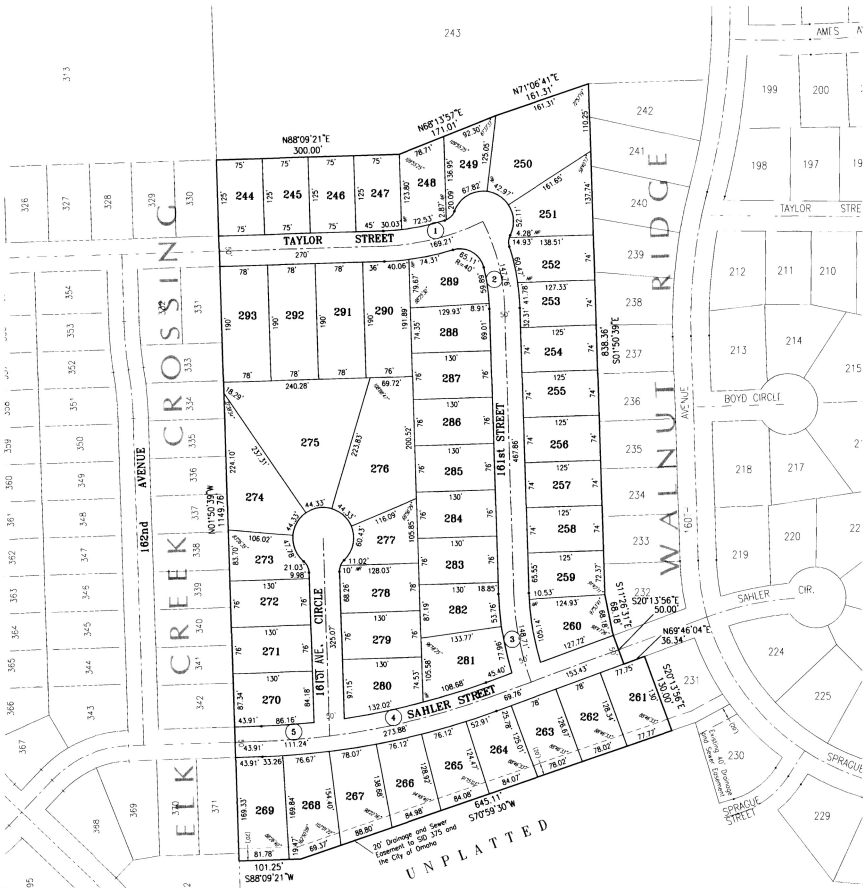
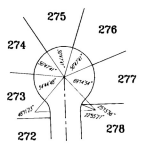
WALNUT RIDGE

Lots 244 through 293, inclusive, being a platting of that part of the Southeast Quarter of Section 3, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska





162ND CIRCLE

TAYLOR STREET/161ST STREET

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	400.00'	169.21'	167.95'	24°14'16"
C2	349.28'	147.76'	146.66'	24°14'16"
C3	463.37'	148.71'	148.07'	18°23'18"
C4	1200.00'	273.88'	273.28'	13°04'36"
C5	1200.00'	111.24'	111.20'	05°18'42"

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. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all Lots and Streets in the subdivision to be known as: WALNUT RIDGE, Lots 244 through 293, inclusive, being a platting of that 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: Beginning at the southwest corner of Lot 243, WALNUT RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 88°09'21" East (bearings referenced to the Final Plat of said WALNUT RIDGE) for 300.00 feet along the south line of said Lot 243 to an angle point therein; Thence North 69°13'57" East for 171.01 feet continuing along the south line of Lot 243; Thence North 71°06'41" East for 161.31 feet continuing along the south line of Lot 243 to the northwest corner of Lot 242, WALNUT RIDGE; Thence South 01°50'39" East for 838.36 feet along the west line of Lots 232 through 242 to an angle point in the west line of Lot 232, all in WALNUT RIDGE; Thence South 11°26'31" East for 68.18 feet to the southwest corner of Lot 232, WALNUT RIDGE and the north right of way line of Sahler Street; Thence South 20°13'56" East for 50.00 feet to the south right of way line of Sahler Street; Thence North 69°46'04" East for 36.34 feet along the south right of way line of Sahler Street to the northwest corner of Lot 231, WALNUT RIDGE; Thence South 20°13'56" East for 130.00 feet to the southwest corner of Lot 231, WALNUT RIDGE; Thence South 70°59'30" West for 645.11 feet; Thence South 88°09'21" West for 101.25 feet to the east line of ELK CREEK CROSSING a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 01°50'39" West for 1149.76 feet along said east line of ELK CREEK CROSSING to the Point of Beginning; Containing 15.98 acres.

Robert D. Proett L.S. 379

Feb 2, 2000
Date

ROBERT D PROETT LS-379 LAND SURVEYING STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, being the sole Owner 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 this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US 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, downguys, 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 foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land adjoining 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 subdivision. 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. 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 foot (5') 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

Michael F. Rogers, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 4 day of January, 2000, before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be the identical person whose name is affixed to the above instrument as 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 as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

COUNTY ENGINEER'S CERTIFICATE

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

Date

Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular, special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat of WALNUT RIDGE, as per records of this office, this 16 day of October, 2000.

10-16-00
Date

Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of WALNUT RIDGE as to the design standards this 18 day of Feb, 2000.

City Engineer

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

10-16-00
Date

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of WALNUT RIDGE was approved by the City Planning Board of the City of Omaha, Nebraska, this 1st day of March, 2000.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of WALNUT RIDGE was approved and accepted by the City Council of Omaha, Nebraska, this 22nd day of February, 2000.

President

Mayor

Attest: City Clerk

BK 2165 PG 671-677
DEED 2000 14649

Nebr Doc Stamp Tax
Date
$
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
00 OCT 20 PM 1:58

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2028
ph. 402 496 2498
fax. 402 496 2730

WALNUT RIDGE
DOUGLAS COUNTY, NE.

FINAL PLAT

drawn by oet
designed by RDP
reviewed by FAK
revisions
path\filename 91054\9154F301
references 9154F300

job number-tasks 91054.03-003
book page
date JAN. 31, 2000
sheet 1 of 1

WALNUT RIDGE (244-293)
G14 - #3