lots numbered as shown) was approved by the City Planning Board on this 24th day of May, 1997.

Katherine Jeffrey
 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 the Douglas County Engineer on this 22nd day of April, 1997.

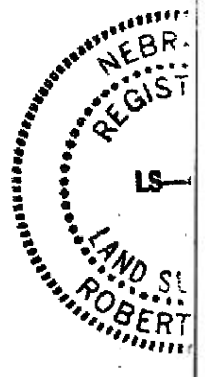
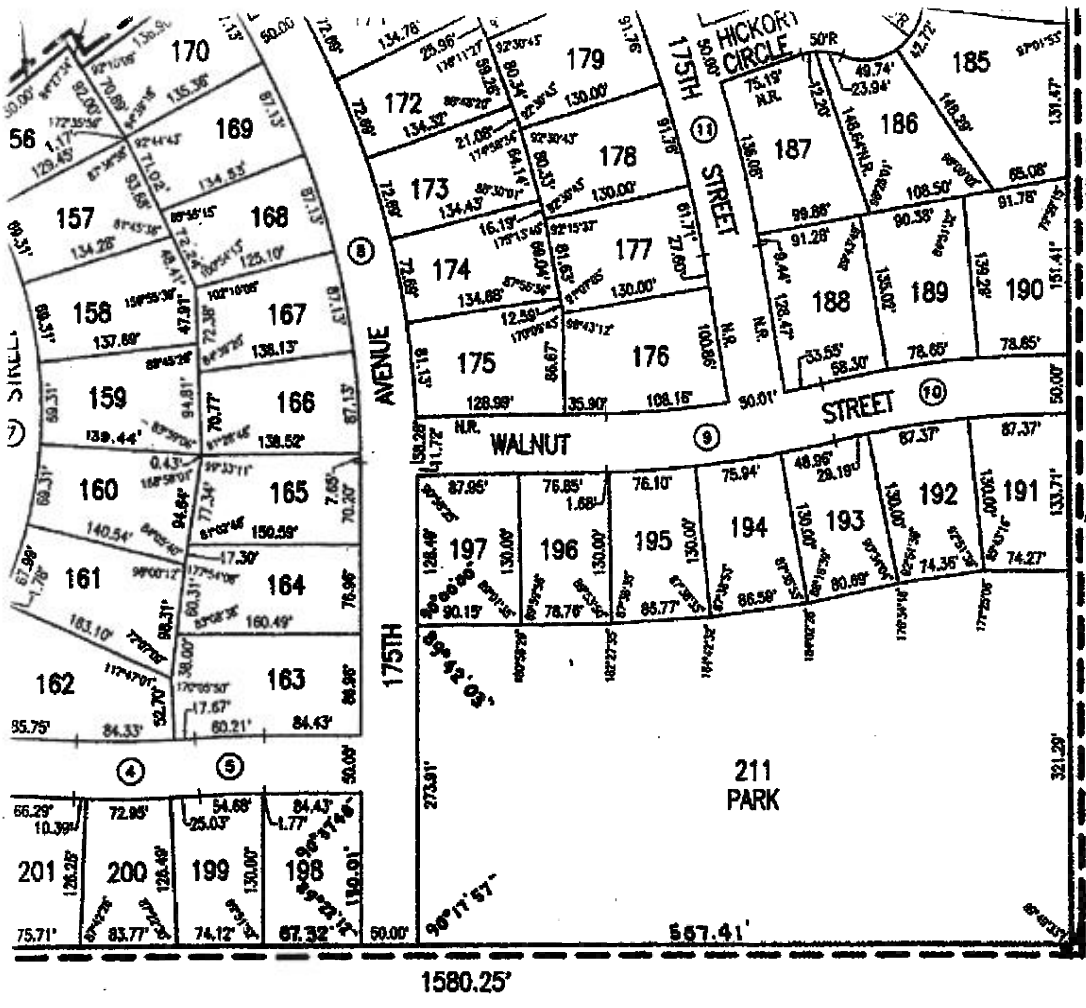
[Signature]
 DOUGLAS COUNTY ENGINEER

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] 3/12/98
 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.

Randy S. Heumann
 CITY ENGINEER

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

Randy S. Heumann 3-16-98
 CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SPRING RIDGE (Lots numbered as shown) was approved by Council of Omaha on this 17th day of December, 1997.

Hal Daub
 MAYOR

[Signature]
 ATTEST CITY CLERK

[Signature]
 PRESIDENT OF COUNCIL



N26°31'16"E, a distance of 40.39 feet; thence N18°37'23"E, a distance of 126.77 feet; thence N19°56'19"E, a distance of 187.71 feet; thence N00°34'36"W, a distance of 62.68 feet to the Southwest corner of Lot 37, Spring Ridge Replat I, a subdivision located in said NW 1/4 of Section 28; thence along the Southerly line of said Spring Ridge Replat I on the following described courses; thence N85°54'31"E, a distance of 147.17 feet; thence S34°45'39"E, a distance of 88.18 feet; thence S31°02'04"E, a distance of 11.58 feet; thence N72°07'29"E, a distance of 123.90 feet; thence Southeasterly on a curve to the left with a radius of 280.00 feet, a distance of 18.58 feet, said curve having a long chord which bears S36°36'20"E, a distance of 18.58 feet; thence Southeasterly on a curve to the right with a radius of 325.00 feet, a distance of 4.00 feet, said curve having a long chord which bears S36°08'10"E, a distance of 4.00 feet; thence N62°12'52"E, a distance of 180.00 feet; thence S32°14'42"E, a distance of 21.11 feet; thence N55°36'09"E, a distance of 136.90 feet; thence Southeasterly on a curve to the right with a radius of 731.52 feet, a distance of 59.38 feet, said curve having a long chord which bears S32°05'22"E, a distance of 59.38 feet; thence N60°14'08"E, a distance of 124.43 feet; thence S33°51'23"E, a distance of 28.32 feet; thence N65°40'06"E, a distance of 130.00 feet; thence S24°19'55"E, a distance of 21.59 feet; thence N65°40'06"E, a distance of 149.21 feet; thence N28°49'20"E, a distance of 42.68 feet; thence S89°52'02"E, a distance of 255.97 feet to the Southeast corner of Lot 52, said Spring Ridge Replat I, said point also being on the East line of said NW 1/4 of Section 28; thence S00°07'58"W along said East line of the NW 1/4 of Section 28, a distance of 965.42 feet to the Southeast corner of said NW 1/4 of Section 28; thence N89°41'35"W along said South line of the NW 1/4 of Section 28, a distance of 1580.25 feet to the point of beginning.

Said tract of land contains an area of 27.316 acres, more or less.

Robert Clark
Robert Clark, LS-419

April 23, 1997
Date

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 (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 line of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary line 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 April, 1997.

SPRING RIDGE CORPORATION

Timothy J. McReynolds
BY: TIMOTHY J. MC REYNOLDS, PRESIDENT
AND CHIEF OPERATING OFFICER

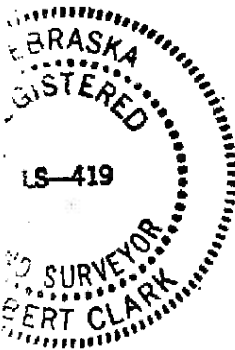
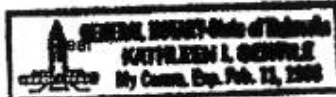
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 23 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 L. Gentile
Notary Public



E&A CONSULT
12001 'D' STREET • OMAHA, NE 68137 • (402) 8

SPRING RIDGE
LOTS 138 THRU 211 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

DATE	3-28-97
PREPARED BY	RLS
CHECKED BY	TRH
DATE	3-28-97
SCALE	1" = 100'
SHEET	1 of 1