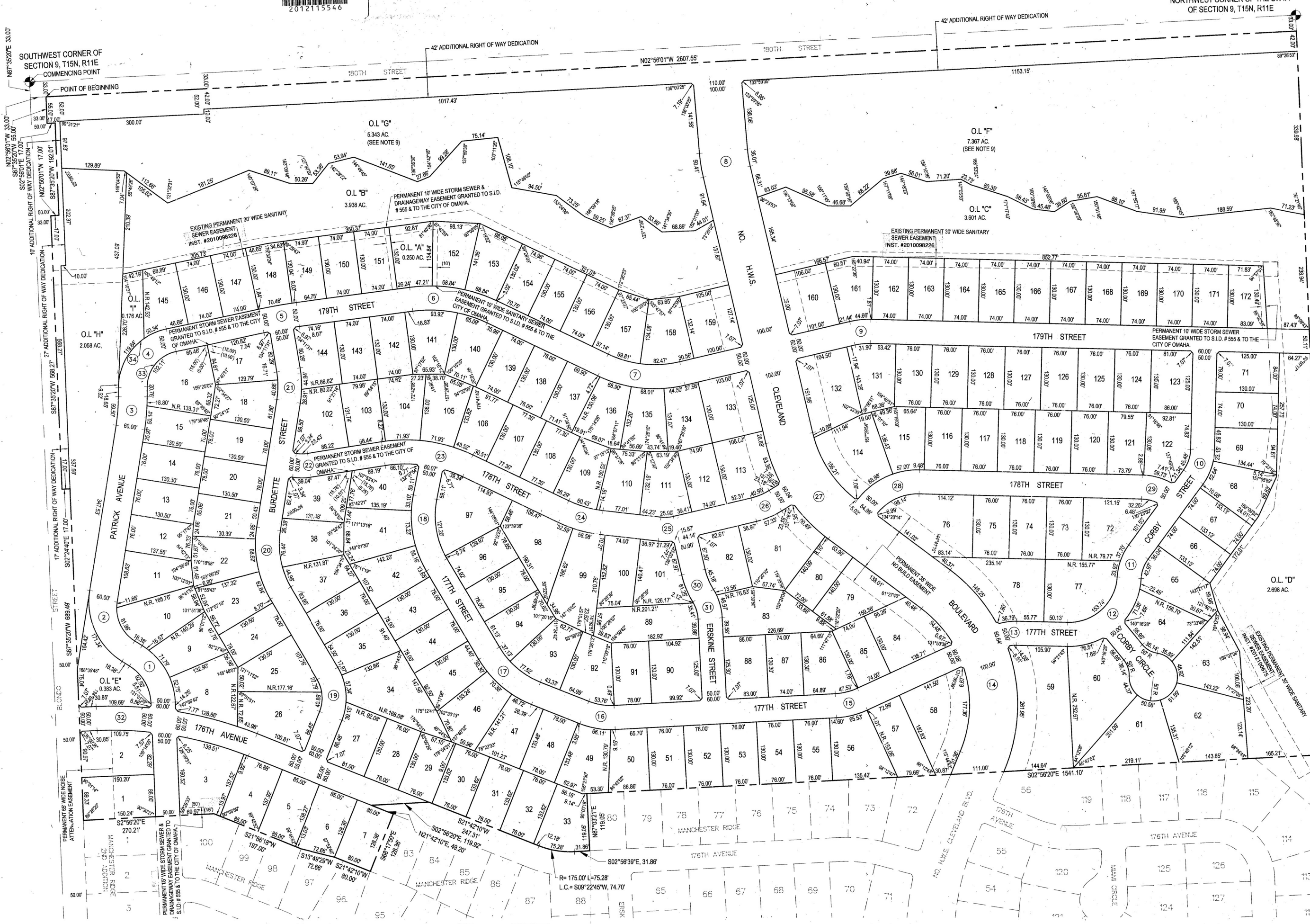
DEED 2012115546
NOV 13 2012 13:34 P 15
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County NE
11/13/2012 13:34:58.29
2012115546

ANDRESEN MEADOWS

LOTS 1 THRU 172 & OUTLOTS "A" THRU "I" INCLUSIVE

BEING A REPLATTING OF LOTS 81 AND 82, AND OUTLOTS "B" AND "C", MANCHESTER RIDGE; AND A PLATTING OF PART OF THE SW1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

1 inch = 100 ft.



LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST EASEMENTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT 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 ANDRESEN MEADOWS (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF LOTS 81 AND 82, AND OUTLOTS "B" AND "C", MANCHESTER RIDGE; AND A PLATTING OF PART OF THE SW1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N87°35'20"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 9, A DISTANCE OF 33.00 FEET; THENCE N02°56'01"W, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BLONDO STREET AND THE EAST RIGHT-OF-WAY LINE OF 180TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N02°56'01"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET, A DISTANCE OF 2607.55 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 9; THENCE N87°35'06"E ALONG SAID NORTH LINE OF THE SW1/4 OF SECTION 9, A DISTANCE OF 1504.69 FEET TO THE NORTHWEST CORNER OF OUTLOT "E", SAID MANCHESTER RIDGE; THENCE S02°56'20"E ALONG THE WEST LINE OF SAID MANCHESTER RIDGE, A DISTANCE OF 1541.10 FEET TO THE NORTHWEST CORNER OF LOT 81, SAID MANCHESTER RIDGE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 80, SAID MANCHESTER RIDGE; THENCE N87°03'21"E ALONG THE SOUTH LINE OF SAID LOT 80, MANCHESTER RIDGE, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 81, MANCHESTER RIDGE, A DISTANCE 119.05 FEET TO THE SOUTHEAST CORNER OF LOT 80, MANCHESTER RIDGE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 81, MANCHESTER RIDGE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 176TH AVENUE; THENCE ALONG THE EASTERLY LINE OF SAID LOT 81, MANCHESTER RIDGE, AND ALSO THE EASTERLY LINE OF OUTLOT C, SAID MANCHESTER RIDGE, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF 176TH AVENUE ON THE FOLLOWING DESCRIBED COURSES; THENCE S02°56'39"E, A DISTANCE 31.86 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS 175.00 FEET, A DISTANCE OF 75.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S09°22'45"W, A DISTANCE OF 74.70 FEET; THENCE S21°42'10"W, A DISTANCE OF 247.31 FEET TO THE SOUTHWESTERLY CORNER OF SAID OUTLOT "C, MANCHESTER RIDGE; THENCE S02°56'20"E ALONG SAID WEST LINE OF MANCHESTER RIDGE, A DISTANCE OF 119.92 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 82, SAID MANCHESTER RIDGE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 176TH AVENUE; THENCE N21°42'10"E ALONG SAID NORTHERLY LINE OF LOT 82, MANCHESTER RIDGE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 176TH AVENUE, A DISTANCE OF 49.20 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 82, MANCHESTER RIDGE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 83, SAID MANCHESTER RIDGE; THENCE S68°17'50"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 83, MANCHESTER RIDGE, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 82, MANCHESTER RIDGE, A DISTANCE OF 128.36 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 83, MANCHESTER RIDGE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 82, MANCHESTER RIDGE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 95, SAID MANCHESTER RIDGE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 96, SAID MANCHESTER RIDGE; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 82, MANCHESTER RIDGE, AND ALSO THE SOUTHEASTERLY LINE OF OUTLOT "B", SAID MANCHESTER RIDGE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 96, MANCHESTER RIDGE, AND ALSO THE WESTERLY LINE OF LOTS 97 THRU 100, SAID MANCHESTER RIDGE ON THE FOLLOWING DESCRIBED COURSES: THENCE S21°42'10"W, A DISTANCE OF 80.00 FEET; THENCE S13°49'29"W, A DISTANCE OF 72.66 FEET; THENCE S21°56'18"W, A DISTANCE OF 197.00 FEET TO THE SOUTHERLY CORNER OF SAID OUTLOT "B", MANCHESTER RIDGE; THENCE S02°56'20"E ALONG SAID WEST LINE OF MANCHESTER RIDGE, A DISTANCE OF 270.21 FEET TO THE SOUTHWEST CORNER OF LOT 1, MANCHESTER RIDGE 2ND ADDITION, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 9, SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OFWAY LINE OF BLONDO STREET ON THE FOLLOWING DESCRIBED COURSES: THENCE S87°35'20"W, A DISTANCE OF 689.49 FEET; THENCE S02°24'40"E, A DISTANCE OF 17.00 FEET; THENCE S87°35'20"W, A DISTANCE OF 568.27 FEET; THENCE N02°56'01"W, A DISTANCE OF 17.00 FEET; THENCE S87°35'20"W, A DISTANCE OF 192.01 FEET; THENCE S02°56'01"E, A DISTANCE OF 17.00 FEET; THENCE S87°35'20"W, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,958,909 SQUARE FEET, OR 90.884 ACRES, MORE OR LESS.

ERIC A. SCHABEN L.S. 608 — DATE: April 20, 2012

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BLONDO STREET DEVELOPMENT, LLC., AND DELTEN W. ANDRESEN AND TERI P. ANDRESEN, HUSBAND AND WIFE, 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 ANDRESEN MEADOWS (LOTS TO BE 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, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 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 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.

BLONDO STREET DEVELOPMENT, LLC.

THOMAS R. FALCONE, PRESIDENT — DATE

DELTEN W. ANDRESEN, TRUSTEE — DATE: 4-24-2012

TERI P. ANDRESEN, TRUSTEE — DATE: 4-24-12

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 23 DAY OF April, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THOMAS R. FALCONE, PRESIDENT OF BLONDO STREET DEVELOPMENT, LLC., 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2014

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 24th DAY OF April, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DELTEN W. ANDRESEN, TRUSTEE OF DELTEN W. ANDRESEN REVOCABLE TRUST 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2014

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 24th DAY OF April, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TERI P. ANDRESEN, TRUSTEE OF DELTEN W. ANDRESEN REVOCABLE TRUST 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2014

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 180TH STREET OR BLONDO STREET FROM LOTS 1 AND 2 AND OUTLOTS E, F, G, H, & I.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. OUTLOTS "B", "C" & "E" SHALL HAVE A DESIGNATED USE FOR TEMPORARY AND PERMANENT STORMWATER DETENTION. OUTLOTS "B", "C" & "E" SHALL BE OWNED AND MAINTAINED BY THE S.I.D.# 555. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THIS OUTLOTS "B", "C" & "E" CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS "B", "C" & "E" SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE S.I.D. # 555.
6. A PERMANENT NOISE ATTENUATION EASEMENT, AS SHOWN, IS HEREBY GRANTED 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.
7. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS HEREBY GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" THRU "G".
8. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
9. FUTURE TRAIL TO BE LOCATED IN OUTLOT "F" & "G". LOCATION & ALIGNMENT TO BE DETERMINED BY OTHERS.
10. A PERMANENT SANITARY SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	120.24'	116.79'	63.46'	55°39'05"
2	113.17'	132.48'	75.01'	67°04'31"
3	409.14'	64.21'	32.17'	08°59'32"
4	100.00'	136.15'	80.99'	78°00'23"
5	1000.00'	77.55'	38.80'	04°26'36"
6	300.00'	173.46'	89.23'	33°07'44"
7	250.00'	169.20'	87.99'	38°46'43"
8	300.00'	43.21'	21.64'	08°15'08"
9	150.00'	38.28'	19.25'	14°37'22"
10	100.00'	60.64'	31.28'	34°44'29"
11	100.00'	57.30'	29.46'	32°49'48"
12	125.00'	192.18'	120.90'	88°05'19"
13	100.00'	45.64'	23.22'	26°08'56"
14	300.00'	398.31'	234.69'	76°04'16"
15	150.00'	57.04'	28.87'	21°47'13"
16	150.00'	64.51'	32.76'	24°38'30"
17	200.00'	131.03'	67.96'	37°32'09"
18	200.00'	146.21'	76.55'	41°53'13"
19	100.00'	91.57'	49.28'	52°27'51"
20	200.00'	138.77'	72.31'	39°45'14"
21	200.00'	65.56'	33.07'	18°46'48"
22	100.00'	31.24'	15.75'	17°53'47"
23	300.00'	180.55'	93.10'	34°28'58"
24	250.00'	82.88'	41.83'	18°59'42"
25	100.00'	34.53'	17.44'	19°47'00"
26	150.00'	49.14'	24.79'	18°46'18"
27	296.07'	207.03'	107.95'	40°03'54"
28	133.05'	127.00'	68.80'	54°41'16"
29	102.98'	62.44'	32.21'	34°44'29"
30	165.62'	53.21'	26.84'	18°24'35"
31	100.00'	50.04'	25.56'	28°40'14"
32	785.15'	330.58'	167.78'	24°07'25"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
33	75.00'	102.11'	60.74'	78°00'23"
34	125.00'	170.18'	101.24'	78°00'23"

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF ANDRESEN MEADOWS (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF ANDRESEN MEADOWS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Jim Suttle
MAYOR — DATE: May 24, 2012

ATTEST Sandra L. Moses
Deputy CITY CLERK

Thomas Mulligan
PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ANDRESEN MEADOWS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE: 10/4/11

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ANDRESEN MEADOWS (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Todd Pfitzer
CITY ENGINEER — DATE: 5/1/12

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

Todd Pfitzer
CITY ENGINEER — DATE: 11/9/12

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 — DATE: 8-13-2012

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

ANDRESEN MEADOWS
OMAHA, NEBRASKA

FINAL PLAT

Proj No:	P2011.112.001
Date:	8-30-11
Designed By:	JOE
Drawn By:	TRH / NMN
Scale:	1" = 100'
Sheet	1 of 1

K:\Projects\2011\112\p01\Plat\Final Design\FP_000.dwg, 30x42-NS (Plat)_Omaha, 4/20/2012 12:08:29 PM, TERRYH, Arch E (30 x 42 Inches)