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17421 99 745-746

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Date
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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

17421F-00-11903 old
 FE 12.81
 SF 6.00 COMP 5
 SA 10.00 dc 11 6

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

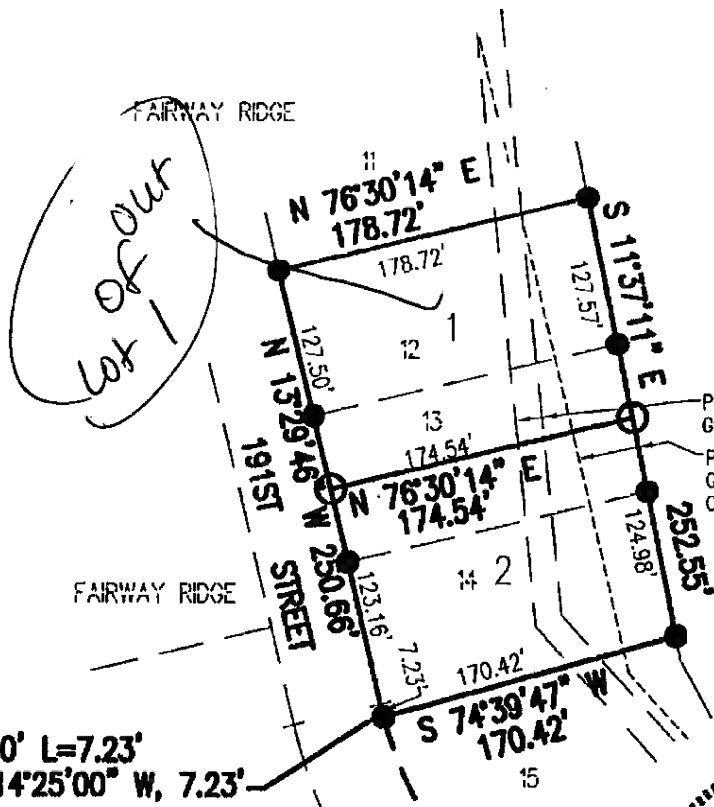
(include a diagram of the plat, legal description and legend)
LOTS 1 AND 2, FAIRWAY RIDGE REPLAT ONE
BEING A REPLAT OF LOTS 12, 13 & 14, FAIRWAY RIDGE
A SUBDIVISION LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 29,
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6th P.M.,
DOUGLAS COUNTY, NEBRASKA

OPPD AND USWC EASEMENTS ALONG LOT LINES AS SHOWN OR NOTED IN PLAT DEDICATION OF PLAT
AS RECORDED IN BOOK #2076, PAGE #446



SCALE 1" = 100'

- LEGEND:
- P PLAT DISTANCE
 - A ACTUAL DISTANCE
 - 5/8" REBAR SET
 - PINS FOUND 5/8" REBAR



271
THE RIDGES

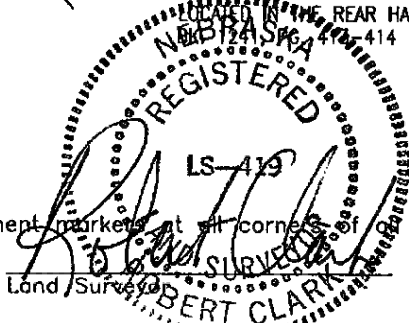
PERMANENT 15' SANITARY SEWER EASEMENT
GRANTED TO DOUGLAS COUNTY S.I.D NO. 367

PERMANENT GOLF COURSE MAINTENANCE EASEMENT
GRANTED TO SKS, INC., SOLE GENERAL PARTNER
OF SHADOW RIDGE LIMITED PARTNERSHIP

NOTE:

1. LOTS 1 AND 2 FAIRWAY RIDGE REPLAT ONE
ARE SUBJECT TO 10 FOOT O.P.P.D. EASEMENT
LOCATED IN THE REAR HALF OF SAID LOTS.
BOOK #2076 PAGE #414

R=225.00' L=7.23'
LC.=N 14°25'00" W, 7.23'



SURVEYOR'S CERTIFICATE

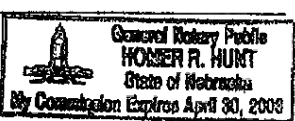
I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.

Land Surveyor Robert Clark Date 7-2-99

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner(s) of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

Timothy J. McReynolds 11-5-99
Owner President of Ridges Corp. General Partner
Ridges Limited Partnership



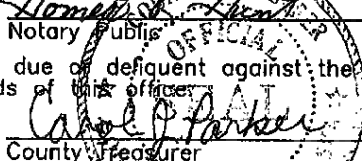
ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) SS
On this 5th day of Nov., 1999, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Timothy J. McReynolds, President of Ridges Corp. and General Partner of Ridges Limited Partnership who (are/ is) personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public Homer R. Hunt Date 11-5-99

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.



County Treasurer Carol J. Parker Date 11-5-99

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

Planning Director [Signature] Date 11/9/99

E & A CONSULTING GROUP
12001 "Q" STREET
OMAHA, NEBRASKA 68137
PHONE (402) 895-4700

JOB #85063.8 BOOK #173E
DRAWN BY: TRH

I: \PROJECTS\85063\DWGS\LOT-SURVEY\LOTSPLIT-LOTS-12-13-14.DWG

Addresses: Lot 1 - 2305 S. 191st St.
Lot 2 - 2317 S. 191st St.

3626