BK 2201 PG 582-600

DEED 2002 01293

RICHARD R. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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BKP 9-15-11 C/O _____ COMP 2

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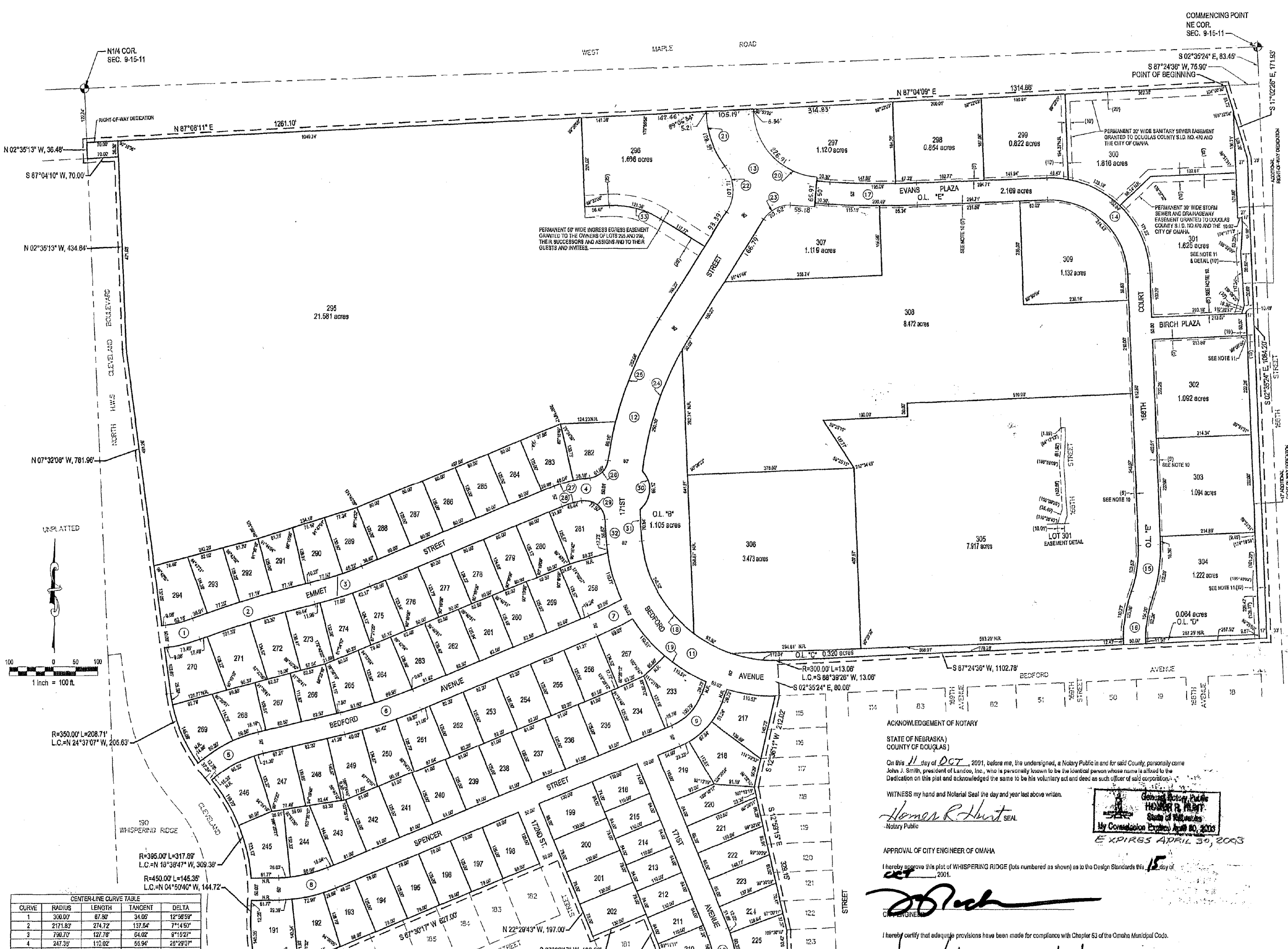
Temp. 12.4.01

WHISPERING RIDGE

LOT 191 THRU 309 INCLUSIVE AND OUTLOTS "B", "C", "D" "E"

BEING A PLATTING OF PART OF THE NE 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	300.00'	67.80'	34.05'	12°56'59"
2	2171.83'	274.72'	137.54'	7°14'50"
3	790.70'	127.76'	64.02'	9°15'27"
4	247.35'	110.02'	55.94'	25°29'07"
5	277.60'	128.21'	65.27'	26°27'46"
6	1090.70'	176.23'	88.31'	9°15'27"
7	723.69'	86.06'	43.08'	6°48'49"
8	326.91'	122.67'	62.06'	21°29'56"
9	146.11'	121.60'	64.57'	47°40'54"
10	250.00'	86.85'	43.87'	19°54'19"
11	340.00'	499.76'	307.31'	84°13'06"
12	759.40'	505.99'	262.79'	38°10'33"
13	183.78'	269.64'	165.66'	84°03'43"
14	200.00'	313.83'	199.48'	89°50'59"
15	300.00'	112.94'	57.15'	21°34'12"
16	300.00'	113.66'	57.53'	21°42'40"
17	1829.00'	197.79'	98.99'	6°11'46"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
18	300.00'	439.43'	269.76'	83°55'29"
19	380.00'	560.09'	344.87'	84°27'00"
20	161.41'	236.81'	145.49'	84°03'43"
21	213.09'	128.39'	66.21'	34°31'22"
22	90.00'	107.71'	61.36'	68°34'05"
23	65.28'	70.52'	39.14'	61°53'34"
24	719.40'	320.12'	162.76'	25°29'45"
25	799.40'	341.24'	173.26'	24°27'30"
26	45.00'	61.00'	36.23'	77°40'22"
27	272.35'	84.21'	42.44'	17°42'54"
28	222.35'	45.44'	22.80'	11°42'37"
29	45.00'	77.50'	52.38'	98°40'21"
30	60.50'	99.12'	64.73'	93°52'00"
31	719.40'	70.81'	35.45'	5°38'31"
32	799.40'	56.62'	28.32'	4°03'30"

LOT LINE CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
33	200.00'	121.36'	82.62'	34°46'06"

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 TO 171ST STREET AND BEDFORD AVENUE WILL NOT BE ALLOWED FROM LOTS 217, 233, 257, 258, 281, 282, 296 OR 297, EXCEPT SAID LOT 296 SHALL HAVE ACCESS TO SAID 171ST STREET OVER THE 50' WIDE INGRESS AND EGRESS EASEMENT AS SHOWN ALONG THE SOUTH LINE OF SAID LOT 295, OR TO BIRCH PLAZA FROM LOTS 301 AND 302.
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO NORTH H.W.S. CLEVELAND BOULEVARD FROM LOTS 191, 245, 246, 269, 270 AND 294, OR TO BEDFORD AVENUE FROM LOT 304.
6. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST MAPLE ROAD OR TO 168TH STREET FROM ANY LOT ABUTTING SAID STREETS, EXCEPT THAT OUTLOT "E" SHALL HAVE RIGHT-IN, RIGHT-OUT ONLY ACCESS TO SAID 168TH STREET OVER THE PRIVATE ROAD LOCATION AS SHOWN AND NAMED BIRCH PLAZA.
7. A PERMANENT SANITARY SEWER & STORM SEWER EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 470 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOT "E".
8. A PERMANENT INGRESS AND EGRESS EASEMENT IS GRANTED TO THE OWNERS, OF LOTS 297 THRU 309 INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, AND TO THEIR GUESTS AND INVITEES OVER ALL OF OUTLOT "E".
9. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF LOTS 305 THRU 309 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 305 THRU 309 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 305 THRU 309 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
10. A PERMANENT EASEMENT IS GRANTED TO THE UTILITIES COMPANIES AS LISTED IN THE DEDICATION AND ALSO A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "E" AND ALSO OVER THE 5' WIDE EASEMENT ADJACENT TO SAID OUTLOT "E" AS SHOWN ON PLAT.

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 Whispering Ridge (the lots numbered as shown), being a platting of part of the NE 1/4 of Section 9; and also together with part of West Maple Road right-of-way located in said NE 1/4 of Section 9, all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Section 9; thence S02°35'24"E (Assumed Bearing) along the East line of said NE 1/4 of Section 9, a distance of 83.45 feet; thence S87°24'36"W, a distance of 75.90 feet to the point of intersection of the Southerly right-of-way line of West Maple Road and the Westerly right-of-way line of 168th Street, said point also being the point of beginning; thence S17°02'26"E along said Westerly right-of-way line of 168th Street, a distance of 171.93 feet; thence S02°35'24"E along said Westerly right-of-way line of 168th Street, a distance of 1084.20 feet to the point of intersection of said Westerly right-of-way line of 168th Street and the North right-of-way line of Bedford Avenue; thence S87°24'36"W along said North right-of-way line of Bedford Avenue, a distance of 1102.78 feet; thence Westerly along said North right-of-way line of Bedford Avenue, on a curve to the right with a radius of 300.00 feet, a distance of 13.06 feet, said curve having a long chord which bears S88°39'26"W, a distance of 13.06 feet to the point of intersection of said North right-of-way line of Bedford Avenue and the West right-of-way line of said Bedford Avenue; thence S02°35'24"E along said West right-of-way line of Bedford Avenue, a distance of 80.06 feet to the point of intersection of said West right-of-way line of Bedford Avenue and the South right-of-way line of said Bedford Avenue, said point also being the Northwest corner of Lot 115, Whispering Ridge, a subdivision located in said NE 1/4 of Section 9; thence along the Westerly line of Lots 115 thru 130, inclusive, said Whispering Ridge, on the following described courses; thence S12°36'11"W, a distance of 212.02 feet; thence S12°59'15"E, a distance of 329.15 feet; thence S02°35'24"E, a distance of 528.00 feet to the Southwest corner of said Lot 130, Whispering Ridge, said point also being on the North right-of-way line of Locust Street; thence S87°24'36"W along said North right-of-way line of Locust Street, a distance of 275.00 feet to the Southeast corner of Lot 176, said Whispering Ridge; thence along the Easterly and Northerly line of Lots 176 thru 181, inclusive, said Whispering Ridge, on the following described courses; thence N02°35'24"W, a distance of 455.66 feet; thence N19°18'33"W, a distance of 56.12 feet; thence N22°29'43"W, a distance of 72.00 feet; thence S67°30'17"W, a distance of 130.00 feet to the Northwesterly corner of said Lot 181, Whispering Ridge, said point also being on the Easterly right-of-way line of 172nd Street; thence N22°29'43"W along said Easterly right-of-way line of 172nd Street, a distance of 197.00 feet to the point of intersection of said Easterly right-of-way line of 172nd Street and the Northerly right-of-way line of said 172nd Street; thence along said Northerly right-of-way line of 172nd Street and the Northerly line of Lots 182 thru 189, said Whispering Ridge, on the following described courses; thence S67°30'17"W, a distance of 627.00 feet; thence S79°58'44"W, a distance of 107.45 feet to the Northwesterly corner of said Lot 189, Whispering Ridge, said point also being on the Easterly right-of-way line of North H.W.S Cleveland Boulevard; thence along said Easterly right-of-way line of North H.W.S. Cleveland Boulevard, on the following described courses; thence Northerly, on a curve to the right with a radius of 450.00 feet, a distance of 145.35 feet, said curve having a long chord which bears N04°50'40"W, a distance of 144.72 feet; thence Northwesterly on a curve to the left with a radius of 395.00 feet, a distance of 317.69 feet, said curve having a long chord which bears N18°38'47"W, a distance of 309.38 feet; thence Northwesterly, on a curve to the right with a radius of 350.00 feet, a distance of 208.71 feet, said curve having a long chord which bears N24°37'07"W, a distance of 205.63 feet; thence N07°32'08"W, a distance of 781.96 feet; thence N02°35'13"W, a distance of 434.64 feet to the point of intersection of said Easterly right-of-way line of North H.W.S. Cleveland Boulevard and the North right-of-way line of North H.W.S. Cleveland Boulevard; thence S87°04'10"W along said North right-of-way line of North H.W.S. Cleveland Boulevard, a distance of 70.00 feet to the point of intersection of said North right-of-way line of North H.W.S. Cleveland Boulevard and said Southerly right-of-way line of West Maple Road, said point also being on the West line of said NE 1/4 of Section 9; thence N02°35'13"W along said Southerly right-of-way line of West Maple Road, said line also being said West line of the NE 1/4 of Section 9, a distance of 36.48 feet; thence Easterly along said Southerly right-of-way line of West Maple Road on the following described courses; thence N87°08'11"E, a distance of 1261.10 feet; thence N87°04'09"E, a distance of 1314.86 feet to the point of beginning.

Said tract of land contains an area of 91.490 acres, more or less.

Robert Clark 9-21-2001 LS-419

Robert Clark, LS-419 Date

REGISTERED LAND SURVEYOR ROBERT CLARK LS-419

DEDICATION

Know all men by these presents that we, M.J.A., L.L.C., and Landco, Inc. 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 WHISPERING 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, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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.

In witness whereof, we do set our hands.

M.J.A., L.L.C. LANDCO, INC.

Gerald L. Torczon

GERALD L. TORCZON, MANAGING MEMBER JOHN J. SMITH, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 11 day of OCT, 2001, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, president of Landco, Inc., 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 corporation.

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

Homer R. Hunt SEAL

Notary Public

General Notary Public HOMER R. HUNT State of Nebraska My Commission Expires April 30, 2003

EXPIRES APRIL 30, 2003

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WHISPERING RIDGE (lots numbered as shown) as to the Design Standards this 15 day of Oct, 2001.

CITY ENGINEER

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

Henry Vieregger 1/25/2

CITY ENGINEER Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WHISPERING RIDGE (lots numbered as shown) was approved by the City Planning Board on this 2nd day of May, 2001.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WHISPERING RIDGE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 31st day of [illegible], 2001.

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 11 day of October, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torczon, managing member of M.J.A., 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 managing member of said L.L.C.

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

David J. Nicholson SEAL

Notary Public

GENERAL NOTARY-State of Nebraska DAVID J. NICHOLSON My Comm. Exp. Jan. 29, 2004

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WHISPERING RIDGE (lots numbered as shown) was approved by the City Council of Omaha on this 18th day of Dec, 2001.

Mike Fahey

MAYOR

ATTEST

CITY CLERK PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

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.

Julie M. Haney 01-24-02

COUNTY TREASURER DATE

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

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

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

WHISPERING RIDGE

LOTS 191 THRU 309 INCLUSIVE & OUTLOTS "B", "C", "D", "E"

OMAHA, NEBRASKA

FINAL PLAT

Revisions	
No	Date

Proj No:	2000125.01
Date:	4-5-01
Designed By:	MAW
Drawn By:	TRH
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	