



BK 2188 PG 158-164



DEED 2001 10535

New Doc Stamp Tax
8-7-01
Date
\$ <u>ex04</u>
By <u>CP</u>

REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2001 AUG -7 PM 4:20

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed 130^{sq} Newton - 43909
 FEE 130 FB 01-6000-01d
7 BKP 9-15-11 C/D _____ COMP _____
191 DEL JB SCAN AR FV _____

NE
NW
SE / NE
SW

WHISPERING RIDGE

LOTS 1 THRU 190 INCLUSIVE

BEING A PLATTING OF PART OF THE NE 14 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of WHISPERING RIDGE (lots numbered as shown) to be Design Standards No. 7 of the City of Omaha, 2001.
Jimmy Vireggan
 CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 23 of the Omaha Municipal Code.
John J. Smith
 CITY ENGINEER Date 8/20/01

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of WHISPERING RIDGE (lots numbered as shown) was approved by the City Planning Board on the 7th day of August, 2001.
Ernest M. ...
 CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of WHISPERING RIDGE (lots numbered as shown) was approved by the City Council of Omaha on the 26th day of August, 2001.
Mike Jaley
 MAYOR
Robert Clark
 ATTEST CITY CLERK
John J. Smith
 PRESIDENT OF COUNCIL

COUNTY TREASURER'S CERTIFICATE
 This is to certify that I had no legal or special taxes due or delinquent against the property described and endorsed in this plat as shown by 24 hours of the office.
Robert Clark
 COUNTY TREASURER DATE

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 20th day of August, 2001, before me, the undersigned, a Notary Public to and for said County, personally came Gerald L. Torson, managing partner of M.J.A., L.L.C., who is personally known to be the identical person whose name is affixed to the Declaration on this plat and acknowledged the same to be his voluntary act and deed as each managing partner of said L.L.C.
 I, Torson, managing partner of M.J.A., L.L.C., who is personally known to be the identical person whose name is affixed to the Declaration on this plat and acknowledged the same to be his voluntary act and deed as each managing partner of said L.L.C.
 WITNESS my hand and Notarial Seal the day and year last above written.
Gerald L. Torson
 Notary Public

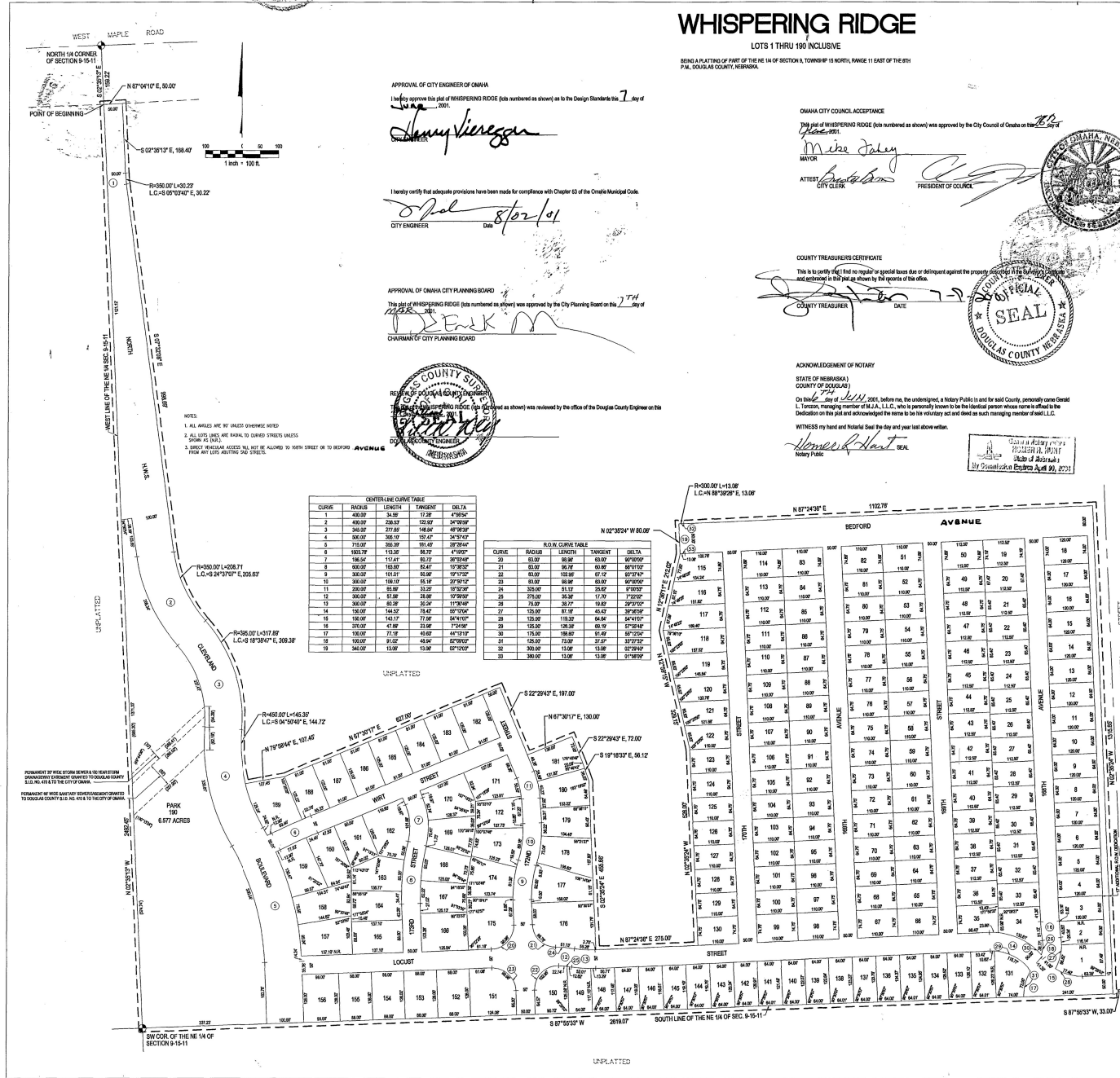
DEDICATION
 and Hearstone Homes, Inc.
 Know all men by these presents that we, M.J.A., L.L.C., center of the property described in the Certification of Survey and endorsed within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as WHISPERING RIDGE (lots numbered as shown), and we do hereby grant and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and drives, and we do hereby grant easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been or may be granted a franchise to provide cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conductors 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 electric of all kinds including signals provided by a cable television system, and the location on, over, through, under and across a five-foot (5') wide strip of land abutting all front lots and extending back thereon 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 streets as herein defined includes those lots forming the outer perimeter of the above-described addition. Said streets-four (4) wide streets shall 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, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon poles for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all lot-to-lot 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 in any way interfere with the aforesaid uses or rights herein granted.
 In witness whereof, we do set our hands.
 M.J.A., L.L.C.
Gerald L. Torson
 GERALD L. TORSON, MANAGING PARTNER
 HEARSTON HOMES, INC.
 JOHN J. SMITH, PRESIDENT

SURVEYOR 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 lots, avenues, single points and ends of curves in Whispering Ridge (lots numbered as shown), being a platting of part of the NE 14 of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:
 Commencing at the Northwest corner of said NE 14 of Section 8; thence S27°30'17"E (assumed bearing) along the West line of said NE 14 of Section 8, a distance of 192.22 feet to a point on the South right-of-way line of West Maple Road, said point also being the point of beginning; thence N67°04'10"E along said South right-of-way line of West Maple Road, a distance of 90.00 feet; thence S27°30'17"E, a distance of 188.45 feet; thence Southwesterly on a curve to the left with a radius of 350.00 feet, a distance of 82.25 feet, said curve having a long chord which bears S10°24'47"E, a distance of 82.25 feet; thence S27°30'17"E, a distance of 988.89 feet; thence Southwesterly on a curve to the left with a radius of 350.00 feet, a distance of 205.43 feet; thence Southwesterly on a curve to the right with a radius of 350.00 feet, a distance of 317.88 feet, said curve having a long chord which bears S10°24'47"E, a distance of 317.88 feet; thence Southwesterly on a curve to the left with a radius of 450.00 feet, a distance of 145.35 feet, said curve having a long chord which bears S10°24'47"E, a distance of 144.72 feet; thence N19°18'37"E, a distance of 102.45 feet; thence N67°30'17"E, a distance of 827.00 feet; thence S22°29'43"E, a distance of 197.00 feet; thence N67°30'17"E, a distance of 130.00 feet; thence S22°29'43"E, a distance of 72.00 feet; thence S18°18'37"E, a distance of 85.12 feet; thence S22°29'43"E, a distance of 438.66 feet; thence N67°30'17"E, a distance of 276.00 feet; thence N62°32'24"W, a distance of 628.00 feet; thence N27°30'17"E, a distance of 220.15 feet; thence N1°30'17"E, a distance of 112.00 feet; thence N62°32'24"W, a distance of 80.00 feet; thence Easterly on a curve to the left with a radius of 300.00 feet, a distance of 13.09 feet, said curve having a long chord which bears N62°32'24"W, a distance of 13.09 feet; thence N62°32'24"W, a distance of 150.79 feet to a point on the West right-of-way line of 188th Street; thence S22°29'43"E along said West right-of-way line of 188th Street, a distance of 1318.00 feet to a point on the South line of said NE 14 of Section 8; thence S87°50'33"W along said South line of the NE 14 of Section 8, a distance of 2918.07 feet to the Southwest corner of said NE 14 of Section 8; thence N67°30'17"E along the West line of said NE 14 of Section 8, a distance of 2492.45 feet to the point of beginning.
 Said tract of land contains an area of 81.434 acres, more or less.
Robert Clark
 Robert Clark, L.S.419 Date 6-6-01

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 20th day of August, 2001, before me, the undersigned, a Notary Public to and for said County, personally came John J. Smith, President of Hearstone Homes, Inc., who is personally known to be the identical person whose name is affixed to the Declaration on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.
 I, Torson, managing partner of M.J.A., L.L.C., who is personally known to be the identical person whose name is affixed to the Declaration on this plat and acknowledged the same to be his voluntary act and deed as each officer of said corporation.
 WITNESS my hand and Notarial Seal the day and year last above written.
John J. Smith
 Notary Public
 Gerald L. Torson
 Gerald L. Torson, Managing Partner
 M.J.A., L.L.C.

CURVE	BEARS	LENGTH	TANGENT	DELTA
1	409.59	34.58	17.29	4°39'54"
2	409.59	228.37	122.67	34°39'59"
3	268.97	279.89	139.94	48°39'52"
4	268.97	368.19	184.07	34°39'52"
5	719.97	282.99	141.49	29°34'11"
6	1893.79	113.39	56.70	4°19'07"
7	1893.79	113.41	56.73	39°39'48"
8	600.00	188.00	94.00	18°32'52"
9	300.00	188.00	94.00	18°32'52"
10	300.00	188.00	94.00	30°39'52"
11	200.00	82.00	41.00	19°32'52"
12	200.00	141.00	70.50	19°32'52"
13	200.00	82.00	41.00	11°30'24"
14	180.00	141.17	70.59	64°41'17"
15	180.00	47.89	23.96	7°42'06"
16	180.00	71.78	35.89	44°18'12"
17	180.00	141.17	70.59	67°30'24"
18	180.00	141.17	70.59	67°30'24"
19	240.00	113.00	56.50	67°30'24"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	350.00	82.25	41.12	10°24'47"
2	350.00	205.43	102.71	10°24'47"
3	350.00	317.88	158.94	10°24'47"
4	350.00	317.88	158.94	10°24'47"
5	450.00	145.35	72.67	10°24'47"
6	450.00	144.72	72.36	10°24'47"
7	350.00	102.45	51.22	10°24'47"
8	350.00	102.45	51.22	10°24'47"
9	300.00	13.09	6.54	62°32'24"
10	300.00	13.09	6.54	62°32'24"
11	300.00	150.79	75.39	62°32'24"
12	300.00	150.79	75.39	62°32'24"
13	300.00	13.09	6.54	62°32'24"
14	300.00	13.09	6.54	62°32'24"



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1730 SOUTH PAPER STREET, SUITE 100
 OMAHA, NEBRASKA 68102
 PHONE: 402.491.1100
 FAX: 402.491.1101
 WHISPERING RIDGE
 OMAHA, NEBRASKA
 FINAL PLAT
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