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MAY 31 2016 08:22 P 18

THE RIDGES REPLAT 13

LOTS 1 AND 2

BEING A REPLATTING OF PART OF LOT 268, THE RIDGES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE BOUNDARY SURVEY OF THAT PORTION OF THE SUBDIVISION DESCRIBED HEREIN TO BE KNOWN AS LOT 1 AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID LOT 1 OF SAID SUBDIVISION TO BE KNOWN AS THE RIDGES REPLAT 13, BEING A REPLATTING OF THAT PART OF LOT 268, THE RIDGES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 268;
THENCE ON THE OUTER BOUNDARY OF SAID LOT 268 ON THE FOLLOWING DESCRIBED COURSES; THENCE S89°52'33"E (ASSUMED BEARING) 1662.99 FEET;
THENCE S89°52'21"E 1718.99 FEET; THENCE S00°07'39"W 240.00 FEET; THENCE S59°35'58"E 110.52 FEET; THENCE SOUTH 105.35 FEET
THENCE S55°25'29"W 384.00 FEET; THENCE SOUTH 110.00 FEET; THENCE S58°06'12"E 231.53 FEET; THENCE S74°13'09"E 156.67 FEET;
THENCE S85°18'29"E 255.66 FEET; THENCE S16°50'02"E 243.10 FEET;
THENCE SOUTHWESTERLY ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S68°14'35"W, CHORD DISTANCE 102.98 FEET, AN ARC DISTANCE OF 103.11 FEET;
THENCE SOUTHWESTERLY ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S67°47'15"W, CHORD DISTANCE 155.80 FEET, AN ARC DISTANCE OF 155.96 FEET;
THENCE S72°15'19"W 193.88 FEET; THENCE N17°44'41"W 150.00 FEET; THENCE N84°26'09"W 355.60 FEET; THENCE N13°36'53"W 68.74 FEET;
THENCE N25°46'59"W 156.05 FEET; THENCE N32°26'07"W 117.51 FEET; THENCE N27°12'30"W 351.34 FEET; THENCE N32°37'00"W 173.11 FEET;
THENCE N69°03'26"W 185.61 FEET; THENCE S84°00'48"W 253.61 FEET; THENCE N87°28'20"W 111.78 FEET; THENCE N77°06'42"W 279.03 FEET;
THENCE S83°15'25"W 249.13 FEET; THENCE S64°25'35"W 249.13 FEET; THENCE S41°14'43"W 363.45 FEET; THENCE S11°14'43"W 169.60 FEET;
THENCE S09°31'39"E 137.65 FEET; THENCE S38°19'57"E 216.04 FEET; THENCE S58°24'01"E 293.01 FEET; THENCE S49°04'20"E 246.97 FEET;
THENCE S42°33'37"E 298.19 FEET; THENCE S58°28'58"E 276.81 FEET; THENCE S64°10'47"W 150.00 FEET; THENCE S52°31'43"W 334.66 FEET;
THENCE S42°50'56"W 177.77 FEET; THENCE S14°00'17"W 393.31 FEET; THENCE S27°25'40"W 197.43 FEET; THENCE S61°56'22"W 179.37 FEET;
THENCE S14°00'17"E 165.00 FEET; THENCE S75°59'43"W 72.72 FEET;
THENCE NORTHWESTERLY ON A 929.38 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N86°48'18"W, CHORD DISTANCE 549.65 FEET; AN ARC DISTANCE OF 558.00 FEET TO THE SE CORNER OF CLUBSIDE REPLAT VII, A SUBDIVISION IN SAID DOUGLAS COUNTY;
THENCE N06°42'06"E 256.56 FEET ON THE EAST LINE OF SAID CLUBSIDE REPLAT VII; THENCE N03°05'29"W 192.17 FEET ON THE EAST LINE OF SAID CLUBSIDE REPLAT VII;
THENCE N09°15'21"W 152.90 FEET ON THE EAST LINE OF SAID CLUBSIDE REPLAT VII;
THENCE N22°31'29"W 198.95 FEET ON THE EAST LINE OF SAID CLUBSIDE REPLAT VII;
THENCE N26°09'22"W 195.52 FEET ON THE EAST LINE OF SAID CLUBSIDE REPLAT VII TO THE SOUTH LINE OF LOT 2, CLUBSIDE REPLAT III, A SUBDIVISION IN SAID DOUGLAS COUNTY;
THENCE EAST 88.94 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SE CORNER OF THEREOF;
THENCE NORTH 320.00 FEET ON THE EAST LINE OF SAID LOT 2 TO THE NE CORNER OF THEREOF;
THENCE WEST 552.55 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NW CORNER THEREOF SAID CORNER BEING ON THE WEST LINE OF SAID LOT 268;
THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 268 ON A 671.70 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N06°01'10"E, CHORD DISTANCE 575.04 FEET, AN ARC DISTANCE OF 594.23 FEET;
THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 268 ON AN 1184.64 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N15°44'38"E, CHORD DISTANCE 637.93 FEET, AN ARC DISTANCE OF 645.90 FEET TO THE POINT OF BEGINNING.

JANUARY 7, 2016
DATE:

NEBRASKA REGISTERED LAND SURVEYOR L.S.-308 JAMES D. WARNER

JAMES D. WARNER,
NEBRASKA RLS 308

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE RIDGES REPLAT 13 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 19 DAY OF APRIL, 2016.

MAYOR — PRESIDENT — CITY CLERK

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE RIDGES REPLAT 13 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

1/8/16
DATE:

DOUGLAS COUNTY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SHADOW RIDGE LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE RIDGES REPLAT 13, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

SHADOW RIDGE LIMITED PARTNERSHIP,
A NEBRASKA LIMITED PARTNERSHIP

BY:
JUSTIN SHANAHAN, AUTHORIZED SIGNOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF JANUARY, 2016 BY JUSTIN SHANAHAN, AUTHORIZED SIGNOR, FOR SHADOW RIDGE LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY - State of Nebraska JAMES D. WARNER My Comm. Exp. February 1, 2018

NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 28 DAY OF April, 2016.

DOUGLAS COUNTY TREASURER

TREASURER'S SEAL — COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF THE RIDGES REPLAT 13 ON THIS 2 DAY OF February, 2016.

CITY ENGINEER

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

5/27/16
DATE

CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF THE RIDGES REPLAT 13 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 3 DAY OF FEB, 2016.

CHAIRMAN

NOTE:

DIMENSIONS AND BEARINGS IN PARENTHESIS PERTAIN TO EASEMENTS.

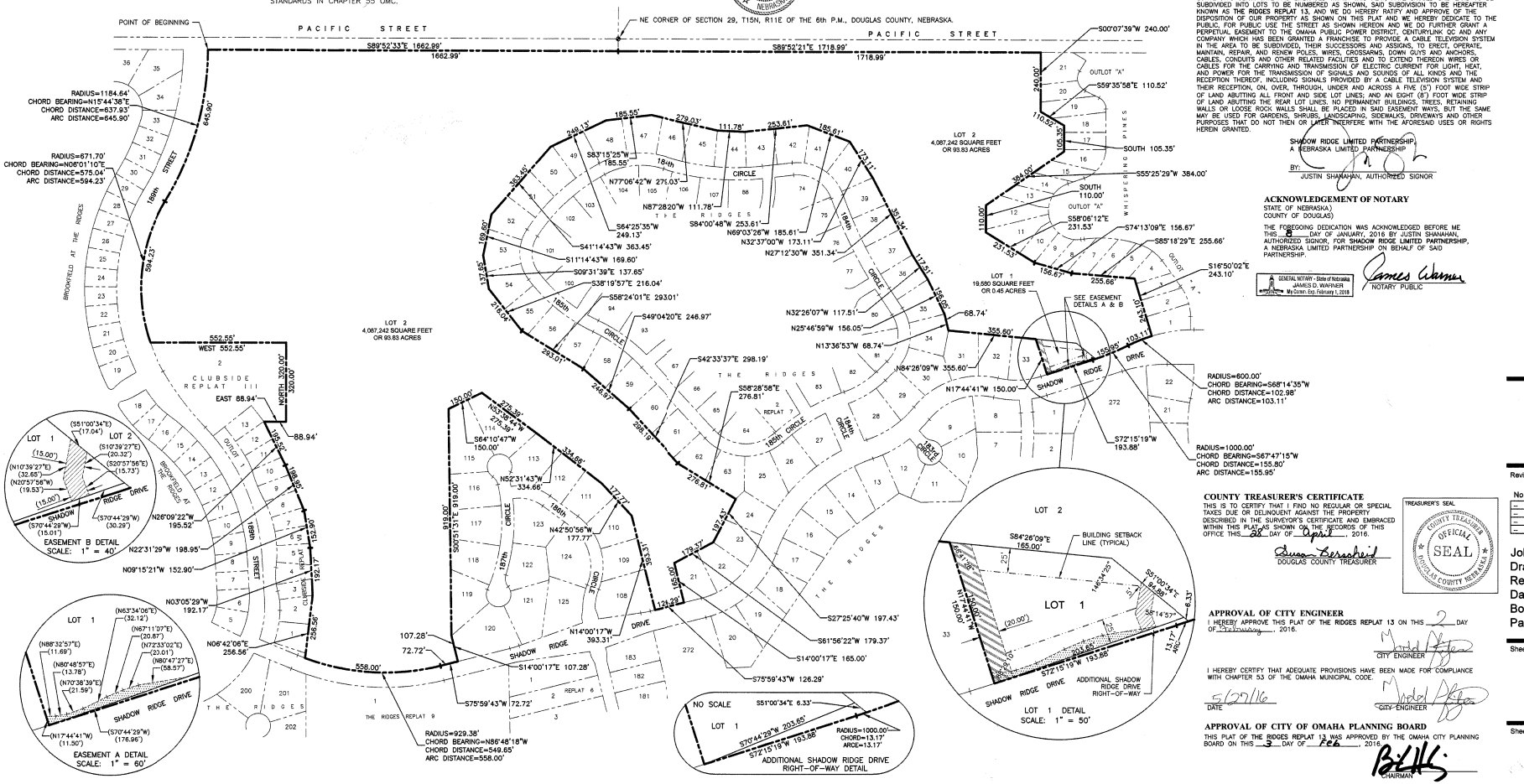
THERE SHALL BE ONLY ONE DIRECT VEHICULAR ACCESS TO PACIFIC STREET FROM LOT 2, LOCATED AT 188th PLAZA.

DEVELOPMENT ON LOT 1 MUST COMPLY WITH THE SITE DEVELOPMENT STANDARDS IN CHAPTER 55 OMC.

SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.

STORM SEWER & DRAINAGE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.

SIDEWALK EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.



TD2 engineering & surveying

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THE RIDGES REPLAT 13
LOTS 1 AND 2

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Revision Dates

No.	Description	MM-DD-YY
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Job No.: A1436-15-4A
Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 7, 2016
Book: 15/20
Pages: 40&41 46&47

Sheet Title

CITY OF OMAHA
FINAL PLAT

Sheet Number

SHEET 1 OF 1

1/8/2016 10:53 AM BOB ROHLFING H:\1400\1436-000 Plats\1436-15\004 Shadow Ridge The Ridges Lots 1 and 2\Drawings\A1436-15-4A.dwg