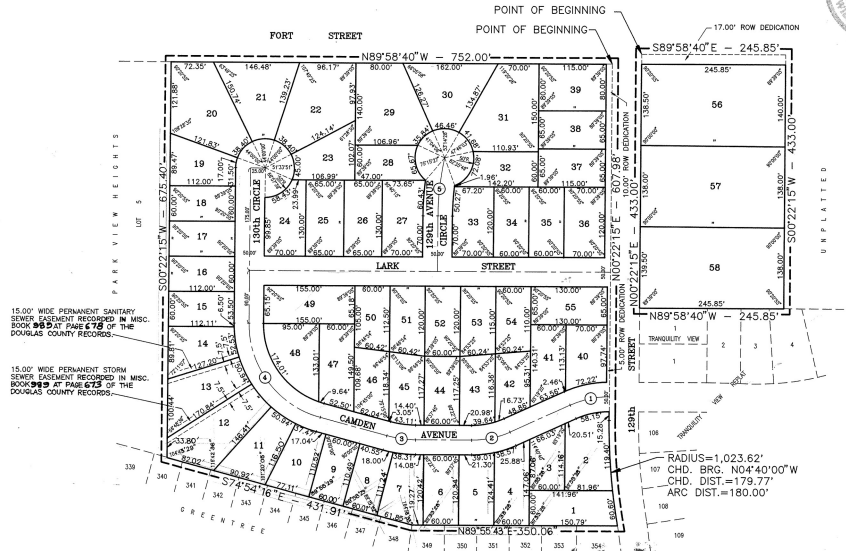


# IRONRIDGE

LOTS 1 THRU 58, INCLUSIVE

BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 6, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND A REPLATTING OF PART OF LOT 5, PARK VIEW HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



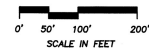
15.00' WIDE PERMANENT SANITARY SEWER EASEMENT RECORDED IN MISC. BOOK 984 AT PAGE 678 OF THE DOUGLAS COUNTY RECORDS

15.00' WIDE PERMANENT STORM SEWER EASEMENT RECORDED IN MISC. BOOK 984 AT PAGE 678 OF THE DOUGLAS COUNTY RECORDS

NOTE: THERE WILL NOT BE ANY DIRECT VEHICULAR ACCESS PERMITTED ONTO FORT STREET OVER THE NORTH LOT LINE OF LOTS 20, 21, 22, 23, 24, 25, 31, 32 AND 34.

**CURVE DATA**

- |   |   |   |
|---|---|---|
| 1. DELTA=24°40'40"<br>T=35.00'<br>L=68.91'<br>R=180.00'   | 2. DELTA=24°18'25"<br>T=34.00'<br>L=66.98'<br>R=157.85' | 3. DELTA=15°07'15"<br>T=25.00'<br>L=49.71'<br>R=189.36' |
| 4. DELTA=75°15'00"<br>T=127.05'<br>L=216.48'<br>R=164.83' | 5. DELTA=12°00'00"<br>T=50.00'<br>L=99.63'<br>R=475.72' |   |



RECEIVED BK 1913 N C/O FEB 24 1991  
PG 469 N DEL MC  
DEC 18 2 53 PM '91 of [unclear] COMP. FIB

GEORGE J. RUPRESICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN DESCRIBED AND THAT IRON PIPES HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS IRONRIDGE, LOTS 1 THRU 58 INCLUSIVE, SAID SUBDIVISION BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 6, T15N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND A REPLATTING OF PART OF LOT 5, PARK VIEW HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 129TH STREET AND A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NW1/4; THENCE S89°58'40"E 245.85 FEET ON A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NW1/4; THENCE S02°22'15"W 433.00 FEET TO THE NORTH LINE OF LOT 4, TRANQUILITY VIEW REPLAT, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N89°58'40"W 245.85 FEET ON THE NORTH LINE OF LOTS 2, 3, AND 4, SAID TRANQUILITY VIEW REPLAT AND ON THE NORTH LINE OF LOT 1, TRANQUILITY VIEW, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TO THE EAST LINE OF 129TH STREET; THENCE N02°22'15"E 433.00 FEET ON THE EAST LINE OF 129TH STREET TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF SAID LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE N89°58'40"W 752.00 FEET ON THE NORTH LINE OF SAID LOT 5; THENCE S02°22'15"W 350.06 FEET ON THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF 129TH STREET; THENCE NORTHLY ON THE WEST LINE OF 129TH STREET ON A 1,023.62 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N04°40'00"W, CHORD DISTANCE 179.77 FEET, AN ARC DISTANCE OF 180.00 FEET TO A POINT OF TANGENCY; THENCE N02°22'15"E 807.88 FEET ON THE WEST LINE OF 129TH STREET TO THE POINT OF BEGINNING. (THE NORTH LINE OF SAID NW1/4 IS ASSUMED TO BEAR S89°58'40"E.)



DATE June 25, 1991  
WILLIAM P. DORNIER, NEBRASKA R.L.S. NO. 217

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT I, H. LEE GENDLER, TRUSTEE, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS IRONRIDGE, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJUTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJUTING 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 (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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. I DO FURTHER GRANT PERPETUAL EASEMENTS 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 (5') FOOT WIDE STRIP OF LAND ADJUTING ALL OUL-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.

H. Lee Gendler, Trustee  
H. LEE GENDLER, TRUSTEE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DODGE ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 1991, BY H. LEE GENDLER, TRUSTEE.

Alan Drenth, Trustee  
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 ON THE RECORDS OF THIS OFFICE, THIS 11th DAY OF July, 1991.

DEPUTY Don J. Hordell  
DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF IRONRIDGE ON THIS 7th DAY OF August, 1991.

David Neumann  
CITY ENGINEER

**APPROVAL OF CITY PLANNING BOARD**

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE October 28, 1991

David Neumann  
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD  
THIS PLAT OF IRONRIDGE WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 10th DAY OF August, 1991.

Maxwell D. Jolly  
CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF IRONRIDGE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 24th DAY OF September, 1991.

MAYOR John J. Moore  
RESIDENT James E. Thomas  
CITY CLERK Walter J. [unclear]

**REVIEW BY DOUGLAS COUNTY ENGINEER**

THIS PLAT OF IRONRIDGE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 12th DAY OF July, 1991.

Shelly A. [unclear]  
DOUGLAS COUNTY ENGINEER



SCALE	AS SHOWN
DATE	6-25-91
DRAWN BY	GAH
CHECKED BY	JDW
REVISION	

FINAL PLAT

IRONRIDGE

2 THOMPSON, DRESSEN & DORNER  
Consulting Engineers & Land Surveyors  
OMAHA, NEBRASKA, 68102  
TELEPHONE: (402) 396-0685



JOB NUMBER