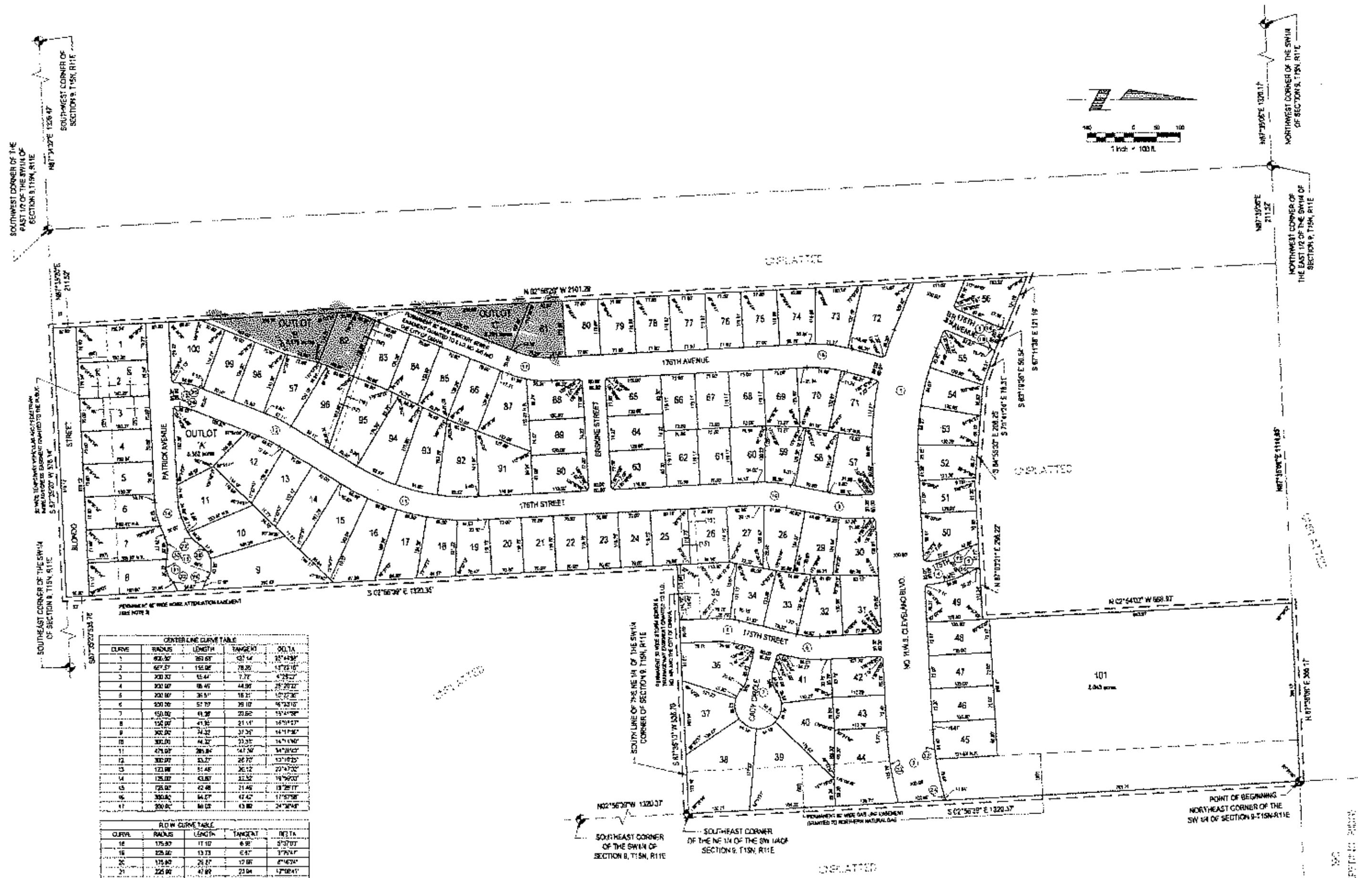


| CENTER LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 600.00' | 360.68' | 187.14' | 35°44'38" |
| 2 | 667.57' | 155.06' | 78.38' | 13°23'10" |
| 3 | 200.00' | 15.44' | 7.72' | 4°25'22" |
| 4 | 200.00' | 88.45' | 44.96' | 25°20'22" |
| 5 | 200.00' | 36.51' | 18.31' | 10°27'35" |
| 6 | 150.00' | 57.70' | 29.10' | [illegible] |
| 7 | 150.00' | 41.38' | 20.82' | 15°48'58" |
| 8 | 150.00' | 41.95' | 21.11' | 16°01'30" |
| 9 | 300.00' | 74.32' | 37.35' | 14°11'40" |
| 10 | 300.00 | 74.32' | 37.35' | 14°11'40" |
| 11 | 475.00' | 285.84' | 147.39' | 34°28'45" |
| 12 | 300.00' | 53.27' | 26.70' | 10°10'25" |
| 13 | 123.00' | 51.46' | 26.12' | 23°47'22" |
| 14 | 125.00' | 43.60' | 22.52' | 19°59'20" |
| 15 | 125.00' | 42.48 | 21.45 | 19°28'17" |
| 16 | 300.00' | 94.07' | 47.47' | 17°57'58" |
| 17 | 200.00' | 86.05' | 43.69' | 24°39'40" |

| ROW CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 18 | 175.00' | 17.10' | 8.56' | 5°37'03" |
| 19 | 225.00' | 13.73 | 6.87' | 3°29'47" |
| 20 | 175.00' | 25.87' | 12.96' | 8°28'34" |
| 21 | 225.00' | 47.89' | 23.94 | 12°08'41" |
| 22 | 617.57' | 144.30' | 72.48 | 13°23'15" |
| 23 | 717.57' | 165.79' | 83.25 | 13°23'23" |
| 24 | 450.00' | 15.94' | 5.97' | 1°31'12" |
| 25 | 148.00' | 56.60' | 28.78' | 21°52'08" |
| 26 | 95.00' | 36.12' | 18.35' | 20°53'51" |
| 27 | 75.00' | 48.26' | 26.00 | 36°53'12" |
| 28 | 50.00' | 51.34' | 12.48' | 40°12'40" |
| 29 | 75.00' | 37.97' | 13.98' | 25°57'43" |
| 30 | 75.00' | 48.26' | 25.00' | 36°53'12" |
| 31 | 50.00' | 47.26' | 25.57' | 54°16'06" |
| 32 | 75.00' | 27.87' | 13.96' | 21°17'15" |

# MANCHESTER RIDGE

LOTS 1 THRU 101 INCLUSIVE & OUTLOTS "A", "B" & "C"

Being a platting of part of the East 1/2 of the SW 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

SURVEYOR'S 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 all lots, streets, angle points and ends of all curves in Manchester Ridge (the lots numbered as shown), being a platting of part of the East 1/2 of the SW 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SW 1/4 of Section 9, said point also being the Southwest corner of Lot 190, Whispering Ridge (Lots 1 thru 190, inclusive), a subdivision located in the NE 1/4 of said Section 9; thence S02°56'39"E ( assumed bearing) along the East line of said SW 1/4 of Section 9, a distance of 1320.37 feet to the Southeast corner of the NE 1/4 of said SW 1/4 of Section 9; thence S87°35'13"W along the South line of said NE 1/4 of the SW 1/4 of Section 9, a distance of 536.76 feet; thence S02°56'39"E, a distance of 1320.35 feet to a point on the South line of said SW 1/4 of Section 9; thence S87°35'20"W along said South line of the SW 1/4 of Section 9, a distance of 576.14 feet; thence N02°56'20"W, a distance of 2101.29 feet; thence S67°11'38"E, a distance of 121.19 feet; thence S63°19'35"E, a distance of 50.54 feet; thence S70°41'24"E, a distance of 78.31 feet; thence S84°55'33"E, a distance of 208.25 feet; thence N87°03'21"E, a distance of 296.22 feet; thence N02°54'02"W, a distance of 668.97 feet to a point on the North line of said SW 1/4 of Section 9; thence N87°35'06"E along said North line of the SW 1/4 of Section 9, a distance of 386.17 feet to the point of beginning.

Said tract of land contains an area of 40.495 acres, more or less.

Robert Clark, LS-419 ______ Date ______

DEDICATION

Know all men by these presents that we, Manchester Ridge, L.L.C., owners of the property described in the Certification of Survey and embraced within the 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 MANCHESTER RIDGE ( lots numbered as shown), and we do hereby ratify 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 circles. We do hereby grant easements as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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. 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 pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac 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.

MANCHESTER RIDGE, L.L.C.

PATRICK G. DAY
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

On this ___ day of ______, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Patrick G. Day, managing member of Manchester Ridge, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.

______ SEAL
Notary Public

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)

3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BLONDO STREET FROM ANY LOT ABUTTING SAID STREET.

5. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO S.I.D. NO. 495 AND THE CITY OF OMAHA OVER ALL OF OUTLOT A"

6. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 495 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF BLONDO STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the MANCHESTER RIDGE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

DOUGLAS COUNTY ENGINEER ______ Date

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of MANCHESTER RIDGE (lots numbered as shown) as to the Design Standards.

CITY ENGINEER ______ Date

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

CITY ENGINEER ______ Date

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.

COUNTY TREASURER ______ 4/2/04 Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of MANCHESTER RIDGE (lots numbered as shown) was approved by the City Planning Board.

CHAIRMAN OF CITY PLANNING BOARD ______ Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of MANCHESTER RIDGE (lots numbered as shown) was approved by the City Council of Omaha.

MAYOR ______ Date

ATTEST ______
CITY CLERK

PRESIDENT OF COUNCIL

3012 2004047516
APR 15 2004 12:18 P

FEE ______ FB ______
BKP ______ C/O ______ COMP ______
DEL ______ SCAN ______ FV ______

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
FAX: (402) 420-7218

MANCHESTER RIDGE
S.I.D. NO. 495
OMAHA, NEBRASKA

FINAL PLAT

| | |
|---|---|
| Proj No. | 2003099.01 |
| Date | 09/08/2003 |
| Designed By | GLB |
| Drawn By | LDD |
| Scale | 1" = 100' |
| Sheet | 1 of 1 |

Revisions | Date