

# FAIRWAY RIDGE

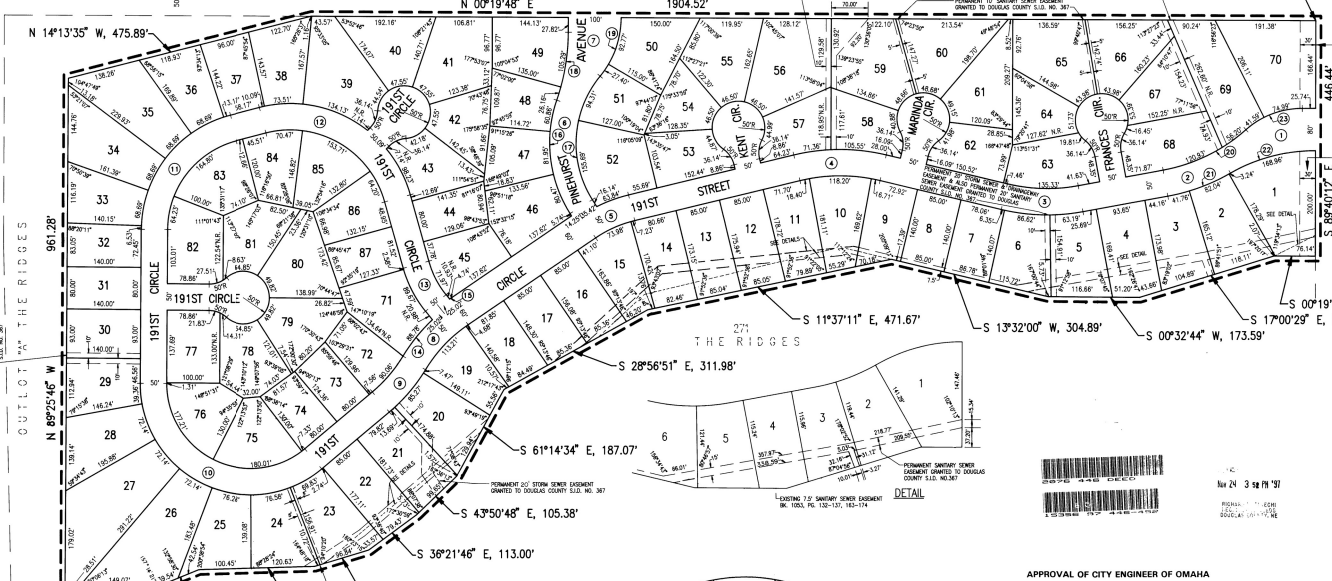


E&A CONSULTING GROUP  
10007 "C" STREET - OMAHA, NE 68137 • (402) 965-1700 FAX (402) 965-1999

FAIRWAY RIDGE  
OMAHA, NEBRASKA

FINAL PLAT

SW COR. SEC. 29-15-11  
POINT OF BEGINNING  
W 1/4 COR. SEC. 29-15-11



LOTS 1 THRU 87 INCLUSIVE

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein also that temporary monuments have been placed on the boundary and 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 courses in FAIRWAY RIDGE (lots numbered as shown) as well as a replat of Lot 230, The Ridges Replat II, a subdivision located in the West 1/2 of the SW 1/4 of Section 29, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 230, The Ridges Replat II, said point also being the point of intersection of the South right-of-way line of Shadow Ridge Drive, and the East right-of-way line of 192nd Street; thence S89°40'12"E (assumed bearing) along said South right-of-way line of Shadow Ridge Drive, a distance of 446.44 feet to the Northeast corner of said Lot 230, The Ridges Replat II; thence along the Eastern line of said Lot 230, The Ridges Replat II, on the following described courses: S00°19'48"W, a distance of 78.21 feet; thence S17°00'29"E, a distance of 266.66 feet; thence S00°32'44"W, a distance of 173.59 feet; thence S13°32'00"W, a distance of 304.89 feet; thence S11°37'11"E, a distance of 471.67 feet; thence S28°56'51"E, a distance of 311.98 feet; thence S61°14'34"E, a distance of 187.07 feet; thence S43°50'48"E, a distance of 105.38 feet; thence S36°21'46"E, a distance of 113.00 feet; thence S16°45'01"E, a distance of 107.56 feet; thence S01°33'19"E, a distance of 221.08 feet; thence S22°11'25"E, a distance of 82.08 feet; thence S00°34'14"W, a distance of 177.58 feet to the Southeast corner of said Lot 230, The Ridges Replat II; thence N89°25'46"W along the South line of said Lot 230, The Ridges Replat II, a distance of 961.28 feet to the Southwest corner of said Lot 230, The Ridges Replat II; thence N14°13'35"W along the Western line of said Lot 230, The Ridges Replat II, a distance of 475.89 feet to a point on said East right-of-way line of 192nd Street, said line also being the West line of said Lot 230, The Ridges Replat II; thence N00°19'48"E along said East right-of-way line of 192nd Street, a distance of 1904.52 feet to the point of beginning.

*Robert Clark*  
Robert Clark, LS-419  
REGISTERED SURVEYOR  
August 26, 1996

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of FAIRWAY RIDGE (lots numbered as shown) as to the Design Standards this 7<sup>th</sup> day of October, 1996.

*David Neumann*  
CITY ENGINEER

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

*David Neumann* 11-20-97  
CITY ENGINEER DATE

DEDICATION

Know all men by these presents that we, Ridges Limited Partnership, a Nebraska Limited Partnership, Owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as FAIRWAY RIDGE lots numbered as shown, and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues, and circles, and we do hereby grant the 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 of Omaha, 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 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 this 3<sup>rd</sup> day of ~~Sept~~ 1996.

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the FAIRWAY RIDGE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 27<sup>th</sup> day of August, 1996.

*[Signature]*  
DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of FAIRWAY RIDGE (lots numbered as shown) was approved by the City Planning Board on this 3<sup>rd</sup> day of December, 1996.

*Richard Johnson*  
CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE

This plat of FAIRWAY RIDGE (Lots numbered as shown) was approved by the City Council of Omaha on this 2<sup>nd</sup> day of June, 1997.

*Frank Brown* Mayor  
*[Signature]* City Clerk  
*[Signature]* President of Council

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

- NOTES:
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LOTS 191<sup>ST</sup> THRU LOTS 27 THRU 192<sup>ND</sup> STREET FROM LOTS 35 THRU 41, 49, 50, 52, 54, 59, 60, 61, 65, 66, 68, & 70; SHADOW RIDGE DRIVE FROM LOTS 1 & 2.
  - ALL INCHES ARE 3/16" UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE PERMANENT TO CURVED STRIPS UNLESS SHOWN AS NON-PERMANENT (N.A.).

Curve Data

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	205.00	131.40	87.28	29°32'44"
2	300.00	118.57	89.86	19°21'24"
3	205.00	145.14	104.84	22°51'11"
4	300.00	185.11	141.12	27°30'48"
5	205.00	145.14	104.84	22°51'11"
6	225.00	244.51	175.78	32°12'48"
7	300.00	132.99	95.02	18°51'11"
8	300.00	138.80	95.30	19°13'30"
9	300.00	132.99	95.02	18°51'11"
10	185.00	421.51	401.71	120°32'48"
11	205.00	145.14	104.84	22°51'11"
12	210.86	337.52	207.01	38°59'24"
13	202.52	86.11	41.83	3°12'47"

Curve Data

CURVE	RADIUS	R.O.W. CURVE DATA	TANGENT	DELTA
14	305.00	113.80	87.48	20°03'44"
15	25.00	14.88	11.88	29°32'44"
16	200.00	223.38	119.70	31°01'11"
17	200.00	266.00	144.30	31°01'11"
18	400.00	131.40	86.33	18°48'44"
19	175.00	185.00	82.68	30°14'44"
20	325.00	177.13	80.82	31°13'30"
21	175.00	122.00	84.13	18°48'44"
22	322.00	168.88	86.48	30°13'30"
23	158.49	118.38	81.03	17°52'44"

