



# WALNUT RIDGE

LOTS 1, 124, INCLUSIVE, BEING A PLATTING OF PART OF THE  
SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH,  
RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

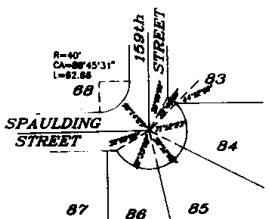
BOOK 1960 PAGE 1

### BOUNDARY CURVE DATA

#	BEARING	RADIUS	LENGTH	CHORD	DEGREE
A	S85°04'59"E	325.00'	8.84'	8.84'	17.6295°
B	S79°37'49"E	970.00'	46.24'	46.23'	5.9068°

### CENTERLINE CURVE DATA

#	DELTA	RADIUS	LENGTH	CHORD	DEGREE
1	5°48'39"	1,000.00'	101.42'	101.37'	5.7296°
2	8°35'40"	1,000.00'	150.00'	149.86'	5.7296°
3	8°35'40"	1,000.00'	150.00'	149.86'	5.7296°
4	5°00'57"	1,000.00'	87.54'	87.52'	5.7296°
5	8°13'49"	800.00'	114.92'	114.82'	7.1620°
6	13°37'03"	800.00'	190.14'	189.69'	7.1620°
7	18°26'38"	650.00'	175.20'	174.68'	8.8147°
8	16°17'08"	650.00'	184.73'	184.11'	8.8147°
9	11°41'29"	387.63'	79.10'	78.96'	14.7811°
10	25°52'25"	200.00'	90.32'	89.55'	28.6479°
11	14°10'56"	280.00'	49.50'	49.38'	28.6479°
12	89°45'31"	100.00'	156.66'	141.12'	57.2958°
13	16°59'22"	500.00'	148.25'	147.72'	11.4592°
14	17°20'35"	500.00'	151.35'	150.77'	11.4592°
15	13°56'21"	557.57'	135.65'	135.31'	10.2759°
16	12°06'58"	800.00'	169.17'	168.86'	7.1620°
17	8°46'54"	800.00'	94.69'	94.63'	7.1620°
18	26°20'20"	500.00'	228.85'	227.83'	11.4592°
19	16°27'23"	300.00'	86.17'	85.87'	19.0986°
20	16°44'58"	300.00'	87.67'	87.36'	19.0986°
21	18°28'23"	311.12'	100.31'	99.88'	18.4157°
22	7°37'29"	200.00'	26.61'	26.60'	28.6479°
23	23°20'37"	700.00'	232.52'	231.68'	7.2688°
24	16°54'05"	306.94'	118.76'	118.02'	18.6670°
25	20°41'42"	150.00'	54.18'	53.88'	38.1972°
26	10°48'55"	250.00'	47.19'	47.12'	22.9183°
27	23°20'37"	609.91'	248.49'	246.78'	9.3942°
28	19°04'03"	700.00'	232.95'	231.88'	8.1851°
29	71°25'58"	100.00'	124.67'	116.76'	57.2958°
30	1°36'41"	300.00'	8.44'	8.44'	19.0986°



NE Cor SE 1/4  
Sec 3, T15N, R1E  
Douglas Co., NE  
Point of Commencement

S87°43'01\"/>

159th Street

Point of Beginning

I HEREBY certify that I have made a boundary survey of the subdivi-  
boundary of the plat and that a bond has been posted with the City  
points and ends of curves of all lots and streets; said subdivision  
Southeast Quarter of Section 3, Township 15 North, Range 11 East of  
corner of the said SE 1/4 of Section 3 to the west right of  
the north line of the said SE 1/4 of Section 3; Thence South 87°43'41\"/>

June 8, 1992

Date

KNOWN ALL MEN BY THESE PRESENTS: That we, ROGERS DEVELOPMENT, INC  
BENEFICIARY under a Deed of Trust, being the sole Owner and Trustee  
plat, have caused said land to be subdivided into lots and streets  
and we do hereby ratify and approve of the disposition of our prop-  
the plat; and we also do hereby grant sewer and drainage easement  
District, to U.S. West Communications, and to any company which has  
their successors and assigns, to erect, operate, maintain, repair  
facilities; and to extend thereon wires or cables for the carrying  
signals and sounds of all kinds including signals provided by a cab-  
foot-wide strip of land abutting all front and side boundary lot 1  
lots and all exterior lots that are adjacent to presently platted  
lines of all exterior lots that are not adjacent to presently platted  
outer perimeter of the above-described subdivision. Said sixteen-  
land is surveyed, platted and recorded. We do further grant a perpe-  
to erect, install, operate, maintain, repair and renew, pipelines,  
gas and water on, through, under and across a five-(5') foot-wide st-  
or loose rock walls shall be placed in the above-described easeme-  
do not then or later interfere with the aforesaid uses or rights;

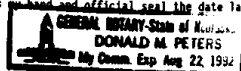
ROGERS DEVELOPMENT, INC.,  
a Nebraska Corporation, OWNER

By: *Michael F. Rogers*  
Michael F. Rogers, President

State of Nebraska }  
County of Douglas } SS

On this 8 day of June, 1992, A.D., before me,  
who is personally known to me to be President of ROGERS DEVELOP-  
Dedication to be his voluntary act and the voluntary act and deed

Witness my hand and official seal the date last aforesaid.



State of Nebraska }  
County of Douglas } SS

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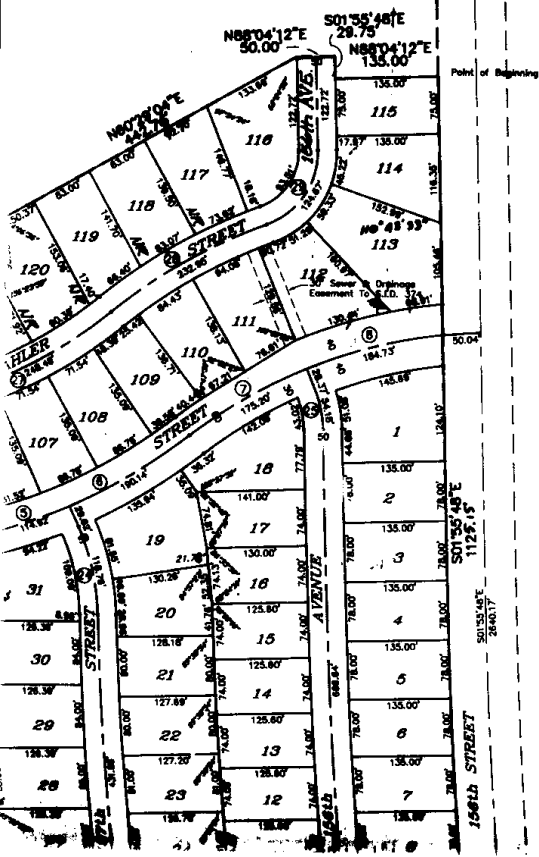
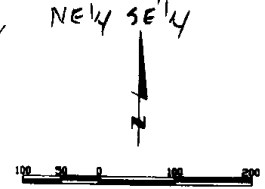
DOUGLAS COUNTY

UNPLATTED

UNPLATTED

GE  
PART OF THE  
15 NORTH  
COUNTY, NEBRASKA  
SEW SEW  
NEW SEW

NE Cor SE 1/4  
T. 15 N. R. 12 E  
Douglas Co., NE  
Point of Commencement



UNPLATTED

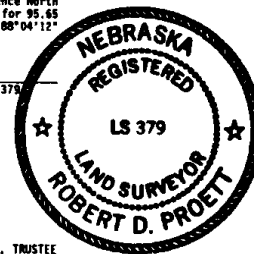
BOOK 1960 PAGE 2

**SURVEYOR'S CERTIFICATE**

I HEREBY certify that I have made a boundary survey of the subdivision herein and that monuments have been placed at all corners and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets; said subdivision to be known as WALNUT RIDGE (Lots 1 through 124, inclusive) being a platting of part of the Southeast Quarter of Section 3, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the northeast corner of the said SE 1/4 of Section 3; Thence South 87°43'41" West (bearings referenced to the Nebraska State Plane System, South Zone) for 50.00 feet along the north line of the said SE 1/4 of Section 3 to the west right of way line of 156th Street; Thence South 01°55'48" East for 723.04 feet along said ROW line to the TRUE POINT OF BEGINNING; Thence continuing South 01°55'48" East for 1125.15 feet along said ROW line; Thence South 87°43'06" West for 659.97 feet; Thence South 01°55'42" East for 644.36 feet; Thence South 87°49'49" West for 744.53 feet; Thence North 02°10'11" West for 135.00 feet; Thence South 87°49'49" West for 43.02 feet; Thence North 02°10'11" West for 50.00 feet; Thence North 20°38'34" West for 229.61 feet; Thence North 18°04'24" West for 88.39 feet; Thence North 10°17'34" West for 91.14 feet; Thence North 02°15'09" West for 91.14 feet; Thence North 04°46'10" East for 144.32 feet; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South 85°04'59" East for 8.84 feet) for an arc length of 8.84 feet; Thence South 84°18'14" East for 29.97 feet; Thence North 05°41'46" East for 122.00 feet; Thence North 84°18'14" East for 30.46 feet; Thence North 11°47'39" East for 188.55 feet; Thence along a curve to the left (having a radius of 970.00 feet and a long chord bearing South 79°37'49" East for 48.23 feet) for an arc length of 48.24 feet; Thence North 08°56'42" East for 63.89 feet; Thence North 73°46'45" East for 175.00 feet; Thence South 16°13'15" East for 50.42 feet; Thence North 12°46'45" East for 124.00 feet; Thence South 16°13'15" East for 8.40 feet; Thence North 73°46'45" East for 123.84 feet; Thence North 76°04'11" East for 50.04 feet; Thence North 73°46'45" East for 125.00 feet; Thence North 16°13'15" West for 158.00 feet; Thence North 10°39'45" West for 71.42 feet; Thence North 06°13'44" West for 6.13 feet; Thence North 84°35'40" East for 125.00 feet; Thence North 84°35'40" East for 125.00 feet; Thence North 05°24'20" West for 95.65 feet; Thence North 60°29'04" East for 442.76 feet; Thence North 88°04'12" East for 50.00 feet; Thence South 01°55'48" East for 29.75 feet; Thence North 88°04'12" East for 135.00 feet to the Point of Beginning. Contains 40.16 acres.

June 8, 1992  
Date

*Robert D. Proett*  
Robert D. Proett, L.S. # 379



FINAL PLAT

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS DEVELOPMENT, INC., a Nebraska Corporation, OWNER, and NORWEST BANK NEBRASKA, National Association, TRUSTEE BENEFICIARY under a Deed of Trust, being the sole Owner and Trustee Beneficiary of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WALNUT RIDGE; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat; and we also do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, to U.S. West Communications, and to 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, crossarms, downspouts and anchors, 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 thereon, over, through, under, and across a five-(5') foot-wide strip of land abutting all front and side boundary lot lines; an eight-(8') foot-wide strip of land adjoining the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen-(16') foot-wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen-(16') foot-wide easement will be reduced to an eight-(8') foot-wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the 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-(5') foot-wide strip of land abutting all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

ROGERS DEVELOPMENT, INC.,  
a Nebraska Corporation, OWNER  
By: *Michael F. Rogers*  
Michael F. Rogers, President

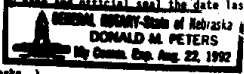
NORWEST BANK NEBRASKA, N.A., TRUSTEE BENEFICIARY  
By: *James Sterling*

**ACKNOWLEDGEMENTS OF NOTARIES**

State of Nebraska }  
County of Douglas } SS

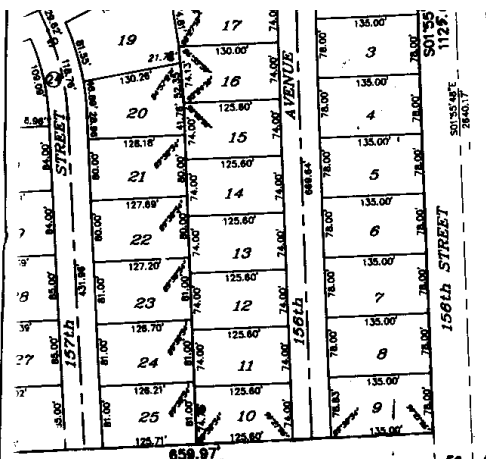
On this 8 day of June, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be President of ROGERS DEVELOPMENT, INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and the voluntary act and deed of said Corporation.

Witness *Donald M. Peters* and official seal the date last aforesaid.



State of Nebraska }  
County of Douglas } SS

Parson & Associates, Inc.  
ENGINEERS  
ARCHITECTS  
SURVEYORS  
PLANNERS  
OMAHA, NEBRASKA 68104 402-426-8200



Storm Sewer Easement  
 1/2 D. 375 and the Abutting  
 to the East

- NOTES:
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (M.R.).
  5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
  6. CUL-DE-SAC RADIUS ARE 50' UNLESS OTHERWISE NOTED.
  7. LOTS 1 THRU 9 AND LOTS 113 THRU 115 WILL NOT HAVE PERMANENT DIRECT ACCESS TO 156TH STREET.
  8. LOTS 44 THRU 50 WILL NOT HAVE PERMANENT DIRECT ACCESS TO WEST MAPLE ROAD.
  9. LOTS 106 THRU 113 WILL NOT HAVE PERMANENT DIRECT ACCESS TO SPRAGUE STREET.



SE Cor SE 1/4  
 Sec 3, T19N, R11E  
 Douglas Co., NE

710.00'

By: Michael F. Rogers  
 Michael F. Rogers, President

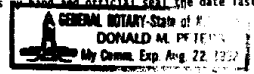
By: Jamess

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska }  
 County of Douglas } SS

On this 8 day of June, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be President of ROGERS DEVELOPMENT, INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

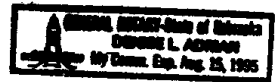


Donald M. Peters  
 Notary Public

State of Nebraska }  
 County of Douglas } SS

On this 8 day of June, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Jamess of NORWEST BANK NEBRASKA, N.A., who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.



Denise L. Adrean  
 Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of WALNUT RIDGE (Lots 1 through 124 inclusive) as to the design standards this 8<sup>th</sup> day of Sept., 1992.

Randy D. Neumann  
 City Engineer

BOOK 1960 PAGE 4

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

Date July 26, 1993

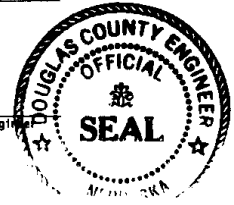
Randy D. Neumann  
 City Engineer

COUNTY ENGINEER'S CERTIFICATE

This plat of WALNUT RIDGE was reviewed by the Douglas County Engineer's Office

Date 6/12/92

Philip A. Burke  
 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, this 23 day of July, 1992.

Date July 23, 1993

Joseph J. Santoro  
 Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of WALNUT RIDGE was approved by the City Planning Board of the City of Omaha this 1 day of July, 1992.

Robert P. Mankus  
 Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of WALNUT RIDGE was approved and accepted by the City Council on this 26th day of June, 1992.

Joseph J. Santoro

Al Meyer  
 Mayor

**lamp, ryneason & associat**  
 engineers architects  
 14747 California Street  
 Omaha, Nebraska 68134

WALNUT RIDGE (LOTS 1-124)  
 DOUGLAS COUNTY, NEBRASKA

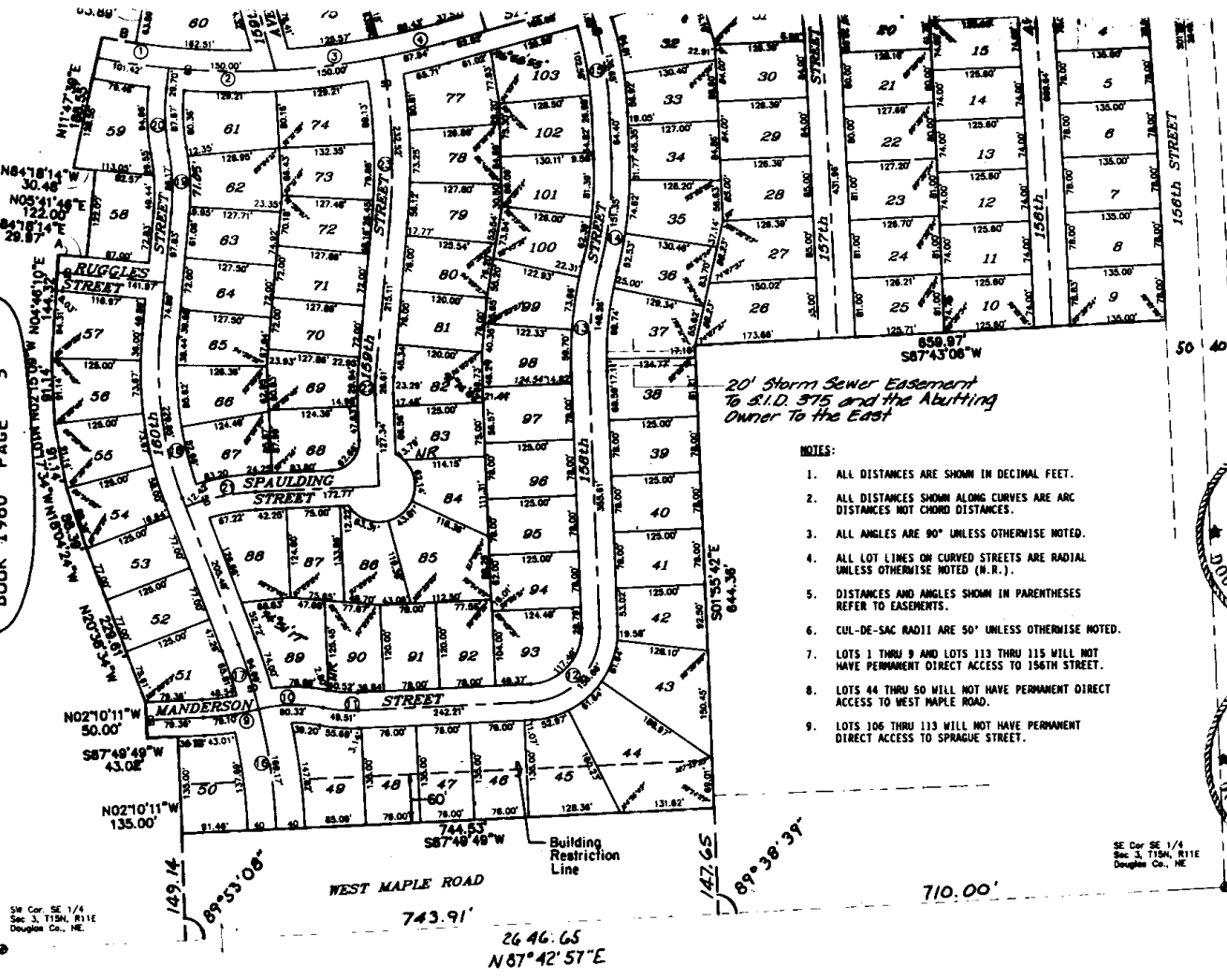
designer RC  
 drafter CRB  
 revisions

job number 91054-7354  
 date 6-8-92

sheet 1 of 1

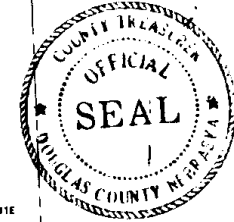
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TYPE  
PAGES

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BOOK 1960 PAGE 3

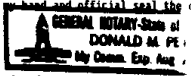


20' Storm Sewer Easement  
To S.D. 375 and the Abutting  
Owner To the East

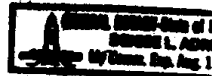
- NOTES:
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
  5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
  6. CUL-DE-SAC RADIUS ARE 50° UNLESS OTHERWISE NOTED.
  7. LOTS 1 THRU 9 AND LOTS 113 THRU 115 WILL NOT HAVE PERMANENT DIRECT ACCESS TO WEST MAPLE ROAD.
  8. LOTS 44 THRU 50 WILL NOT HAVE PERMANENT DIRECT ACCESS TO SPRAGUE STREET.
  9. LOTS 106 THRU 113 WILL NOT HAVE PERMANENT DIRECT ACCESS TO SPRAGUE STREET.



State of Nebraska } SS  
County of Douglas }  
On this 8 day of June, 1992  
who is personally known to me to be President  
Dedication to be his voluntary act and the vo



State of Nebraska } SS  
County of Douglas }  
On this 8 day of June, 1992  
who is personally known to me to be President  
of NORWEST BANK NEBRASKA, N.A., and he did  
voluntary act and deed of said Corporation.



I HEREBY APPROVE this plat of WALNUT RIDGE

I HEREBY CERTIFY that adequate provisions have been made for  
Date July 26, 1993

This plat of WALNUT RIDGE was reviewed by:  
Date 6/12/92

THIS IS TO CERTIFY THAT I find no record in this plat, as shown by the records of the  
Date July 20, 1993

This plat of WALNUT RIDGE was approved

This plat of WALNUT RIDGE was approved by  
Joseph L. Smith

SW Cor SE 1/4  
Sec 3, T15N, R11E  
Douglas Co., NE

SE Cor SE 1/4  
Sec 3, T15N, R11E  
Douglas Co., NE