

DEER RIDGE

LOTS 1 THRU 352, INCLUSIVE AND LOT B AND LOT C.
 A SUBDIVISION IN THE S.E. 1/4 OF SECTION 19, T15N, R12E OF 6th
 P.M., DOUGLAS COUNTY, NEBRASKA.

UNPLATTED



UNPLATTED

SCALE 1" = 100'

UNPLATTED

1	50	49	48	47
HIGHLAND ORCHARD				
PIERCE STREET				
2	42	43	44	45

UNPLATTED

RECEIVED
 1153
 11
 L-12-26

I hereby certify that I have accurately surveyed and placed marks from this plat, all corners of all lots, streets, alleys, poles and ends of all curves...
 22 May 1962
 [Signature]

Surveyor & Associates, Inc.
 [Signature]
 Surveyor Number of
 Adams County 1748

ABSTRACT
 We, the undersigned, do hereby certify that we have surveyed and placed marks from this plat, all corners of all lots, streets, alleys, poles and ends of all curves...
 [Signatures]

ACKNOWLEDGMENT OF DEED
 I, the undersigned, do hereby certify that I have surveyed and placed marks from this plat, all corners of all lots, streets, alleys, poles and ends of all curves...
 [Signatures]

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, this 23rd day of May, 1962.
 [Signature]

ACKNOWLEDGMENT OF GRANTS
 I hereby certify that the streets within this plat are built to the grades approved by the City Engineer and filed with the City, this 23rd day of May, 1962.
 [Signature]

APPROVAL OF CITY ENGINEER
 I hereby approve this plat of DEER RIDGE on this 23rd day of May, 1962.
 [Signature]

APPROVAL OF BOARD OF CITY ENGINEER
 This plat of DEER RIDGE was approved and accepted by the City Council of Omaha on this 23rd day of June, 1962.
 [Signature]

APPROVAL OF CITY PLANNING BOARD
 This plat of DEER RIDGE was approved by the City Planning Board of the City of Omaha, Nebraska, this 23rd day of May, 1962.
 [Signature]

CURVE DATA

Curve No.	A	D	E	L	R
1.	37° 03' 12"	22,119.97	86,90	167.92	256.05
2.	36° 28' 00"	27,730.68	67,96	131.20	206.20
3.	20° 23' 54"	24,608.43	41,81	82.89	232.85
4.	63° 10' 10"	64,053.43	55,00	96.62	89.45
5.	60° 04' 40"	51,152.80	100,00	181.23	132.03
6.	57° 26' 34"	20,853.55	80,00	159.20	234.68
7.	31° 30' 00"	23,013.46	75,00	116.47	248.75
8.	26° 50' 00"	30,188.05	54,88	88.49	146.22
9.	50° 00' 00"	65,103.5	95,01	136.24	80.01
10.	43° 20' 30"	14,806.28	109,12	132.05	134.89
11.	25° 53' 30"	102,366.25	125,00	262.88	581.12
12.	21° 53' 00"	204,368.83	75,00	106.66	294.49
13.	31° 58' 20"	104,147.1	162,29	356.11	566.46
14.	21° 53' 30"	17,002.25	62,47	125.03	324.05
15.	31° 58' 00"	154,109.66	108,63	211.29	379.25
16.	26° 50' 00"	12,273.22	83,60	218.03	448.26
17.	16° 00' 00"	5,360.94	150,00	298.05	1,003.50
18.	43° 40' 00"	15,276.87	104,05	522.15	432.85
19.	09° 50' 40"	4,867.66	181.58	202.25	1,473.89
20.	16° 00' 00"	12,193.57	65,05	131.24	469.02
21.	16° 00' 00"	13,713.56	58.72	116.07	471.01
22.	16° 00' 00"	15,409.79	51.26	102.05	365.44
23.	52° 04' 00"	22,219.28	124.27	231.26	274.42
24.	25° 00' 00"	19,343.81	65.00	127.95	251.01
25.	17° 20' 00"	12,666.26	102.26	200.86	452.15
26.	05° 10' 00"	7,659.58	60.00	119.75	346.86
27.	08° 37' 10"	8,134.06	51.81	107.42	487.49
28.	08° 38' 20"	8,652.16	50.00	99.81	601.86
29.	08° 38' 20"	8,652.16	50.00	99.81	601.86
30.	52° 31' 40"	43,969.59	65.00	126.73	151.44
31.	67° 11' 40"	15,102.82	860.00	306.77	432.09

PROPERTY OWNERS
 ARCHIE W. FULTON - GRANT FULTON ESTATE
 EDWARD A. OLSON - EDNA MARIE OLSON
 T. L. LUMBER - BONA LUMBER ESTATE
 ROSS J. CAVELARI - 1241 SOUTH 174TH STREET
 LOUIS A. SIEBERG - GRACIE PROPERTY

LEWIS, HARRISON & ASSOCIATES, INC.
 DEER RIDGE ADDITION
 FINAL PLAT
 90-26

L-12-26

DEER RIDGE

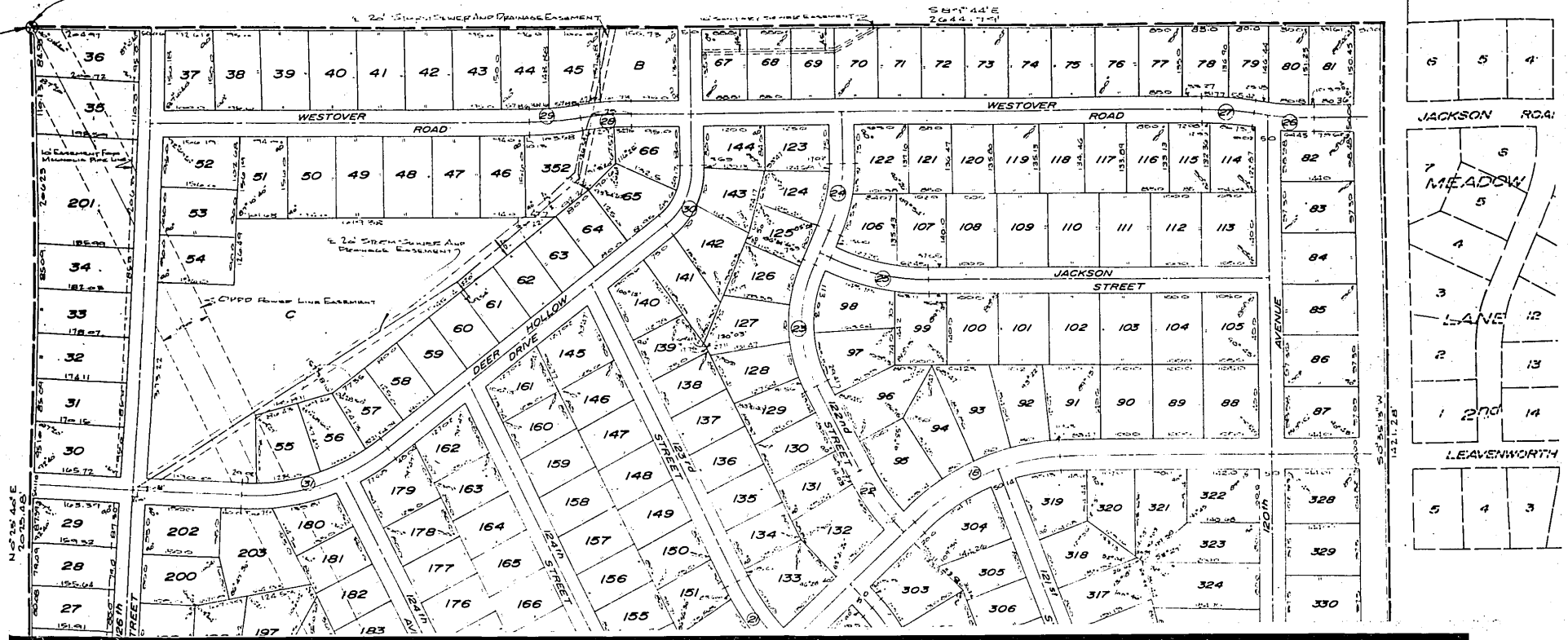
DEER RIDGE

LOTS 1 THRU 352, INCLUSIVE AND LOT B AND LOT C.
A SUBDIVISION IN THE S.E. 1/4 OF SECTION 19, T15N, R12E OF 6th
P.M., DOUGLAS COUNTY, NEBRASKA.

UNPLATTED

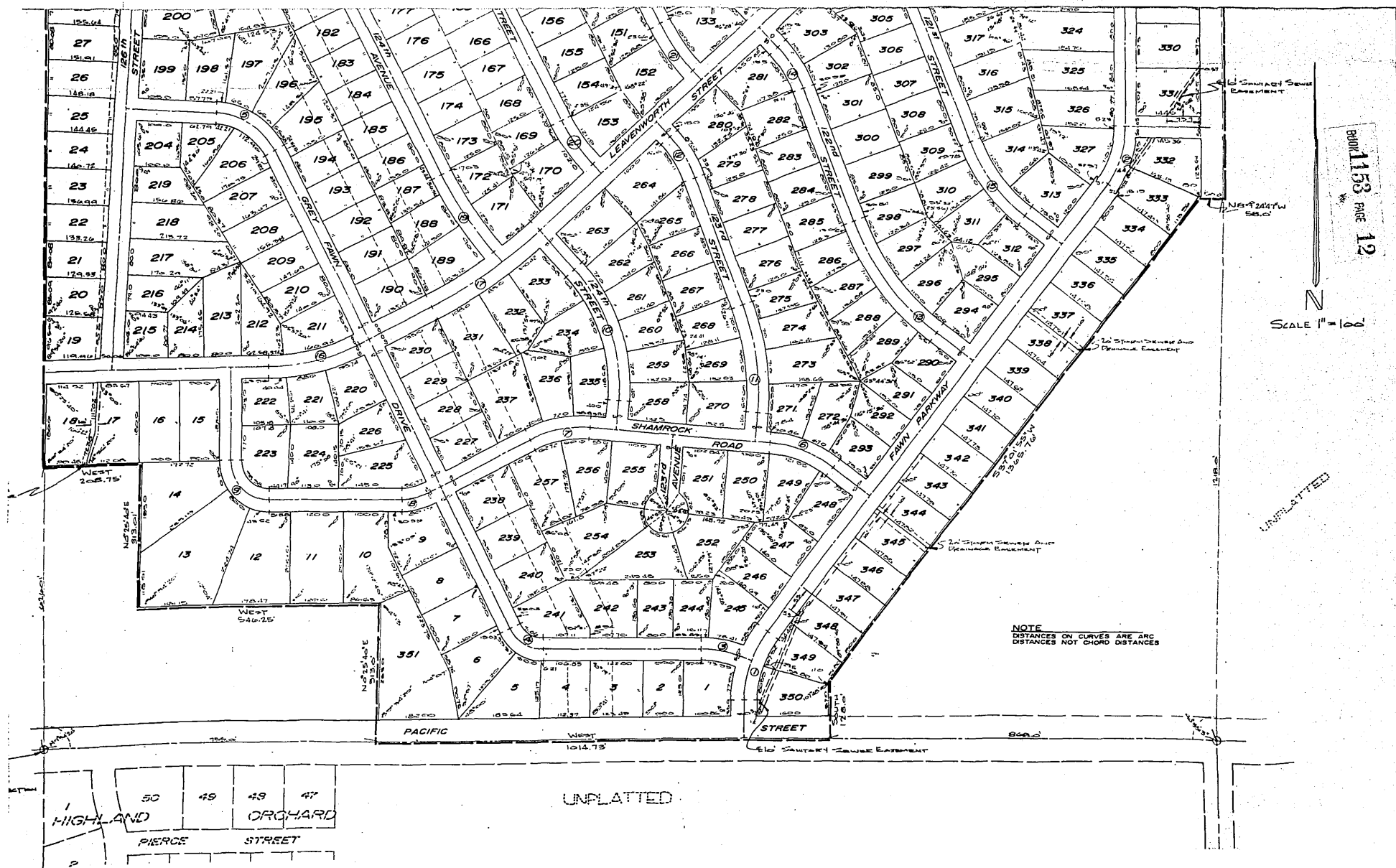
Point of Beginning

CENTER OF SECTION 19,
T15N, R12E



BOOK 155 PAGE 111

UNPLATTED
D.M.
10' Easement For Magnolia Pipe Line and Walkway
30, T 15 N. R. 12 E.
1/4 SECTION



NOTE
DISTANCES ON CURVES ARE ARC
DISTANCES NOT CHORD DISTANCES

BOOK 153 PAGE 12

HIGHLAND ORCHARD
PIERCE STREET

UNPLATTED

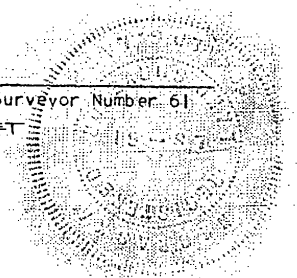
BOOK 1153 PAGE 13

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked with iron pipe, all corners of all lots, streets, angle points and ends of all curves in DEER RIDGE, Lots 1 through 352, inclusive, and Lot B and Lot C, being a platting of part of the SE ¼ of Section 19, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, to wit: Beginning at the center of said Section 19; thence S 80° 44' E, 2644.79 feet along the North line of said SE ¼ of Section 19; thence S 0° 35' 13" W, 1421.28 feet along the East line of said Section 19; thence N 89° 24' 47" W, 58.00 feet; thence S 37° 01' 55" W, 1365.76 feet; thence South 128.0 feet to the South line of said Section 19; thence West along the said South line of Section 19, a distance of 1014.73 feet; thence N 0° 25' 40" E, 313.00 feet; thence West 546.25 feet; thence N 0° 25' 40" E, 313.01 feet; thence West 208.75 feet; thence N 0° 25' 40" E, along the West line of said SE ¼ of Section 19, a distance of 2025.48 feet to the point of beginning. (South line of Section 19 assumed East-West in direction).

Lamp, Rynearson & Associates, Inc.

Donald G. Lamp
Donald G. Lamp, Registered Land Surveyor Number 61
420 SOUTH 17TH STREET



22 May 1962

Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, ARCHIE W. FULTON, RONALD G. OLSON, I. H. WEINER, I. H. LUNDT, ROSS J. CAVALERI and LOUIS A. SEMINARA, being sole owners and proprietors of the land described within the Surveyor's Certificate on this plat and embraced within this plat, have caused said land to be subdivided into lots and streets, said Subdivision to be hereafter known as DEER RIDGE, the lots and streets to be numbered and named as shown on this plat; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets as shown. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross-arms, guys and anchors, and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat, and power, and for all telephone and telegraph and message service over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots in said Subdivision; said license being granted for the use and benefit of all present and future owners of lots in said Subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both said utility companies fail to construct poles and wires along any of said side lot lines within 36 months of the date hereof; or if any poles or wires are constructed but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways.

Archie W. Fulton
Archie W. Fulton

Ronald G. Olson
Ronald G. Olson

I. H. Weiner
I. H. Weiner

I. H. Lundt
I. H. Lundt

Ross J. Cavaleri
Ross J. Cavaleri

Louis A. Seminara
Louis A. Seminara

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 22nd day of May, 1962, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Archle W. Fulton, Ronald G. Olson, A. H. Weiner, T. H. Lundt, Ross J. Cavaleri, and Louis A. Seminara, who are personally known by me to be the identical persons whose names are affixed to the above Dedication on this plat as Owners of the property described in the Surveyor's Certificate; and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.
Witness my hand and notarial seal in Omaha, Nebraska, the date last aforesaid.

My Commission expires the 14th day of October, 1966.

George Donald Loo
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 in this plat, as shown by the records of this office, this 22nd day of May, 1962.

Don J. Howell
Douglas County Treasurer
Ch. [Signature]
Deputy

ACKNOWLEDGMENT OF GRADING

I hereby certify that the streets within this plat are built to the grades approved by the City Engineer and filed with the City, this 22nd day of May, 1962.

Donald G. Lamp
Donald G. Lamp, P.E.

APPROVAL OF CITY ENGINEER

I hereby approve this plat of DEER RIDGE on this 23rd day of May, 1962.

D.P. [Signature]
City Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plat of DEER RIDGE was approved and accepted by the City Council of Omaha on this 12th day of June, 1962.

Mary L. Kelly
City Clerk

Harry [Signature]
President

James J. Bwerak
Mayor

APPROVAL OF CITY PLANNING BOARD

This plat of DEER RIDGE was approved by the City Planning Board of the City of Omaha, Nebraska, this 23rd day of MAY, 1962.

Charles W. [Signature]
Chairman, City Planning Board

BOOK 1153 PAGE 14


CENTERLINE CURVE DATA

Curve No.	Δ	D	T	L	R
1.	37° 03' 12"	22.11937	86.80	167.52	259.03
2.	36° 28' 00"	27.773048	67.96	131.30	206.30
3.	20° 23' 54"	24.60843	41.89	82.89	232.83
4.	63° 10' 10"	64.05343	55.00	98.62	89.45
5.	60° 04' 40"	33.132365	100.00	181.33	172.93
6.	32° 26' 34"	20.83635	80.00	155.70	274.98
7.	31° 26' 04"	23.03349	70.00	136.47	248.75
8.	26° 50' 00"	39.18465	34.88	68.48	146.22
9.	90° 00' 00"	65.1015	88.01	138.24	98.01
10.	47° 26' 30"	14.88628	169.12	318.69	384.89
11.	25° 33' 30"	10.39625	125.00	245.84	551.12
12.	21° 53' 00"	20.13983	55.00	108.66	284.49
13.	31° 58' 26"	10.11471	162.29	316.11	566.46
14.	21° 51' 30"	17.08225	62.57	123.62	324.03
15.	31° 58' 00"	15.10766	108.63	211.59	379.25
16.	26° 50' 00"	12.77327	107.00	210.07	448.56
17.	16° 00' 00"	5.368294	150.00	298.05	1,067.30
18.	42° 40' 00"	13.23687	169.05	322.33	432.85
19.	09° 50' 40"	4.86716	101.38	202.25	1,177.19
20.	16° 00' 00"	12.19137	60.05	131.24	469.97
21.	16° 00' 00"	13.71336	58.72	116.57	417.81
22.	16° 00' 00"	15.678579	51.36	102.05	365.44
23.	52° 06' 00"	22.51928	124.37	231.36	254.43
24.	25° 00' 00"	19.541541	65.00	127.93	203.30
25.	25° 26' 00"	12.66626	102.06	200.80	452.55
26.	09° 10' 00"	7.655158	60.00	119.75	748.46
27.	08° 37' 10"	8.334056	51.81	103.42	687.49
28.	08° 38' 20"	8.655216	50.00	99.81	661.98
29.	08° 38' 20"	8.655216	50.00	99.81	661.98
30.	52° 37' 40"	43.590839	65.00	120.73	131.44
31.	40° 11' 40"	13.102472	160.00	306.77	437.29

PROPERTY OWNERS

- ARCHIE W. FULTON - 12002 PACIFIC STREET
- RONALD G. OLSON - 5012 MAELUO STREET
- I. H. WEINER - 434 J. E. GEORGE BLVD.
- T. H. LUNDT - 304 SOUTH 92ND STREET
- ROSS J. CAVALERI - 1241 SOUTH 117TH STREET
- LOUIS A. SEMINAGA - 5124 POPPLETON

DOUGLAS COUNTY
SURVEYOR'S OFFICE
James Swoboda

 <p>LAMP, BYRNEASON & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS</p>	SCALE AS SHOWN DRAWN BY DM - RL DATE 5/15/22 REVISIONS	<p>DEER RIDGE ADDITION</p>	
		<p>FINAL PLAT</p>	DRAWING NUMBER <p>58-22</p>

52
Deed

RECEIVED

1962 JUN 19 PM 4 / 02

THOMAS J. O'CONNOR
REGISTER OF DEEDS
Douglas County, NEBR.
DOUGLAS COUNTY, NEBR.

Entered in Numerical Index and filed
for record in the office of the Register of
Deeds of said County and recorded in
Book 1153 of Deeds

Page 11

Thomas J. O'Connor
Register of Deeds

By _____
Surrey

19-15-12
10150