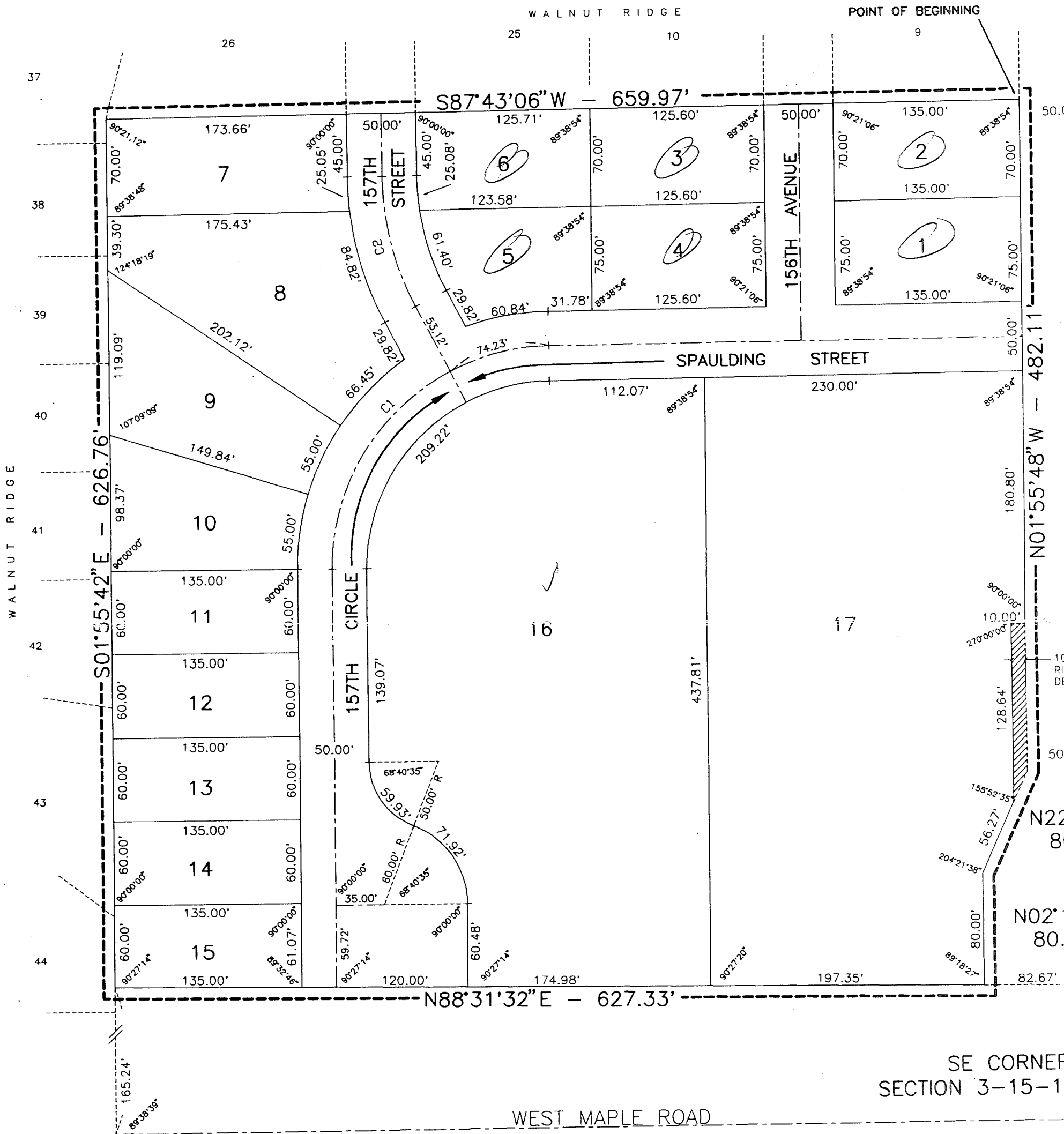


DOUGLAS C

WALNUT RIDGE HILLTOP

LOTS 1 THRU 17, INCLUSIVE
BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4
OF SECTION 3, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

1995
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NOTES

- DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOTS 15, 16 and 17 WILL NOT BE PERMITTED.
- DIRECT VEHICULAR ACCESS TO 156TH STREET FROM LOTS 1, 2 and 17 WILL NOT BE PERMITTED.

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	89°38'48"	158.72	248.34	157.74
C2	26°47'45"	209.91	98.17	50.00

CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT
HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO
1. IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE
WALNUT RIDGE HILLTOP, LOTS 1 THRU 17, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SOUTH 792 FEET OF THE WEST
1/4 OF THE EAST 710 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY,
NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 9, WALNUT RIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND
RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE S87°43'06"W (ASSUMED BEARING) 659.97 FEET ON THE SOUTH LINE OF SAID WALNUT
RIDGE TO THE SW CORNER OF LOT 26, SAID WALNUT RIDGE; THENCE S01°55'42"E 626.76 FEET ON THE EAST LINE OF SAID WALNUT RIDGE
TO THE 156TH LINE OF WEST MAPLE ROAD; THENCE N88°31'32"E 627.33 FEET ON SAID NORTH LINE TO THE WEST LINE OF 156TH STREET;
THENCE N02°10'01"W 156TH STREET TO THE WEST LINE OF 156TH STREET ON THE FOLLOWING DESCRIBED 3 (THREE) COURSES; THENCE N02°10'01"W
THENCE N22°11'37"E 80.74 FEET; THENCE N01°55'48"W 482.11 FEET TO THE POINT OF BEGINNING.



DAVID H. NEEF, NEBRASKA R.L.S. NO. 475

WE, HOGAN HOMES INC., (A NEBRASKA CORPORATION), BEING THE OWNERS OF THE LAND
WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO
LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WALNUT RIDGE HILLTOP, AND WE
HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE
PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA
METROPOLITAN 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, CABLES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON
CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF
SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND
RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE
LOT LINES OF ALL LOTS; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR
LOTS; A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS EXCEPT WHERE SAID
STRIP ADJOINS EXISTING PLATTED LOTS AND STREETS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK
SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS AND
AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.
EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT,
OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND
THE SAME FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND
ABUTTING ALL FRONT AND SIDE LOT LINES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME
MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE
WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HOGAN HOMES INC., A NEBRASKA CORPORATION

Dennis P. Hogan Jr.
Dennis P. Hogan Jr., President

TESTIMONY OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF JUNE, 1994 BY DENNIS P. HOGAN JR., PRESIDENT
HOGAN HOMES INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.



Rose M. Keller
NOTARY PUBLIC

TREASURER'S CERTIFICATE

I CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE
CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 5th DAY OF DEC, 1994.

Louis R. Pantano

Louis R. Pantano
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I APPROVE THE PLAT OF WALNUT RIDGE HILLTOP ON THIS 17th DAY OF AUGUST, 1994.

[Signature]
CITY ENGINEER

I CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

[Signature]

Dennis P. Wilson
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

IF WALNUT RIDGE HILLTOP WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 1st DAY OF
1994.

APPROVAL OF OMAHA CITY COUNCIL

IF WALNUT RIDGE HILLTOP WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 8th DAY OF DECEMBER, 1994.

[Signature]

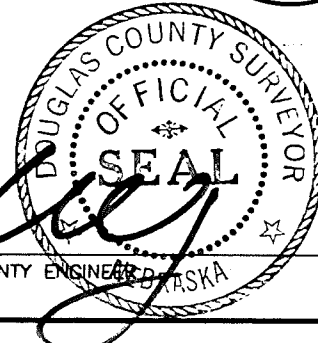
PRESIDENT

CITY CLERK

DOUGLAS COUNTY ENGINEER

IF WALNUT RIDGE HILLTOP WAS REVIEWED BY THE DOUGLAS COUNTY
ENGINEER ON THIS 14th DAY OF JUNE, 1994.

[Signature]
DOUGLAS COUNTY ENGINEER



AS SHOWN	MAY 19, 1994	DHN	JDW
scale:	date:	drawn by:	checked by:
			revision:

WALNUT RIDGE HILLTOP

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

A867103A.DWG

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