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By

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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SPRING RIDGE REPLAT TWO

LOTS 1 & 2

BEING A REPLAT OF ALL OF LOTS 98 THRU 106, INCLUDING ALL OF LOTS 133 THRU 135, INCLUDING ALL OF OUTLOT "K", PART OF LOTS 108, 132 AND OUTLOT "B", AND PART OF THE RIGHT-OF-WAY OF 177th STREET AND PERCE STREET; ALL LOCATED IN SPRING RIDGE, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 26, AND ALSO BEING A PLATING OF PART OF SAID NW 1/4 OF SECTION 26; ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

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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 Two (the lots numbered as shown) being a replat of all of Lots 98 thru 106, inclusive; all of Lots 133 thru 135, inclusive; all of Outlot "K"; part of Lots 108, 132 and Outlot "B"; and part of the right-of-way of 177th Street and Perce Street; all located in Spring Ridge, a subdivision located in the NW 1/4 of Section 26; and also part of said NW 1/4 of Section 26; all 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 said Lot 104, Spring Ridge, said point also being the point of intersection of the South right-of-way line of Pacific Street and the East right-of-way line of 176th Street; thence S89°30'30"E (assumed bearing) along said South right-of-way line of Pacific Street, a distance of 607.00 feet to the Northeast corner of said Lot 98, Spring Ridge; thence N00°20'01"E along said South right-of-way line of Pacific Street, a distance of 17.00 feet; thence S89°30'30"E along said South right-of-way line of Pacific Street, a distance of 367.14 feet; thence S00°07'56"W, a distance of 600.00 feet to a point on the North line of Lot 98, Spring Ridge Replat 1, a subdivision located in said NW 1/4 of Section 26; thence N86°30'36"W along said North line of Lot 98, Spring Ridge Replat 1, a distance of 23.74 feet to the Northwest corner of said Lot 98, Spring Ridge Replat 1; thence S29°14'45"W along the Westerly line of said Lot 98, Spring Ridge Replat 1, a distance of 132.50 feet to the Southwest corner of said Lot 98, Spring Ridge Replat 1, said point also being on the Northern right-of-way line of Poppleton Avenue; thence along said Northern right-of-way line of Poppleton Avenue on the following described courses; thence Northwest on a curve to the right with a radius of 225.00 feet, a distance of 40.50 feet, said curve having a long chord which bears N66°30'36"W, a distance of 40.44 feet; thence Northwest on a curve to the left with a radius of 523.00 feet, a distance of 117.10 feet, said curve having a long chord which bears N56°51'21"W, a distance of 116.88 feet; thence N63°16'09"W, a distance of 72.15 feet; thence Northwest on a curve to the left with a radius of 296.30 feet, a distance of 125.38 feet, said curve having a long chord which bears N75°16'22"W, a distance of 124.44 feet; thence N67°20'36"W, a distance of 188.25 feet; thence Westerly on a curve to the left with a radius of 918.00 feet, a distance of 38.41 feet, said curve having a long chord which bears N69°34'32"E, a distance of 38.41 feet; thence N69°48'29"W, a distance of 297.00 feet to the point of intersection of said Northern right-of-way line of Poppleton Avenue and said East right-of-way line of 176th Street; thence along said East right-of-way line of 176th Street on the following described courses; thence Northwest on a curve to the left with a radius of 305.00 feet, a distance of 127.77 feet, said curve having a long chord which bears N140°27'27"W, a distance of 127.88 feet; thence Northernly on a curve to the right with a radius of 268.87 feet, a distance of 118.43 feet, said curve having a long chord which bears N120°4'53"W, a distance of 115.52 feet; thence N00°20'01"E, a distance of 206.22 feet to the point of beginning.

Said tract of land contains an area of 10.768 acres, more or less.

Robert Clark 3-25-98
Robert V. Clark, LS-419 Date



APPROVAL OF OMAHA CITY PLANNING BOARD

This plot of SPRING RIDGE REPLAT TWO (lots numbered as shown) was approved by the City Planning Board on this 1st day of APRIL, 1998.

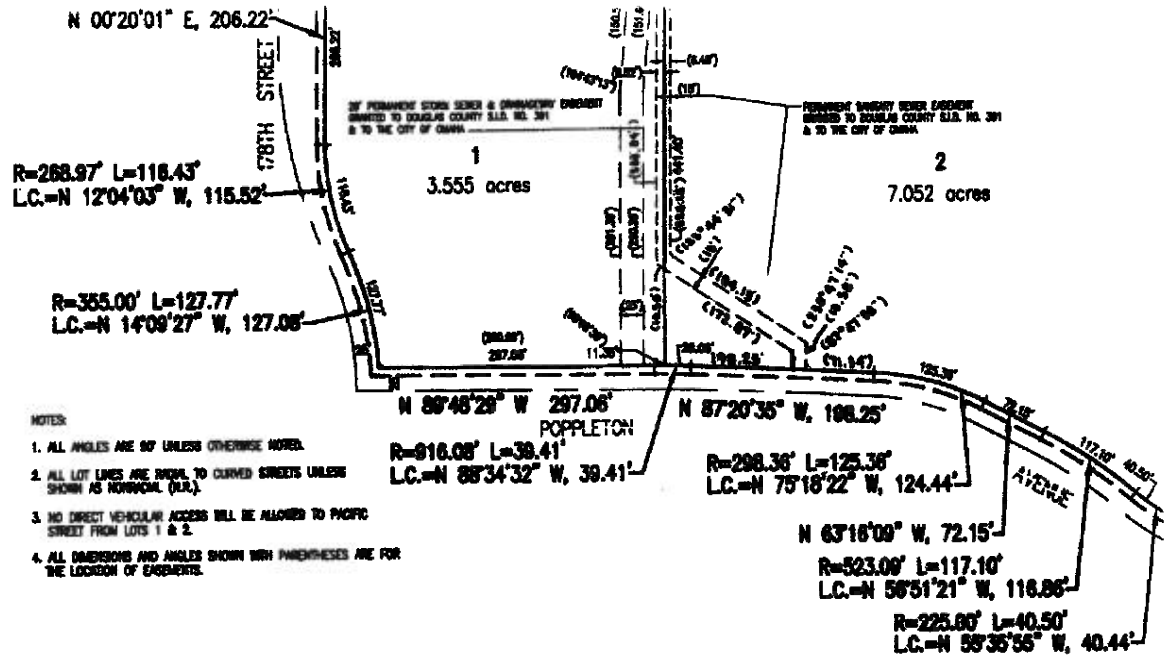
[Signature]
CHAIRMAN OF CITY PLANNING BOARD



E&A CONSULTING GROUP
1001 N. WEST OMAHA, NE 68102 • (402) 486-0700 • FAX (402) 486-0888

SPRING RIDGE REPLAT TWO
OMAHA, NEBRASKA

AL PLAT



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE NORMAL TO CURVED STREETS UNLESS SHOWN AS NONNORMAL (N.N.).
 3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO PACIFIC STREET FROM LOTS 1 & 2.
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plot of SPRING RIDGE REPLAT TWO (lots numbered as shown) as to the Design Standards this 7 day of May 1998.

Roy A. Hellmann
CITY ENGINEER

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

Roy A. Hellmann 10-15-98
CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plot of the SPRING RIDGE-REPLAT TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 7 day of May 1998.

[Signature]
DOUGLAS COUNTY ENGINEER

easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as SPRING RIDGE REPLAT TWO (lots numbered as shown) and in connection therewith make the following dedication.

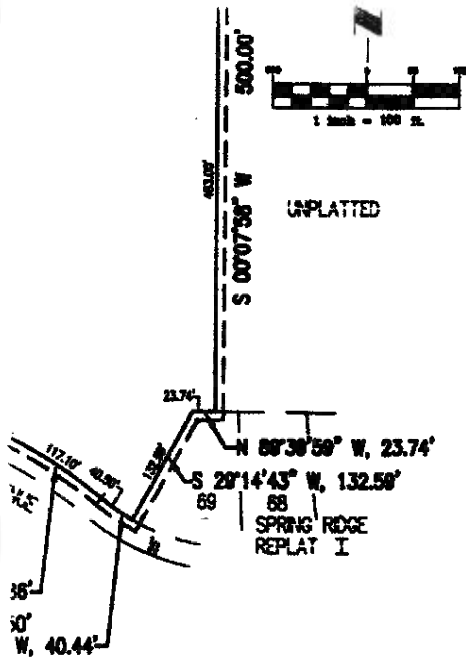
DEDICATION

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 plot 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 TWO (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 plot, 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 out-to-see 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 27th day of March 1988.

SPRING RIDGE LIMITED PARTNERSHIP

Timothy J. McReynolds
BY: TIMOTHY J. MC REYNOLDS, PRESIDENT
AND CHIEF OPERATING OFFICER OF SPRING RIDGE CORPORATION,
GENERAL PARTNER



**ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)**

On this 27 day of March, 1988, 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 plot, 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 D. Seville
Notary Public
STATE OF NEBRASKA
SARAH SEVILLE, Notary Public
Exp. 12-31-92

**NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS**

OMAHA CITY COUNCIL ACCEPTANCE

This plot of SPRING RIDGE REPLAT TWO (lots numbered as shown) was approved by the City Council of Omaha on this 26 day of July 1988.

John Brand
MAYOR
Frankie Brown
ATTEST
CITY CLERK
COUNCIL

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shown) and in connection

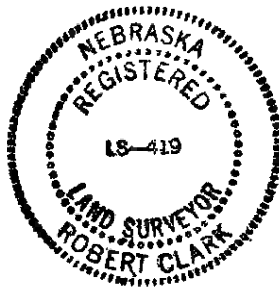
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I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points, and ends of all curves in Spring Ridge Replat Two (the lots numbered as shown) being a replat of all of Lots 98 thru 102, inclusive; all of Lots 133 thru 136, inclusive; all of Outlet 'X'; part of Lots 109, 132 and Outlet 'B'; and part of the right-of-way of 177th Street and Pierce Street; all located in Spring Ridge, a subdivision located in the NW 1/4 of Section 26; and also part of said NW 1/4 of Section 26; all 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 said Lot 104, Spring Ridge, said point also being the point of intersection of the South right-of-way line of Pacific Street and the East right-of-way line of 178th Street; thence S89°30'50"E (assumed bearing) along said South right-of-way line of Pacific Street, a distance of 807.00 feet to the Northeast corner of said Lot 98, Spring Ridge; thence N00°20'01"E along said South right-of-way line of Pacific Street, a distance of 17.00 feet; thence S89°30'50"E along said South right-of-way line of Pacific Street, a distance of 387.14 feet; thence S00°07'50"W, a distance of 500.00 feet to a point on the North line of Lot 98, Spring Ridge Replat I, a subdivision located in said NW 1/4 of Section 26; thence N89°30'50"W along said North line of Lot 98, Spring Ridge Replat I, a distance of 23.74 feet to the Northwest corner of said Lot 98, Spring Ridge Replat I; thence S29°14'43"W along the Westerly line of said Lot 98, Spring Ridge Replat I, a distance of 132.59 feet to the Southwest corner of said Lot 98, Spring Ridge Replat I, said point also being on the Northerly right-of-way line of Poppleton Avenue; thence along said Northerly right-of-way line of Poppleton Avenue on the following described courses: thence Northerly on a curve to the right with a radius of 225.00 feet, a distance of 40.50 feet, said curve having a long chord which bears N53°35'50"W, a distance of 40.44 feet; thence Northerly on a curve to the left with a radius of 523.08 feet, a distance of 117.10 feet, said curve having a long chord which bears N56°51'21"W, a distance of 116.06 feet; thence N63°16'08"W, a distance of 72.16 feet; thence Northerly on a curve to the left with a radius of 298.36 feet, a distance of 126.36 feet, said curve having a long chord which bears N79°18'22"W, a distance of 124.44 feet; thence N57°20'35"W, a distance of 198.25 feet; thence Westerly on a curve to the left with a radius of 918.08 feet, a distance of 36.41 feet, said curve having a long chord which bears N86°34'32"W, a distance of 36.41 feet; thence N86°45'29"W, a distance of 297.06 feet to the point of intersection of said Northerly right-of-way line of Poppleton Avenue and said East right-of-way line of 178th Street; thence along said East right-of-way line of 178th Street on the following described courses: thence Northerly on a curve to the left with a radius of 355.00 feet, a distance of 127.77 feet, said curve having a long chord which bears N14°00'27"W, a distance of 127.06 feet; thence Northerly on a curve to the right with a radius of 288.97 feet, a distance of 118.43 feet, said curve having a long chord which bears N12°04'33"W, a distance of 115.52 feet; thence N00°20'01"E, a distance of 208.22 feet to the point of beginning.

Said tract of land contains an area of 10.758 acres, more or less.

Robert Clark 3-25-98
Robert V. Clark, LS-419 Date



E&A CONSULTING GR
1001 N STREET • OMAHA, NE 68137 • (402) 486-4200 • FAX (402) 486-4201
SPRING RIDGE REPLAT TWO
OMAHA, NEBRASKA
FINAL PLAT

filled in and for said
g Ridge
affixed to the
t and deed as

APPROVAL OF OMAHA CITY PLANNING BOARD

This plot of SPRING RIDGE REPLAT TWO (lots numbered as shown) was approved by the City Planning Board on this 25 day of MARCH, 1998.

Robert J. Kelly
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.

David J. ... 10-13-98
COUNTY TREASURER DATE



10-13-98	10/13/98	10/13/98
10/13/98	10/13/98	10/13/98
10/13/98	10/13/98	10/13/98