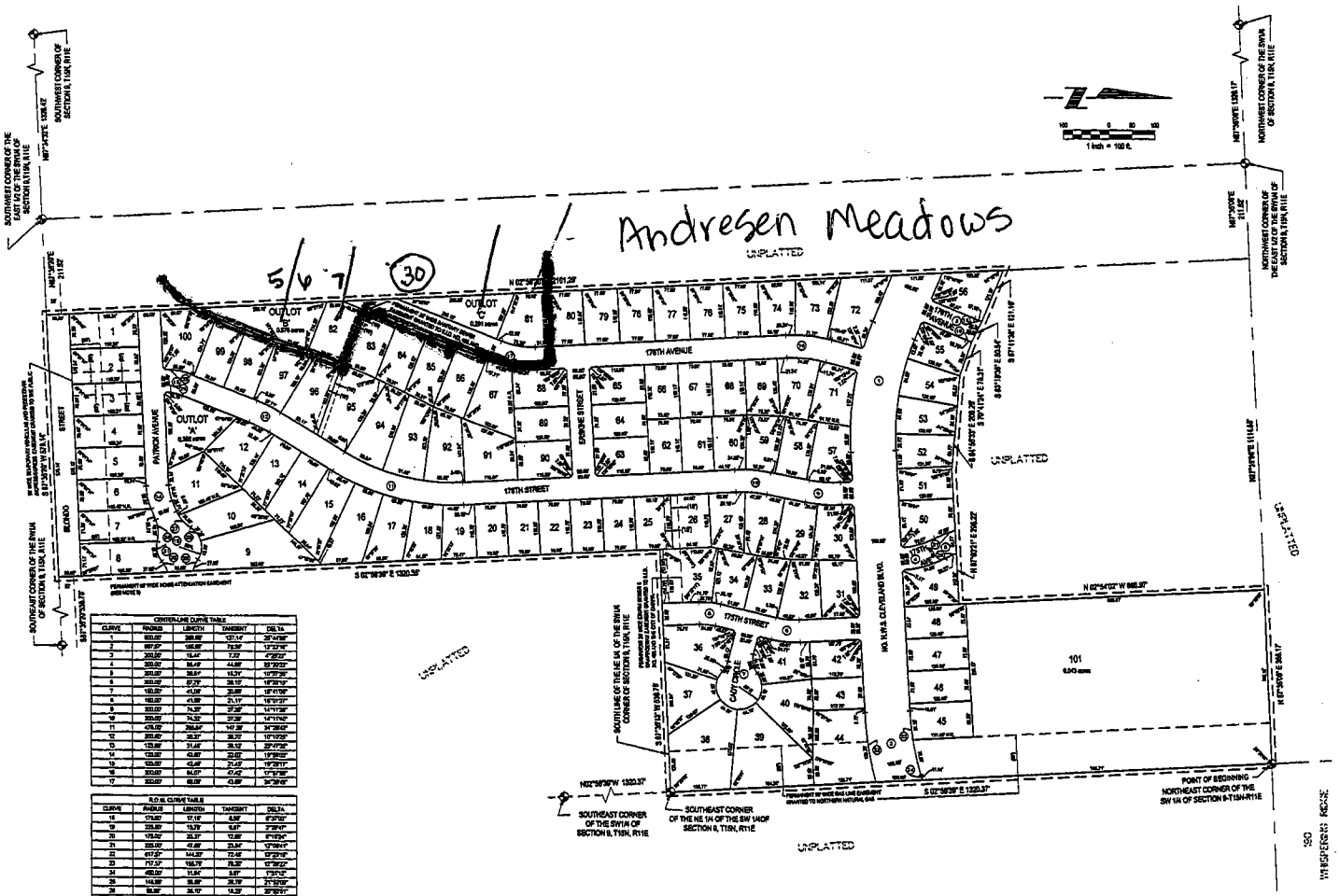
MANCHESTER RIDGE

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.



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	600.00'	368.99'	191.14'	35°14'56"
2	697.00'	186.66'	79.58'	13°22'46"
3	200.00'	15.44'	7.72'	4°25'22"
4	300.00'	86.18'	44.98'	16°27'02"
5	300.00'	38.81'	19.74'	10°29'26"
6	300.00'	97.72'	39.15'	18°39'51"
7	150.00'	41.09'	20.66'	15°41'59"
8	150.00'	41.99'	21.11'	15°51'23"
9	300.00'	74.35'	37.36'	14°11'36"
10	300.00'	74.35'	37.36'	14°11'42"
11	475.00'	268.64'	147.38'	34°38'00"
12	200.00'	35.31'	35.70'	10°10'29"
13	125.00'	31.48'	20.13'	25°41'05"
14	125.00'	43.89'	22.22'	19°38'02"
15	125.00'	43.48'	21.42'	19°28'51"
16	300.00'	84.07'	47.42'	17°54'58"
17	300.00'	69.09'	43.88'	34°38'46"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
18	175.00'	17.16'	8.58'	6°30'00"
19	226.00'	19.79'	9.91'	3°28'41"
20	175.00'	25.37'	12.68'	8°18'00"
21	350.00'	47.69'	23.84'	13°18'41"
22	417.00'	144.39'	72.48'	13°22'16"
23	717.74'	168.79'	75.38'	12°36'20"
24	450.00'	11.84'	5.97'	1°30'13"
25	144.00'	35.68'	35.79'	21°12'56"
26	55.00'	35.10'	18.20'	35°52'51"
27	75.00'	45.39'	23.50'	36°12'17"
28	50.00'	91.34'	63.88'	62°42'40"
29	75.00'	27.66'	13.98'	21°07'16"
30	75.00'	48.38'	25.07'	36°56'52"
31	50.00'	47.88'	25.82'	54°51'00"
32	75.00'	20.98'	10.56'	21°57'15"

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 4/6/04

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 12/6/03

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

for CITY ENGINEER — Date 4/15/04

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 4/2/04

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 10/16/03

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR — Date March 2 2004

ATTEST, CITY CLERK — PRESIDENT OF COUNCIL

2004049615

APR 15 2004 10:10 P 7

FEE 57.00 FB 01-1600 SCAN

BKP C/O COMP

DEL SCAN FV

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 538.76 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 578.14 feet; thence N02°56'20"W, a distance of 2101.29 feet; thence S87°11'36"E, a distance of 121.19 feet; thence S85°12'57"E, a distance of 50.54 feet; thence S70°41'24"E, a distance of 76.31 feet; thence S84°55'33"E, a distance of 208.25 feet; thence N87°03'21"E, a distance of 296.22 feet; thence N62°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°35'08"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 Nov 1 2003

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 1ST day of OCT 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

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1300 O STREET
LINCOLN, NEBRASKA 68508
PHONE (402) 474-7311
FAX (402) 474-5160
7330 BOULDER AVENUE, SUITE 3
HIGHLAND RANCH, COLORADO 80126
PHONE (303) 683-7707
FAX (303) 683-7708

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

FINAL PLAT

Proj No.	2030.01	Revisions	
Date	09/27/03		
Design by	GSL		
Drawn by	LSD		
Scale	1"=100'		
Sheet	1 of 1		

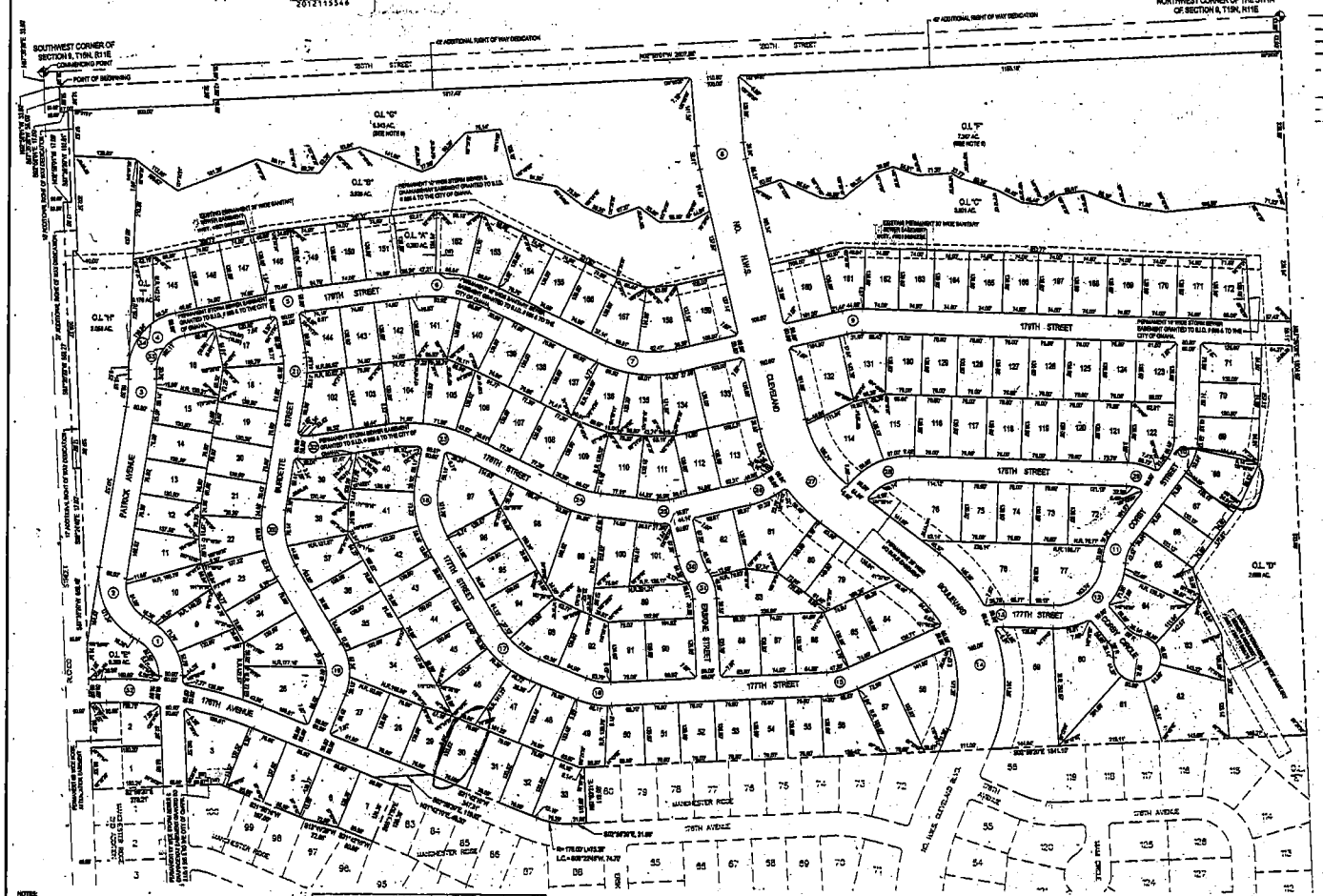
DEED 2012115546
NOV 13 2012 13:34 P 15

ANDRESEN MEADOWS

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

BEING A REPLATTING OF LOTS 81 AND 82, AND OUTLOTS "E" AND "G", MANCHESTER RIDGE AND A PLATTING OF PART OF THE SW¼ 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 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 BLOCKS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN ANDRESEN MEADOWS (THE LOTS NUMBERED AS SHOWN), BEING LOTS 81 AND 82, AND OUTLOTS "E" AND "G", MANCHESTER RIDGE, AND A PLATTING OF PART OF THE SW¼ 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°35'03"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW¼ OF SECTION 9, A DISTANCE OF 2520.79 FEET; THENCE N02°59'01"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 N87°35'01"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET, A DISTANCE OF 2637.35 FEET TO A POINT ON THE NORTH LINE OF SAID SW¼ OF SECTION 9; THENCE N87°35'03"E ALONG SAID NORTH LINE OF THE SW¼ OF SECTION 9, A DISTANCE OF 1189.48 FEET TO THE NORTHWEST CORNER OF OUTLOT "E", SAID MANCHESTER RIDGE; THENCE S02°36'24"E ALONG THE WEST LINE OF SAID MANCHESTER RIDGE, A DISTANCE OF 1841.10 FEET, TO THE NORTHWEST CORNER OF LOT 81, SAID MANCHESTER RIDGE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 82, SAID MANCHESTER RIDGE; THENCE N87°35'01"E ALONG THE SOUTH LINE OF SAID LOT 82, MANCHESTER RIDGE, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 81, MANCHESTER RIDGE, A DISTANCE OF 1189.48 FEET TO THE SOUTHEAST CORNER OF LOT 82, 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 LOT C, SAID MANCHESTER RIDGE, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF 176TH AVENUE ON THE FOLLOWING DESCRIBED COURSES: THENCE S02°36'24"E, A DISTANCE OF 31.48 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 75.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S09°58'24"W, A DISTANCE OF 74.70 FEET; THENCE S22°32'12"W, A DISTANCE OF 39.21 FEET TO THE SOUTHWESTERLY CORNER OF SAID OUTLOT "C", MANCHESTER RIDGE; THENCE S67°27'48"E ALONG SAID WEST LINE OF MANCHESTER RIDGE, A DISTANCE OF 17.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 85, SAID MANCHESTER RIDGE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 176TH AVENUE; THENCE N22°32'12"E ALONG SAID NORTHERLY LINE OF LOT 85, MANCHESTER RIDGE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 176TH AVENUE, A DISTANCE OF 39.21 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 192.00 FEET, A DISTANCE OF 82.57 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°58'24"E, A DISTANCE OF 81.94 FEET; THENCE N02°36'24"W, A DISTANCE OF 31.48 FEET; THENCE N87°35'01"E, A DISTANCE OF 17.00 FEET TO THE NORTHWEST CORNER OF LOT 86, SAID MANCHESTER RIDGE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 87, SAID MANCHESTER RIDGE; THENCE N02°36'24"W ALONG THE WESTERLY LINE OF SAID LOT 87, MANCHESTER RIDGE, AND ALSO THE WESTERLY LINE OF LOT 88, SAID MANCHESTER RIDGE, A DISTANCE OF 1841.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 88, MANCHESTER RIDGE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE S87°35'01"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLONDO STREET, A DISTANCE OF 1189.48 FEET; THENCE S87°35'03"W, A DISTANCE OF 2637.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID OUTLOT "E", MANCHESTER RIDGE; THENCE S87°35'03"W ALONG SAID WEST LINE OF MANCHESTER RIDGE, A DISTANCE OF 2520.79 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, MANCHESTER RIDGE SUBDIVISION ADDITION, A SUBDIVISION LOCATED IN SAID SW¼ OF SECTION 9, SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE N02°59'01"W ALONG SAID NORTHERLY LINE OF BLONDO STREET ON THE FOLLOWING DESCRIBED COURSES: THENCE S87°35'03"W, A DISTANCE OF 698.49 FEET; THENCE S02°24'57"E, A DISTANCE OF 17.00 FEET; THENCE S87°35'03"W, A DISTANCE OF 1841.10 FEET; THENCE N02°36'24"W, A DISTANCE OF 17.00 FEET; THENCE S87°35'03"W, A DISTANCE OF 1189.48 FEET; THENCE S02°36'24"E, A DISTANCE OF 17.00 FEET; THENCE S87°35'03"W, A DISTANCE OF 2520.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 5,000,000 SQUARE FEET, OR 114.84 ACRES, MORE OR LESS.

ERIC A. SCHAEN L.S. 608 — DATE

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 SHOWN HEREON THE PLAT, HAVE CAUSED 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 CONFIRM ANY PREVIOUS DEDICATION OF LAND FOR PUBLIC USE AS SHOWN ON THE PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, BUT 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 DIRECT, 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 SOUND OF ALL KINDS AND CABLE TELEVISION, INCLUDING WITHOUT LIMITATION, 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 (A SIXTY-FOOT (60') 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, BUT SIXTEEN-FOOT (16') WIDE EASEMENTS WILL BE REDUCED TO SIX (6) EIGHT-FOOT (8') WIDE STRIPS 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 DIRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW GAS, WATER AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES FOR THE TRANSMISSION OF GAS AND WATER OR, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL OUTLOTS; 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 24 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.

NOTARY PUBLIC

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.

NOTARY PUBLIC

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.

NOTARY PUBLIC

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 NON-RADIAL (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.# 505. 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.# 505.
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 "I".
8. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') BACK 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	125.34'	116.78'	62.49'	53°38'05"
2	113.17'	152.48'	73.01'	77°10'31"
3	439.34'	64.21'	32.17'	08°22'22"
4	100.00'	136.19'	80.86'	78°00'25"
5	1000.00'	77.56'	38.80'	04°26'36"
6	300.00'	173.49'	89.33'	33°07'44"
7	300.00'	169.70'	87.89'	32°24'43"
8	300.00'	43.21'	21.64'	08°15'08"
9	150.00'	38.38'	19.28'	14°39'22"
10	100.00'	60.54'	31.28'	34°41'29"
11	100.00'	57.32'	29.42'	32°49'48"
12	125.00'	160.19'	100.89'	84°10'16"
13	100.00'	43.64'	23.22'	36°18'56"
14	300.00'	386.31'	264.69'	78°14'15"
15	150.00'	47.04'	26.57'	21°47'13"
16	150.00'	84.51'	43.76'	34°43'50"
17	200.00'	131.03'	67.96'	37°32'00"
18	200.00'	146.21'	76.59'	41°38'13"
19	100.00'	91.57'	49.28'	52°27'31"
20	200.00'	138.77'	72.01'	39°45'47"
21	200.00'	65.66'	33.07'	18°48'49"
22	100.00'	31.34'	15.79'	17°57'41"
23	300.00'	180.59'	93.10'	34°29'06"
24	200.00'	62.86'	41.80'	18°39'42"
25	100.00'	34.58'	17.44'	19°47'50"
26	150.00'	48.14'	24.19'	18°45'16"
27	396.07'	207.05'	107.56'	40°39'54"
28	133.00'	127.00'	68.82'	54°41'16"
29	150.00'	63.44'	32.21'	24°14'08"
30	165.00'	53.21'	26.84'	18°28'35"
31	100.00'	60.04'	30.96'	34°24'14"
32	755.13'	330.95'	167.79'	24°50'25"

FLOW CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
33	75.00'	102.11'	60.74'	78°00'25"
34	125.00'	170.18'	101.24'	78°00'25"

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR — DATE May 24 2012

ATTEST: Deputy City Clerk

PRESIDENT OF COUNCIL

APPROVAL OF CITY ENGINEER OF OMAHA

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

CITY ENGINEER — DATE 5/11/12

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

CITY ENGINEER — DATE 11/9/12

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 10/4/12

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 10/24/12

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 5-17-2012

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
2610 SOUTH 179TH CIRCLE, OMAHA, NE 68130
PHONE (402) 895-4700 FAX (402) 895-3599
www.eacg.com

ANDRESEN MEADOWS
OMAHA, NEBRASKA

FINAL PLAT

No.	Revision	By	Date

Proj. No. 2011-0120
Date 4-24-12
Drawn By AH
Check By TRP / MMH
Scale 1" = 100'
Sheet 1 of 1

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