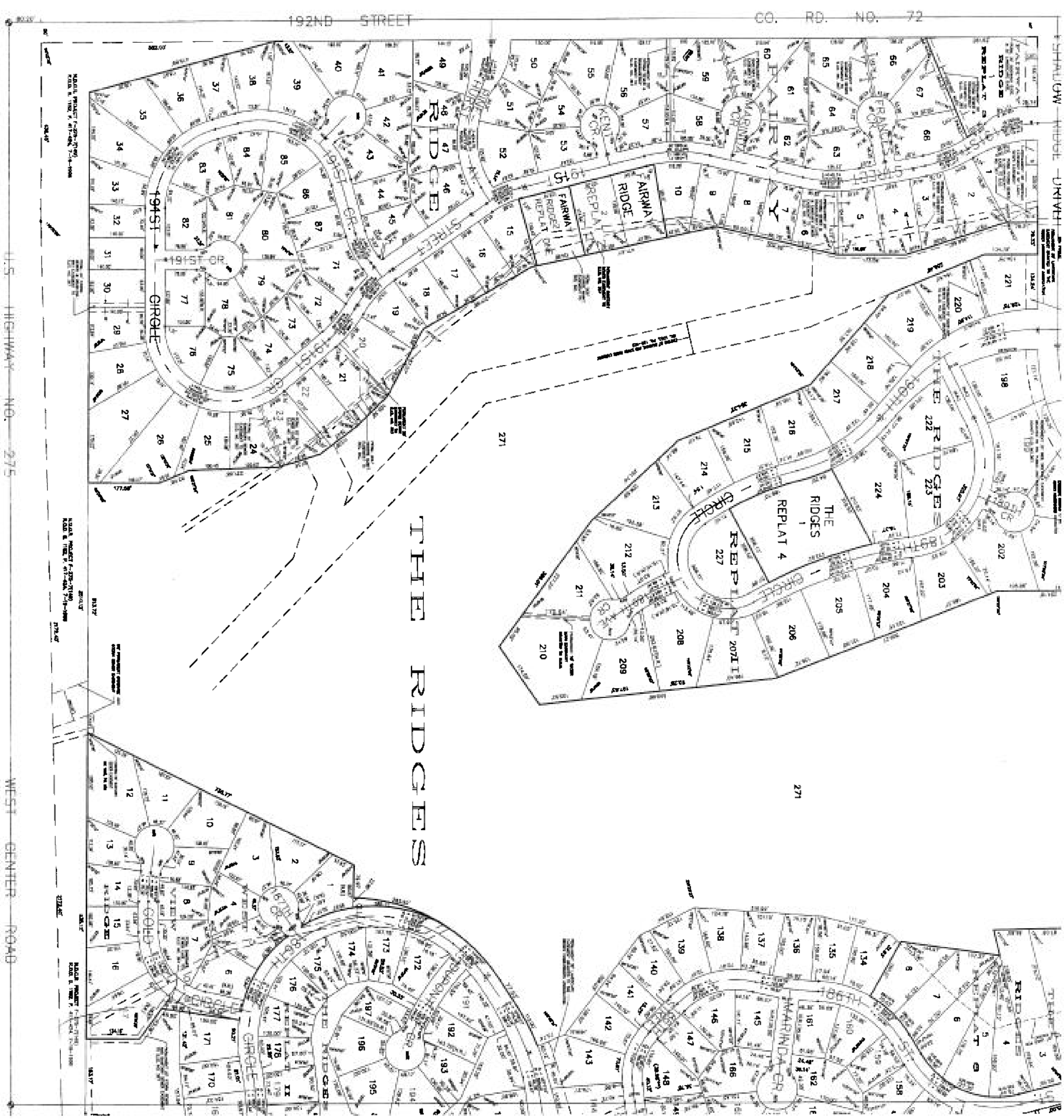
S.W. 1/4 SEC. 29-15-11




# DOUGLAS COUNTY ENGINEER

156TH & W. MAPLE RD. OMAHA NE. 68116

| DRAWN BY: | DATE | COMMENTS |
|---|---|---|
| R.E.B. | 11-30-2000 | FAIRWAY RIDGE REPLAT 2 |
| S.M.C. | 9-10-2003 | FAIRWAY RIDGE REPLAT 3 |
| BB | 4-23-2004 | ADDED THE RIDGES REPLAT 8 |
| | | |

SCALE: 1" = 100' NORTH ▶

INFORMATI
THIS SHEE
BE VERIFI
THE FINAL
BEFORE B

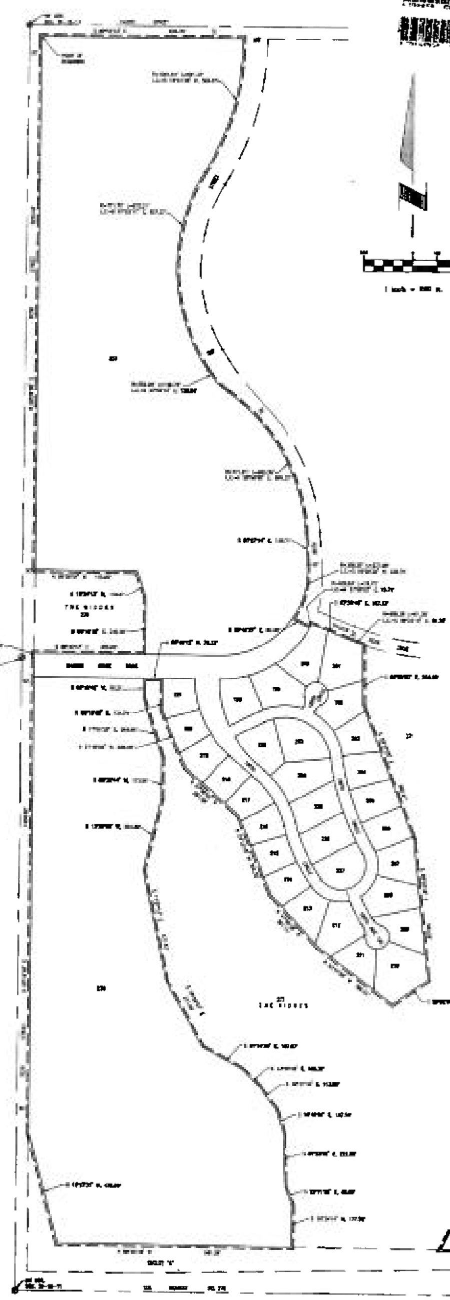
G6#48
The Ridges Replat II

RECEIVED

Book 1499 Pg 638A

# THE RIDGES REPLAT II

LOTS 1 THRU 231, INCLUSIVE AND OUTLOTS "A", "B", "C" AND "D"



## DEDICATION

Know all men by these presents that we, Ridges Limited Partnership, a Nebraska Limited Partnership, Owner, and First Bank, Mortgagee, 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 THE RIDGES REPLAT II(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 on, through, under and across a five-foot (5') wide strip of land abutting all 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 22 day of Dec., 1993.

RIDGES LIMITED PARTNERSHIP

BY: TIMOTHY J. MC REYNOLDS
PRESIDENT OF RIDGES CORPORATION, GENERAL PARTNER

FIRST BANK

BY: RAYMOND D. PAPE, JR.
PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
) SS
COUNTY OF DOUGLAS )

On this 23rd day of Dec., 1993, before me, the undersigned, a Notary Public in and for said County, personally came Raymond D. Pape, Jr., President of First Bank, to me 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 bank.

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

Notary Public

My Commission Expires 5-14-97

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
) SS
COUNTY OF DOUGLAS )

On this 22 day of Dec., 1993, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, President of Ridges Corporation, 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.

Notary Public

My commission expires 3-18-97

### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE RIDGES REPLAT II(Lots numbered as shown) as to the Design Standards this 30th day of December, 1993.

CITY ENGINEER

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

CITY ENGINEER 10-13-94 Date

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE RIDGES REPLAT II (Lots numbered as shown) was approved by the City Council of Omaha on this ____ day of ________, 199_.

MAYOR

ATTEST CITY CLERK 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 Oct. 11, 1993 DATE

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the THE RIDGES REPLAT II (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 22 day of Dec., 1993.

DOUGLAS COUNTY ENGINEER

FEE
PG
LEGAL PG

### 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 THE RIDGES REPLAT II (Lots 1 thru 231, inclusive and Outlots "A", "B", "C" and "D") being a replat of Lots 210, 211, 215, 216, 217, 218, 261, 262, 263, 265 and the included street rights-of-way for Canter Ridge Drive and Lake Ridge Drive, all in The Ridges, a subdivision located in Section 29, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 263, The Ridges, said point also being on the West right-of-way line of 180th Street; thence along the Southerly line of said Lot 263, The Ridges, said line also being the North line of Outlot "A", The Ridges, on the following described courses; thence N78°34'41"W (assumed bearing), a distance of 414.32 feet; thence S85°52'55"W, a distance of 1378.58 feet; thence S87°43'46"W, a distance of 907.53 feet; thence N89°25'46"W, a distance of 535.12 feet to the Southwest corner of said Lot 263, The Ridges; thence along the Westerly line of said Lot 263, The Ridges, on the following described courses; thence N26°26'29"E, a distance of 736.77 feet; thence S88°26'20"E, a distance of 79.87 feet; thence Northeasterly on a curve to the right with a radius of 448.18 feet, a distance of 434.06 feet, said curve having a long chord which bears N25°18'23"E, a distance of 417.30 feet; thence N57°03'10"E, a distance of 77.83 feet; thence Northeasterly along said Westerly line of Lot 263, The Ridges, and also the Northerly right-of-way line of said Lake Ridge Drive, on a curve to the right with a radius of 580.00 feet, a distance of 174.12 feet, said curve having a long chord which bears N65°30'26"E, a distance of 173.48 feet; thence continuing along said Northerly right-of-way line of Lake Ridge Drive on the following described courses; thence N73°57'42"E, a distance of 157.61 feet; thence Northeasterly on a curve to the left with a radius of 845.61 feet, a distance of 283.67 feet, said curve having a long chord which bears N61°21'33"E, a distance of 281.68 feet; thence N46°48'25"E, a distance of 105.75 feet; thence Easterly on a curve to the right with a radius of 820.00 feet, a distance of 1017.58 feet, said curve having a long chord which bears N84°15'38"E, a distance of 953.61 feet; thence S58°18'16"E, a distance of 150.33 feet; thence S80°08'06"E, a distance of 201.61 feet to the Southwesterly corner of said Lot 218, The Ridges; thence N04°41'22"E along the West line of said Lot 218, The Ridges, a distance of 245.75 feet to the Northwesterly corner of said Lot 218, The Ridges, said point also being on the Easterly right-of-way line of 182nd Circle; thence along said Easterly right-of-way line of 182nd Circle on the following described courses; thence Northeasterly on a curve to the left with a radius of 175.00 feet, a distance of 225.96 feet, said curve having a long chord which bears N57°41'44"E, a distance of 210.61 feet; thence N20°42'06"E, a distance of 58.18 feet to the Northwesterly corner of said Lot 215, The Ridges; thence S69°17'54"E along the Northerly line of said Lot 215, The Ridges, a distance of 150.00 feet to the Northeasterly corner of said Lot 215, The Ridges; thence N20°42'06"E along the Easterly line of Lots 214, 213, and 212, said The Ridges, a distance of 268.96 feet to the Northeasterly corner of said Lot 212, The Ridges; thence N79°27'41"W along the Northerly line of said Lot 212, The Ridges, a distance of 155.52 feet to the Northwesterly corner of said Lot 212, The Ridges, said point also being on said Easterly right-of-way line of 182nd Circle; thence along said Easterly right-of-way line of 182nd Circle on the following described courses; thence Northerly on a curve to the left with a radius of 196.35 feet, a distance of 102.65 feet, said curve having a long chord which bears N04°26'17"W, a distance of 101.48 feet, thence Northwesterly on a curve to the left with a radius of 712.98 feet, a distance of 104.49 feet, said curve having a long chord which bears N23°36'47"W, a distance of 104.40 feet to the Northwesterly corner of said Lot 210, The Ridges; thence along the Northerly line of said Lots 210 and 261, The Ridges, on the following described courses; thence N62°11'19"E, a distance of 282.71 feet; thence S89°58'57"E, a distance of 446.17 feet to a point on said West right-of-way line of 180th Street, said point also being the Northeast corner of said Lot 261, The Ridges; thence S00°00'03"W along said West right-of-way line of 180th Street, a distance of 2243.20 feet to the point of beginning.

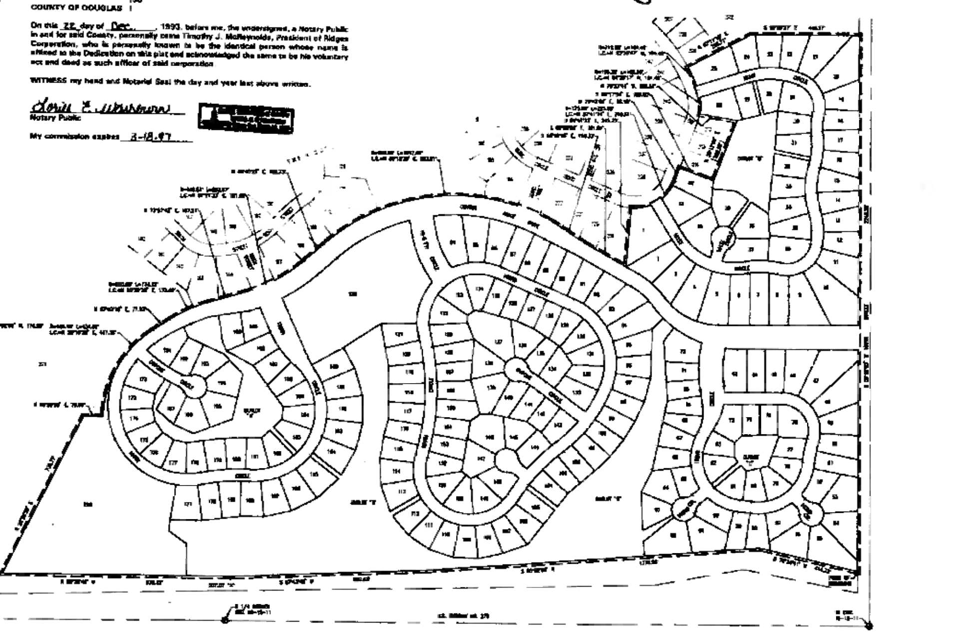
Also beginning at the Northwest corner of said Lot 265, The Ridges, said point also being the point of intersection of the South right-of-way line of Pacific Street and the East right-of-way line of 192nd Street; thence S89°52'33"E along said South right-of-way line of Pacific Street, said line also being the North line of said Lot 265, The Ridges, a distance of 826.76 feet to the point of intersection of said South right-of-way line of Pacific Street and the Westerly right-of-way line of 189th Street, said point also being the Northeast corner of said Lot 265, The Ridges; thence along the Easterly line of said Lot 265, The Ridges, on the following described courses; thence Southwesterly on a curve to the right with a radius of 1084.64 feet, a distance of 591.37 feet, said curve having a long chord which bears S15°44'38"W, a distance of 584.07 feet, thence Southeasterly on a curve to the left with a radius of 771.70 feet, a distance of 873.21 feet, said curve having a long chord which bears S01°03'11"E, a distance of 827.37 feet, thence Southeasterly on a curve to the left with a radius of 350.00 feet, a distance of 126.73 feet, said curve having a long chord which bears S43°50'34"E, a distance of 126.04 feet; thence Southerly on a curve to the right with a radius of 771.31 feet, a distance of 883.35 feet, said curve having a long chord which bears S28°50'05"E, a distance of 861.22 feet; thence S03°27'14"E, a distance of 136.71 feet; thence Southwesterly on a curve to the right with a radius of 358.25 feet, a distance of 237.00 feet, said curve having a long chord which bears S15°29'32"W, a distance of 232.70 feet; thence S60°48'27"E, a distance of 82.05 feet; thence Northeasterly on a curve to the left with a radius of 420.83 feet, a distance of 19.71 feet, said curve having a long chord which bears N27°50'03"E, a distance of 19.71 feet; thence S67°35'43"E, a distance of 167.13 feet; thence Southeasterly on a curve to the left with a radius of 989.38 feet, a distance of 61.38 feet, said curve having a long chord which bears S69°22'19"E, a distance of 61.35 feet; thence S00°00'00"E, a distance of 254.18 feet; thence S20°37'25"E, a distance of 556.21 feet; thence S05°50'10"E, a distance of 590.06 feet; thence S65°02'06"W, a distance of 174.50 feet; thence N82°41'05"W, a distance of 386.01 feet; thence N41°56'36"W, a distance of 291.74 feet; thence N22°13'19"W, a distance of 354.32 feet; thence N47°59'56"W, a distance of 257.39 feet; thence N21°48'05"W, a distance of 258.49 feet; thence N00°19'48"E, a distance of 134.75 feet; thence N89°40'12"W, a distance of 79.33 feet; thence S00°19'48"W, a distance of 76.21 feet; thence S17°00'29"E, a distance of 286.86 feet; thence S00°32'44"W, a distance of 173.59 feet; thence S13°32'00"W, a distance of 304.99 feet; thence S11°37'11"E, a distance of 471.67 feet; thence S28°58'51"E, a distance of 311.98 feet; thence S81°14'34"E, a distance of 187.07 feet; thence S43°50'48"E, a distance of 105.38 feet; thence S36°21'48"E, a distance of 113.00 feet; thence S18°45'01"E, a distance of 107.56 feet; thence S01°33'19"E, a distance of 221.08 feet; thence S22°11'26"E, a distance of 82.08 feet; thence S00°34'14"W, a distance of 177.88 feet to the Southeast corner of said Lot 265, The Ridges; thence N89°25'48"W along the South line of said Lot 265, The Ridges, a distance of 961.28 feet to the Southwest corner of said Lot 265, The Ridges; thence N14°13'35"W along the Westerly line of said Lot 265, The Ridges, 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 265, The Ridges; thence N00°19'48"E along said East right-of-way line of 192nd Street, a distance of 1988.02 feet; thence N00°29'06"E along said East right-of-way line of 192nd Street, a distance of 18.50 feet to the Southwest corner of Lot 270, said the Ridges, thence S89°40'12"E along the South line of said Lot 270, The Ridges, a distance of 455.00 feet to the Southeast corner of said Lot 270, The Ridges; thence N00°19'48"E along the East line of said Lot 270, The Ridges, a distance of 240.00 feet; thence N19°24'13"W along the Easterly line of said Lot 270, The Ridges, a distance of 115.67 feet to the Northeast corner of said Lot 270, The Ridges; thence N89°30'54"W along the North line of said Lot 270, The Ridges, a distance of 415.00 feet to the Northwest corner of said Lot 270, The Ridges, said point also being on said East right-of-way line of 192nd Street, said point also being on said West line of Lot 265, The Ridges; thence N00°29'06"E along said East right-of-way line of 192nd Street, a distance of 2223.43 feet to the point of beginning.

Robert Clark, LS-419 12-23-93 Date

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE RIDGES REPLAT II(Lots numbered as shown) was approved by the City Planning Board on this 5th day of January 1994.

CHAIRMAN OF CITY PLANNING BOARD



| | |
|---|---|
| DATE | 12-4-93 |
| SCALE | 1"=200' |
| SHEET | 1 of 3 |

FINAL PLAT
COVER SHEET

THE RIDGES REPLAT II
OMAHA, NEBRASKA

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

GO #48
THE RIDGES REPLAT II

# THE RIDGES REPLAT II

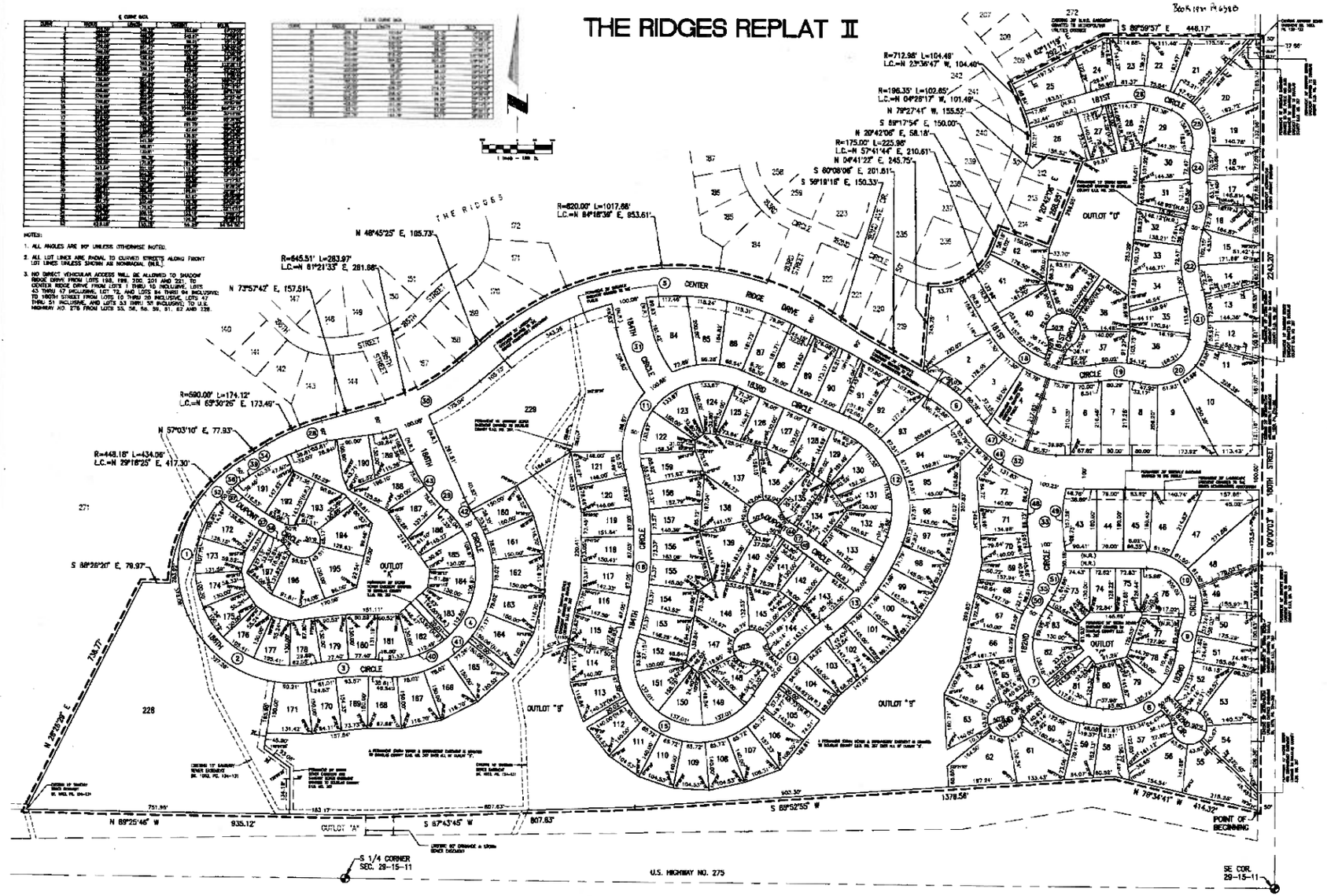
Book 1891 Page 280

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
| 1 | 1017.66' | 104.49' | 52.26' | 104.44' | N 23°36'47" W |
| 2 | 1017.66' | 102.65' | 51.33' | 102.60' | N 04°28'17" W |
| 3 | 1017.66' | 225.96' | 114.41' | 225.54' | N 57°41'44" E |
| 4 | 1017.66' | 210.61' | 106.37' | 210.21' | N 84°18'39" E |
| 5 | 1017.66' | 201.81' | 101.94' | 201.49' | S 84°18'39" E |
| 6 | 1017.66' | 150.33' | 75.32' | 150.19' | S 89°18'18" E |
| 7 | 1017.66' | 150.00' | 75.17' | 149.86' | S 89°17'54" E |
| 8 | 1017.66' | 155.52' | 77.91' | 155.37' | N 79°27'41" W |
| 9 | 1017.66' | 58.18' | 29.09' | 58.17' | N 20°42'06" E |
| 10 | 1017.66' | 245.75' | 123.14' | 245.26' | N 04°41'22" E |
| 11 | 1017.66' | 101.49' | 50.81' | 101.44' | N 02°11'19" E |
| 12 | 1017.66' | 248.57' | 124.57' | 248.06' | N 20°42'06" E |
| 13 | 1017.66' | 58.18' | 29.09' | 58.17' | N 20°42'06" E |
| 14 | 1017.66' | 150.00' | 75.17' | 149.86' | S 89°17'54" E |
| 15 | 1017.66' | 150.33' | 75.32' | 150.19' | S 89°18'18" E |
| 16 | 1017.66' | 201.81' | 101.94' | 201.49' | S 84°18'39" E |
| 17 | 1017.66' | 210.61' | 106.37' | 210.21' | N 84°18'39" E |
| 18 | 1017.66' | 225.96' | 114.41' | 225.54' | N 57°41'44" E |
| 19 | 1017.66' | 102.65' | 51.33' | 102.60' | N 04°28'17" W |
| 20 | 1017.66' | 104.49' | 52.26' | 104.44' | N 23°36'47" W |
| 21 | 1017.66' | 104.49' | 52.26' | 104.44' | N 23°36'47" W |
| 22 | 1017.66' | 102.65' | 51.33' | 102.60' | N 04°28'17" W |
| 23 | 1017.66' | 225.96' | 114.41' | 225.54' | N 57°41'44" E |
| 24 | 1017.66' | 210.61' | 106.37' | 210.21' | N 84°18'39" E |
| 25 | 1017.66' | 201.81' | 101.94' | 201.49' | S 84°18'39" E |
| 26 | 1017.66' | 150.33' | 75.32' | 150.19' | S 89°18'18" E |
| 27 | 1017.66' | 150.00' | 75.17' | 149.86' | S 89°17'54" E |
| 28 | 1017.66' | 155.52' | 77.91' | 155.37' | N 79°27'41" W |
| 29 | 1017.66' | 58.18' | 29.09' | 58.17' | N 20°42'06" E |
| 30 | 1017.66' | 245.75' | 123.14' | 245.26' | N 04°41'22" E |
| 31 | 1017.66' | 101.49' | 50.81' | 101.44' | N 02°11'19" E |
| 32 | 1017.66' | 248.57' | 124.57' | 248.06' | N 20°42'06" E |
| 33 | 1017.66' | 58.18' | 29.09' | 58.17' | N 20°42'06" E |
| 34 | 1017.66' | 150.00' | 75.17' | 149.86' | S 89°17'54" E |
| 35 | 1017.66' | 150.33' | 75.32' | 150.19' | S 89°18'18" E |
| 36 | 1017.66' | 201.81' | 101.94' | 201.49' | S 84°18'39" E |
| 37 | 1017.66' | 210.61' | 106.37' | 210.21' | N 84°18'39" E |
| 38 | 1017.66' | 225.96' | 114.41' | 225.54' | N 57°41'44" E |
| 39 | 1017.66' | 102.65' | 51.33' | 102.60' | N 04°28'17" W |
| 40 | 1017.66' | 104.49' | 52.26' | 104.44' | N 23°36'47" W |

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
| 41 | 1017.66' | 104.49' | 52.26' | 104.44' | N 23°36'47" W |
| 42 | 1017.66' | 102.65' | 51.33' | 102.60' | N 04°28'17" W |
| 43 | 1017.66' | 225.96' | 114.41' | 225.54' | N 57°41'44" E |
| 44 | 1017.66' | 210.61' | 106.37' | 210.21' | N 84°18'39" E |
| 45 | 1017.66' | 201.81' | 101.94' | 201.49' | S 84°18'39" E |
| 46 | 1017.66' | 150.33' | 75.32' | 150.19' | S 89°18'18" E |
| 47 | 1017.66' | 150.00' | 75.17' | 149.86' | S 89°17'54" E |
| 48 | 1017.66' | 155.52' | 77.91' | 155.37' | N 79°27'41" W |
| 49 | 1017.66' | 58.18' | 29.09' | 58.17' | N 20°42'06" E |
| 50 | 1017.66' | 245.75' | 123.14' | 245.26' | N 04°41'22" E |
| 51 | 1017.66' | 101.49' | 50.81' | 101.44' | N 02°11'19" E |
| 52 | 1017.66' | 248.57' | 124.57' | 248.06' | N 20°42'06" E |
| 53 | 1017.66' | 58.18' | 29.09' | 58.17' | N 20°42'06" E |
| 54 | 1017.66' | 150.00' | 75.17' | 149.86' | S 89°17'54" E |
| 55 | 1017.66' | 150.33' | 75.32' | 150.19' | S 89°18'18" E |
| 56 | 1017.66' | 201.81' | 101.94' | 201.49' | S 84°18'39" E |
| 57 | 1017.66' | 210.61' | 106.37' | 210.21' | N 84°18'39" E |
| 58 | 1017.66' | 225.96' | 114.41' | 225.54' | N 57°41'44" E |
| 59 | 1017.66' | 102.65' | 51.33' | 102.60' | N 04°28'17" W |
| 60 | 1017.66' | 104.49' | 52.26' | 104.44' | N 23°36'47" W |

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO SHADOW RIDGE DRIVE FROM LOTS 198, 199, 200, 201 AND 231, TO CENTER RIDGE DRIVE FROM LOTS 1 THRU 10, INCLUSIVE, LOTS 43 THRU 17 INCLUSIVE, LOT 72, AND LOTS 84 THRU 94 INCLUSIVE; TO 180TH STREET FROM LOTS 10 THRU 20 INCLUSIVE, LOTS 47 THRU 51 INCLUSIVE, AND LOTS 33 THRU 38 INCLUSIVE; TO U.S. HIGHWAY NO 275 FROM LOTS 33, 38, 56, 59, 81, 87 AND 128.




ELLIOTT & ASSOCIATES
3315 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

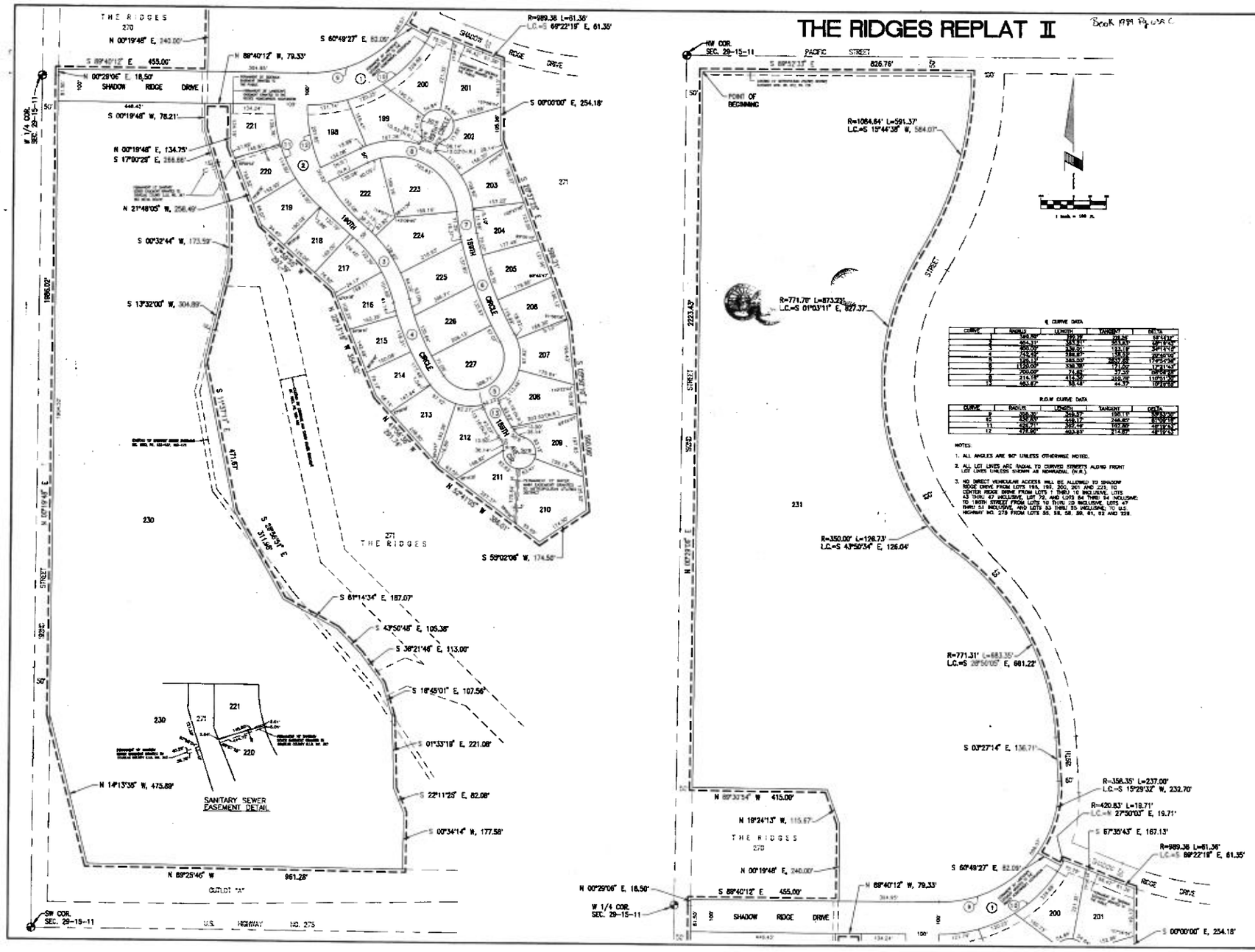
THE RIDGES REPLAT I
OMAHA, NEBRASKA

FINAL PLAT

GG#48
The Ridges Replat II

# THE RIDGES REPLAT II

Book 1991 Page 1




℄ CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 1 | 389.26' | 292.18' | 153.26 | 58°14'11" |
| 2 | 404.11' | 303.31' | 159.03 | 58°14'11" |
| 3 | 800.00' | 329.31' | 167.12' | 23°34'11" |
| 4 | 743.45' | 388.87' | 197.32 | 29°57'05" |
| 5 | 1250.00' | 345.09' | 174.00 | 15°49'04" |
| 6 | 1130.00' | 330.98' | 166.50 | 16°46'54" |
| 7 | 700.00' | 174.85' | 87.90 | 14°19'00" |
| 8 | 315.18' | 412.53' | 259.78 | 112°11'00" |
| 13 | 463.87' | 88.18' | 44.37 | 10°53'00" |

R.O.W CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 9 | 238.30' | 349.37' | 190.11' | 83°57'00" |
| 10 | 238.30' | 419.72' | 246.82' | 101°00'18" |
| 11 | 426.71' | 307.14' | 160.89' | 41°13'14" |
| 12 | 476.66' | 403.83' | 214.97' | 48°12'11" |

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO SHADOW RIDGE DRIVE FROM LOTS 198, 199, 200, 201 AND 223, TO CENTER RIDGE DRIVE FROM LOTS 1 THRU 10 INCLUSIVE, LOTS 43 THRU 47 INCLUSIVE, LOT 72, AND LOTS 84 THRU 94 INCLUSIVE; TO 180TH STREET FROM LOTS 10 THRU 20 INCLUSIVE, LOTS 47 THRU 51 INCLUSIVE, AND LOTS 33 THRU 35 INCLUSIVE; TO U.S. HIGHWAY NO. 275 FROM LOTS 55, 56, 58, 59, 61, 92 AND 228.


ELLIOTT & ASSOCIATES
5314 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700


THE RIDGES REPLAT II
OMAHA, NEBRASKA

FINAL PLAT

# THE RIDGES

NOTE:
SEE SHEETS 2, 3, 4, AND 5 FOR ACTUAL FINAL PLAT DATA.

ELLIOTT & ASSOCIATES
5318 SOUTH 13TH STREET • OMAHA, NE 68157 • (402)895-6700

THE RIDGES
OMAHA NEBRASKA

COVER SHEET

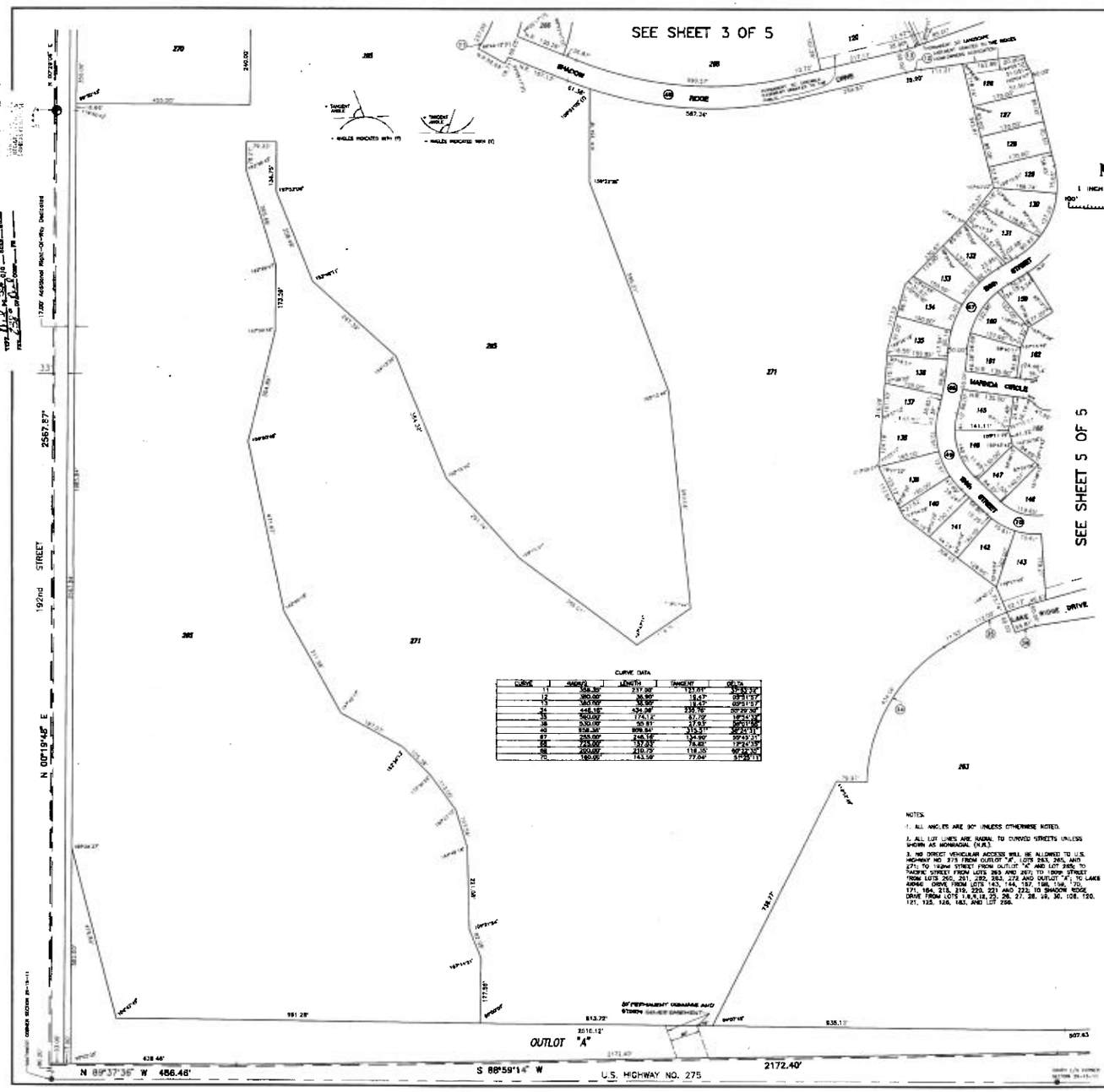
| | |
|---|---|
| JOB NO. | 91-002-001 |
| DATE | 8/5/91 |
| SCALE | 1" = 200' |
| DRAWN BY | EA |
| CHECKED BY | R.D.H. |
| SHEET | 1 / 5 |

GG #34

# THE RIDGES

LOTS 1 THRU 274 INCLUSIVE, & OUTLOT "A"

BEING A PLATTING OF ALL OF SECTION 29 EXCEPT FOR US HIGHWAY NO. 275 RIGHT-OF-WAY, ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA




CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 11 | 334.00' | 237.00' | 123.61' | 40°33'12" |
| 12 | 300.00' | 36.90' | 18.47' | 06°31'57" |
| 13 | 300.00' | 36.90' | 18.47' | 06°31'57" |
| 34 | 446.16' | 434.08' | 235.78' | 55°73'30" |
| 35 | 560.00' | 174.12' | 87.70' | 18°14'14" |
| 36 | 530.00' | 50.81' | 27.53' | 05°01'30" |
| 40 | 530.00' | 509.84' | 275.31' | 55°13'31" |
| 47 | 265.00' | 248.16' | 134.00' | 53°43'31" |
| 66 | 725.00' | 137.03' | 76.65' | 17°24'35" |
| 68 | 200.00' | 210.72' | 118.05' | 60°32'15" |
| 70 | 180.00' | 143.59' | 77.04' | 51°00'11" |

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO U.S. HIGHWAY NO. 275 FROM OUTLOT "A", LOTS 263, 264, AND 271; TO 192nd STREET FROM OUTLOT "A" AND LOT 265; TO MARINDA STREET FROM LOTS 263 AND 267; TO IBOW STREET FROM LOTS 260, 261, 262, 263, 272 AND OUTLOT "A"; TO LAKE RIDGE DRIVE FROM LOTS 143, 144, 167, 168, 169, 170, 171, 164, 215, 219, 220, 221 AND 223; TO SHADOW RIDGE DRIVE FROM LOTS 1,8,9,18,23, 26, 27, 28, 29, 30, 108, 120, 121, 125, 126, 183, AND LOT 298.

## 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 THE RIDGES (Lots 1 thru 274, inclusive, and Outlot "A") being a platting of all of Section 29 except for that part taken for US Highway No. 275 right-of-way, all in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Beginning at the East 1/4 corner of said Section 29; thence S00°04'03"W (assumed bearing) along the East line of said Section 29, a distance of 1319.28 feet to a point on the extended North right-of-way line of said US Highway No. 275; thence along said North right-of-way line of US Highway No. 275 and the extensions thereof, on the following described courses; thence N78°13'14"W, a distance of 537.22 feet; thence S18°43'11"W, a distance of 377.99 feet; thence S88°54'11"W, a distance of 937.76 feet; thence S86°53'37"W, a distance of 838.40 feet; thence S88°59'14"W, a distance of 2172.40 feet; thence N89°37'36"W, a distance of 456.46 feet to a point on the West line of said Section 29; thence N00°19'45"E along said West line of Section 29, a distance of 2567.87 feet to the West 1/4 corner of said Section 29; thence N00°20'06"E along said West line of Section 29, a distance of 2641.86 feet to the Northwest corner of said Section 29; thence S89°52'33"E along the North line of said Section 29, a distance of 2639.51 feet to the North 1/4 corner of said Section 29; thence S89°53'21"E along said North line of Section 29 a distance of 2639.57 feet to the Northeast corner of said Section 29; thence S00°00'10"W along the East line of said Section 29, a distance of 2640.75 feet to the point of beginning.

Said tract of land contains an area of 226.315 acres, more or less.

Roger L. Stern — 1-8-92
Roger L. Stern, LS 549 — Date

NEBRASKA REGISTERED LAND SURVEYOR LS-279 ROGER L. STERN

## DEDICATION

Know all men by these presents that we, Haupin Ltd. Partnership, owner, and First Bank, Mortgagee, of the property described in the Certification of Survey and embraced within this 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 THE RIDGES (Lots 1 thru 274, inclusive, and Outlot "A"), 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, all 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 remove poles, wires, cables, conduits and other related facilities, and to extend therein wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sound and 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 remove pipelines, hydrants and other related facilities, and to extend therein pipes for the transmission of gas and water on, through, under and across a five-feet (5') wide strip of land abutting all 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 8 day of JAN, 1992.

TITLE TO RECREATIONAL LOTS (164 AND 273) TO BE GRANTED TO THE RIDGES HOMEOWNERS ASSOCIATION.

HAUPIN LTD. PARTNERSHIP

TIMOTHY J. REYNOLDS
PRESIDENT OF GENERAL PARTNERSHIP

FIRST BANK

RAYMOND D. PAPE JR.
PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA}ss
COUNTY OF DOUGLAS}

On this 8 day of JAN, 1992 before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. Reynolds, president of General Partnership, 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 and the voluntary act and deed of said partnership.

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

Notary Public

My Commission expires

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA}ss
COUNTY OF DOUGLAS}

On this 8 day of JAN, 1992 before me, the undersigned, a Notary Public in and for said County, personally came Raymond D. Pape, Jr., president of First Bank, 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, and the voluntary act and deed of said bank.

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

Notary Public

My Commission expires

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

THE RIDGES
OMAHA, NEBRASKA

FINAL PLAT

| | |
|---|---|
| DRAWN BY | |
| DATE | |
| SCALE | |
| JOB NO. | |
| SHEET | 3 OF 5 |

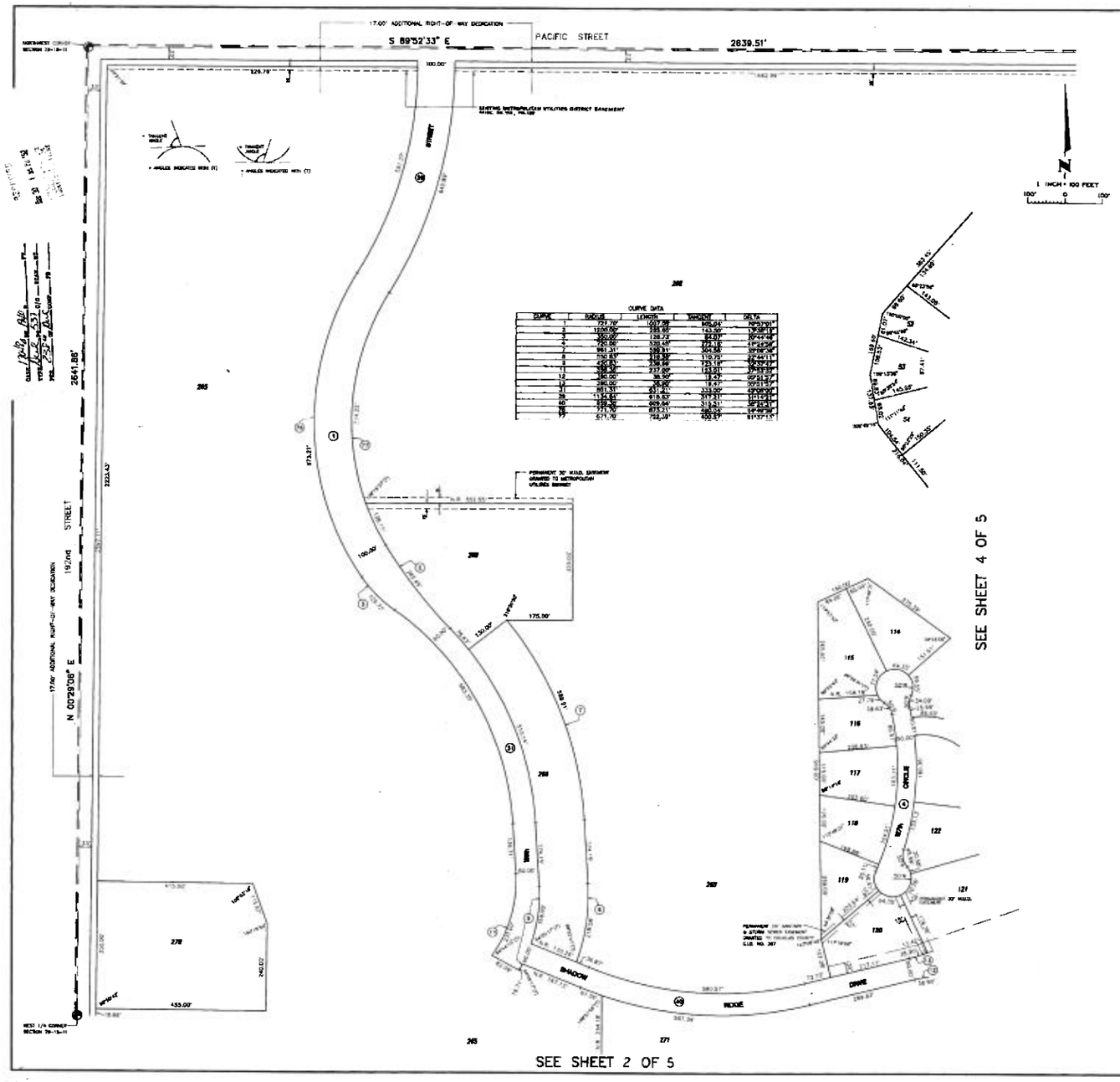
# THE RIDGES

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).

3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO U.S. HIGHWAY NO. 275 FROM OUTLOT "A", LOTS 263, 265 AND 271; TO 192nd STREET FROM OUTLOT "A" AND LOT 265; TO PACIFIC STREET FROM LOTS 265 AND 267; TO 180th STREET FROM LOTS 260, 261, 262, 263, 272, AND OUTLOT "A"; TO LAKE RIDGE DRIVE FROM LOTS 143, 144, 167, 168, 169, 170, 171, 84, 216, 219, 220, 221, AND 222; TO SHADOW RIDGE DRIVE FROM LOTS 1,2,4,18, 25, 26, 27, 28, 29, 30, 108, 120, 121, 122, 123, 124, 125 AND LOT 266.




CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 1 | 725.70' | 1007.88' | 605.84' | 79°30'01" |
| 2 | 1100.00' | 285.65' | 143.50' | 14°52'47" |
| 3 | 350.00' | 138.72' | 69.87' | 22°42'44" |
| 4 | 720.00' | 520.45' | 272.16' | 41°25'26" |
| 5 | 981.31' | 589.91' | 304.36' | 34°42'06" |
| 6 | 550.57' | 318.38' | 163.73' | 33°08'11" |
| 7 | 450.00' | 238.56' | 123.18' | 30°22'13" |
| 8 | 550.57' | 237.00' | 121.31' | 24°39'29" |
| 9 | 350.00' | 38.90' | 19.47' | 6°22'17" |
| 10 | 350.00' | 38.90' | 19.47' | 6°22'17" |
| 11 | 981.31' | 611.21' | 333.50' | 35°41'02" |
| 39 | 1174.84' | 618.63' | 317.31' | 30°10'21" |
| 40 | 550.57' | 609.54' | 315.51' | 63°24'41" |
| 76 | 721.70' | 873.11' | 486.02' | 69°16'38" |
| 77 | 571.70' | 752.09' | 430.37' | 81°37'15" |

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE RIDGES (Lots 1 thru 274, inclusive, and Outlot "A") as to the Design Standards this 2 day of June, 1993.

CITY ENGINEER

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

CITY ENGINEER 12-29-92 DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE RIDGES (Lots 1 thru 274, inclusive, and Outlot "A") approved by the City Planning Board on this 8th day of January, 1993.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE RIDGES (Lots 1 thru 274, inclusive, and Outlot "A") was reviewed by the office of the Douglas County Engineer on this 28 day of June, 1993.

DOUGLAS COUNTY ENGINEER

SEAL

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 11/20/92 DATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE RIDGES (Lots 1 thru 274, inclusive, and Outlot "A") was approved by the City Council of Omaha on this ___ day of _____, 199__.

MAYOR

ATTEST: CITY CLERK SECRETARY OF COUNCIL

ELLIOTT & ASSOCIATES
3319 SOUTH 120th STREET • OMAHA, NE 68137 • (402)895-4700

THE RIDGES
OMAHA, NEBRASKA

FINAL PLAT

# THE RIDGES

PACIFIC STREET

2639.51' S 89°52'33" E

S 89°52'21" E 2638.82'

17.00' ADDITIONAL RIGHT-OF-WAY DEDICATION

NORTH 1/4 CORNER SECTION 28-15-11

NORTHEAST CORNER SECTION 28-15-11

EXISTING METROPOLITAN UTILITIES DISTRICT EASEMENT

PERMANENT 30' M.U.D. EASEMENT

* TANGENT ANGLE
+ ANGLES MEASURED WITH (T)

CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 4 | 175.00' | 236.48' | 132.18' | 77°24'58" |
| 12 | 170.00' | 267.74' | 171.33' | 112°36'00" |
| 12 | 380.00' | 38.90' | 19.45' | 05°51'57" |
| 13 | 380.00' | 38.90' | 19.47' | 05°51'57" |
| 14 | 180.00' | 17.00' | 8.53' | 05°07'17" |
| 15 | 284.50' | 22.95' | 11.48' | 05°07'17" |
| 16 | 753.00' | 39.44' | 19.74' | 02°59'49" |
| 18 | 380.00' | 39.44' | 19.74' | 02°59'49" |
| 19 | 380.00' | 39.44' | 19.74' | 02°59'49" |

CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 20 | 1000.00' | 150.98' | 75.74' | 08°39'06" |
| 21 | 400.00' | 185.49' | 94.50' | 26°33'51" |
| 22 | 600.00' | 278.42' | 142.00' | 26°35'18" |
| 41 | 225.00' | 136.50' | 70.41' | 34°45'13" |
| 42 | 225.00' | 246.10' | 175.71' | 62°40'15" |
| 43 | 150.00' | 147.12' | 80.34' | 56°12'00" |
| 44 | 325.00' | 391.48' | 194.76' | 69°01'00" |
| 45 | 225.00' | 300.34' | 175.40' | 76°28'00" |
| 46 | 275.79' | 326.86' | 183.00' | 67°52'13" |
| 47 | 300.00' | 339.18' | 187.30' | 64°50'13" |
| 48 | 150.00' | 187.20' | 101.04' | 71°49'13" |
| 49 | 300.00' | 160.37' | 82.08' | 30°38'27" |
| 50 | 300.00' | 187.34' | 96.50' | 35°47'15" |
| 51 | 175.00' | 241.11' | 144.11' | 78°56'53" |
| 52 | 1769.80' | 524.65' | 213.86' | 16°59'25" |

CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 53 | 175.00' | 226.41' | 131.18' | 74°08'00" |
| 54 | 444.40' | 408.06' | 219.51' | 52°36'00" |
| 55 | 534.13' | 285.85' | 146.53' | 30°40'00" |
| 56 | 750.11' | 368.61' | 187.41' | 28°09'00" |
| 57 | 150.00' | 186.06' | 103.72' | 71°03'00" |
| 58 | 644.20' | 291.81' | 148.34' | 25°57'00" |
| 59 | 852.64' | 285.81' | 144.34' | 19°12'00" |
| 60 | 200.00' | 311.29' | 197.11' | 89°10'00" |
| 61 | 200.28' | 314.44' | 199.84' | 90°00'00" |
| 62 | 445.04' | 174.05' | 88.37' | 22°41'29" |
| 63 | 755.71' | 168.14' | 84.57' | 12°45'00" |
| 64 | 498.18' | 220.38' | 112.47' | 25°20'00" |
| 65 | 300.00' | 187.11' | 96.57' | 35°43'00" |
| 74 | 862.38' | 166.14' | 84.57' | 11°02'00" |
| 75 | 175.00' | 46.42' | 24.00' | 15°12'00" |

1 INCH = 100 FEET

100' 0 100'

N

SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

POPLETON CIRCLE

SHADOW RIDGE DRIVE

EMINE

180th STREET

S 00°00'10" W

2646.75'

17.00' ADDITIONAL RIGHT-OF-WAY DEDICATION

PERMANENT 15' DRAINAGE BORDER EASEMENT GRANTED TO DOUGLAS COUNTY ELD

PERMANENT 30' SANITARY & STORM SEWER EASEMENT GRANTED TO DOUGLAS COUNTY ELD NO. 347

POINT OF BEGINNING EAST 1/4 CORNER SECTION 28-15-11

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL. (N.R.)

3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO U.S. HIGHWAY NO. 275 FROM OUTLOT "F", LOTS 263, 265 AND 271; TO 192nd STREET FROM OUTLOT "A" AND LOT 285; TO PACIFIC STREET FROM LOTS 267 AND 287; TO 180th STREET FROM LOTS 260, 261, 262, 263, 272 AND OUTLOT "C"; TO LAKE RIDGE DRIVE FROM LOTS 143, 144, 167, 168, 169, 170, 171, 184, 218, 219, 225, 227 AND 232; TO SHADOW RIDGE DRIVE FROM LOTS 1, 8, 9, 16, 25, 26, 27, 28, 29, 30, 108, 120, 121, 125, 126, 183 AND LOT 269.

ELLIOTT & ASSOCIATES

3316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402)895-4700

THE RIDGES

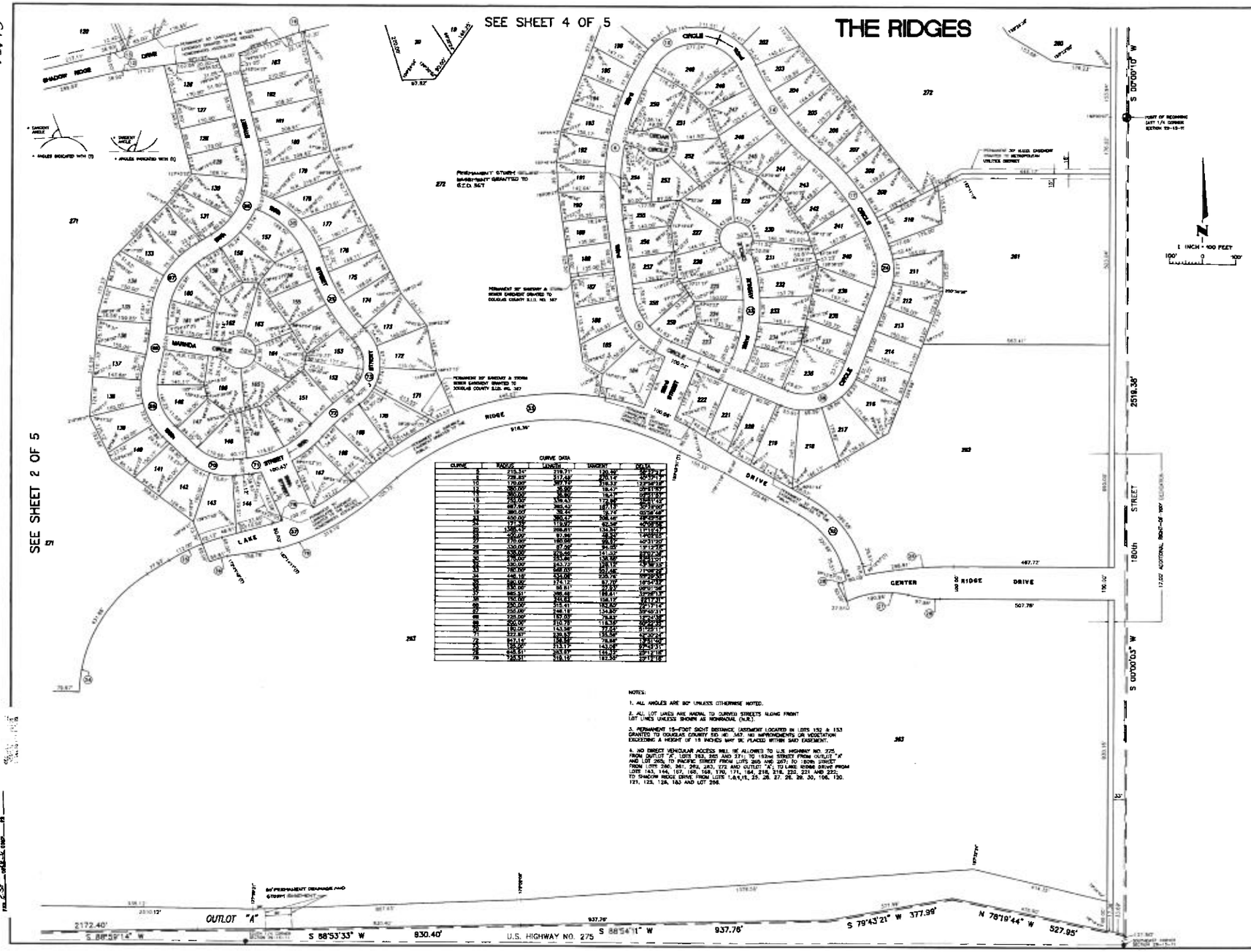
OMAHA, NEBRASKA

FINAL PLAT

# THE RIDGES

SEE SHEET 4 OF 5

SEE SHEET 2 OF 5




CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| 1 | 215.31' | 119.71' | 61.82' | 31°52'12" |
| 2 | 738.85' | 517.43' | 270.11' | 40°11'17" |
| 3 | 170.00' | 367.10' | 316.12' | 123°42'12" |
| 4 | 350.00' | 32.90' | 16.47' | 05°41'07" |
| 5 | 350.00' | 32.90' | 16.47' | 05°41'07" |
| 6 | 350.00' | 32.90' | 16.47' | 05°41'07" |
| 7 | 738.00' | 158.43' | 79.68' | 12°18'12" |
| 8 | 738.00' | 158.43' | 79.68' | 12°18'12" |
| 9 | 687.94' | 363.43' | 187.13' | 30°16'00" |
| 10 | 380.00' | 38.24' | 19.14' | 05°46'48" |
| 11 | 400.00' | 365.13' | 208.46' | 52°18'06" |
| 12 | 121.13' | 115.07' | 62.34' | 54°26'00" |
| 13 | 1,345.17' | 268.61' | 134.34' | 11°43'14" |
| 14 | 450.00' | 97.06' | 48.57' | 12°21'15" |
| 15 | 270.00' | 180.06' | 93.27' | 38°12'00" |
| 16 | 330.00' | 87.46' | 44.05' | 15°12'16" |
| 17 | 530.00' | 370.55' | 191.31' | 40°03'42" |
| 18 | 316.00' | 253.80' | 133.86' | 46°01'01" |
| 19 | 330.00' | 153.72' | 78.13' | 26°41'32" |
| 20 | 780.00' | 548.03' | 321.46' | 40°14'24" |
| 21 | 446.18' | 434.06' | 236.76' | 55°42'30" |
| 22 | 880.00' | 274.12' | 137.70' | 18°41'17" |
| 23 | 830.00' | 98.83' | 49.51' | 06°49'08" |
| 24 | 865.31' | 398.48' | 203.41' | 26°23'13" |
| 25 | 750.00' | 345.61' | 175.11' | 26°24'31" |
| 26 | 330.00' | 313.41' | 169.50' | 54°24'14" |
| 27 | 250.00' | 246.18' | 134.30' | 56°42'31" |
| 28 | 720.00' | 152.03' | 76.53' | 12°05'38" |
| 29 | 200.00' | 210.78' | 116.33' | 60°22'35" |
| 30 | 180.00' | 143.34' | 77.64' | 45°38'11" |
| 31 | 322.83' | 238.53' | 125.58' | 42°20'24" |
| 32 | 342.14' | 98.56' | 49.58' | 16°31'00" |
| 33 | 125.00' | 213.11' | 143.08' | 97°43'31" |
| 34 | 642.51' | 253.97' | 128.47' | 22°38'18" |
| 35 | 740.51' | 318.16' | 162.30' | 23°18'18" |

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).

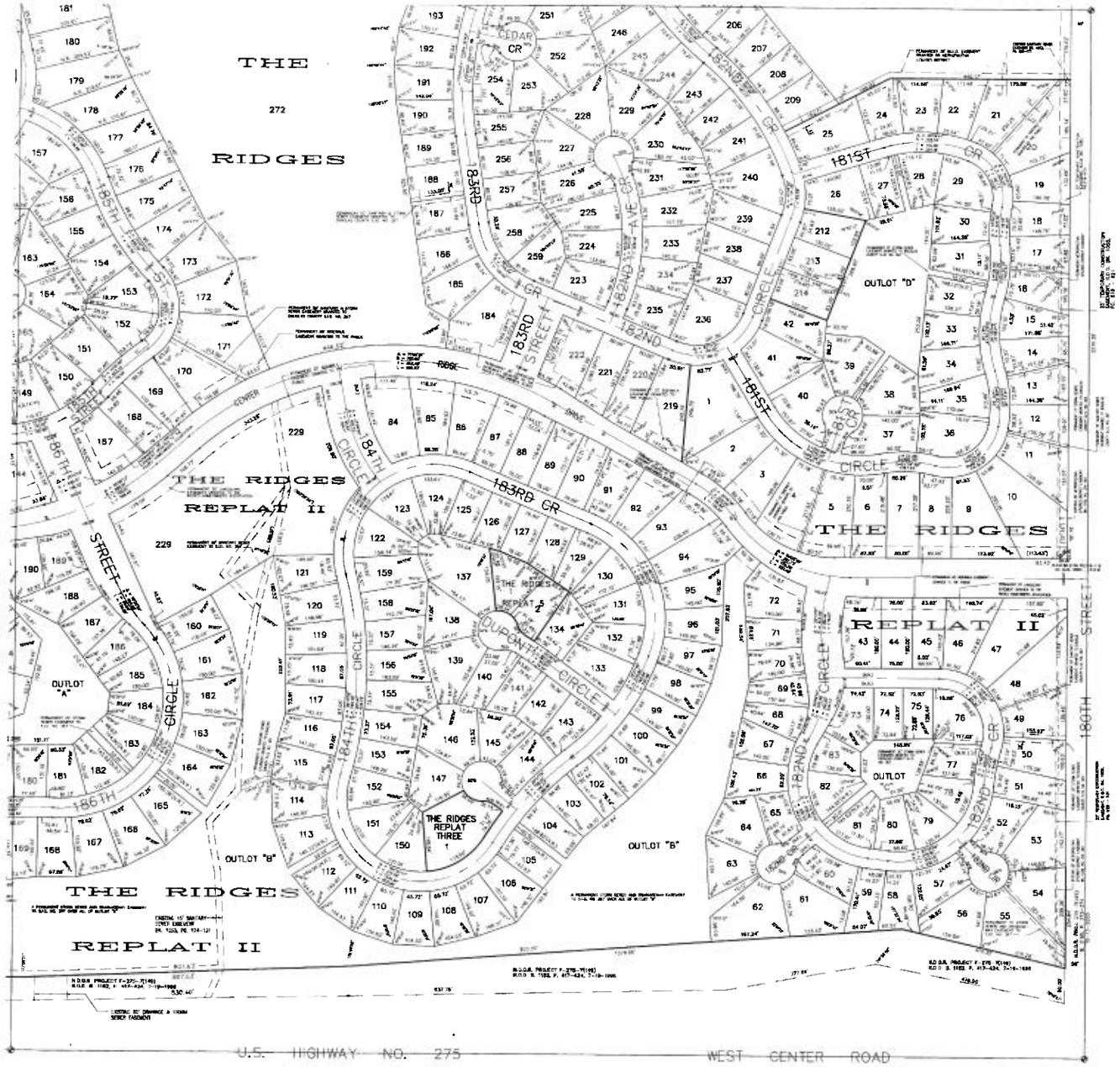
3. PERMANENT 15-FOOT SIGHT DISTANCE EASEMENT LOCATED IN LOTS 152 & 153 GRANTED TO DOUGLAS COUNTY S.I.D. #0 347. NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID EASEMENT.

4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO U.S. HIGHWAY NO. 275 FROM OUTLOT "A", LOTS 163, 265 AND 271; TO 193rd STREET FROM OUTLOT "A" AND LOT 265; TO PACIFIC STREET FROM LOTS 265 AND 267; TO 180th STREET FROM LOTS 246, 261, 262, 263, 272 AND OUTLOT "A"; TO LAKE RIDGE DRIVE FROM LOTS 143, 144, 167, 168, 169, 170, 171, 164, 218, 219, 220, 221 AND 222; TO SHADOW RIDGE DRIVE FROM LOTS 1,6,9,16, 25, 26, 27, 28, 29, 30, 106, 130, 131, 132, 128, 163 AND LOT 256.

ELLIOTT & ASSOCIATES
3316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

THE RIDGES
OMAHA, NEBRASKA

FINAL PLAT




S.E. 1/4 SEC. 29-15-11

# DOUGLAS COUNTY ENGINEER

156TH & W. MAPLE RD. OMAHA NE. 68116

SCALE 1" = 100'

NORTH

| DRAWN BY | DATE | COMMENTS |
|---|---|---|
| S.E.C. | 1-16-1996 | TOPOGRAPHY & R.O.W. INFORMATION |

INFORMATION ON THIS SHEET IS THE PROPERTY OF THE DOUGLAS COUNTY ENGINEER. REPRODUCTION BEYOND THIS SHEET IS PROHIBITED.