



2135 149 DEED



14631 99 149-155

Nebr Doc Stamp Tax
10-14-98
Date
\$ 4.00
By [Signature]

RICHARD N. TANECH  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 OCT 14 AM 11:01  
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RECEIVED

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

14631 B - New # 00 - 21498

PRE	85	AM	01-60000
EXP	3-16-10	AM	COMP ijk
PRE	5.00	AM	PI

A perpetual easement granted 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 twenty-foot (20') wide strip of land abutting the rear boundary lines of all lots 11 thru 19, inclusive.

# LAKE CUNNINGHAM RIDGE

LOTS 1 THRU 93 INCLUSIVE AND OUTLOTS "A" & "B"

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

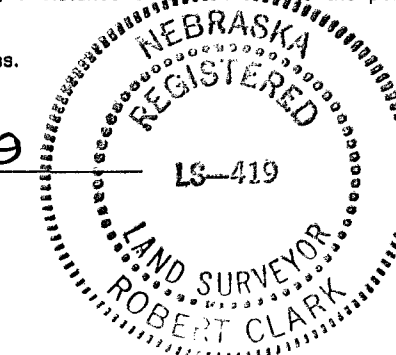
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in LAKE CUNNINGHAM RIDGE (the lots numbered as shown), being a platting of part of the East 1/2 of the SW 1/4 of Section 23, Township 18 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said East 1/2 of the SW 1/4 of Section 23; thence N00°13'25"W (assumed bearing) along the West line of said East 1/2 of the SW 1/4 of Section 23, a distance of 691.48 feet to the Southeast corner of Lot 243, Lake Cunningham Hills, a subdivision located in the West 1/2 of said SW 1/4 of Section 23, said point also being on the Northernly right-of-way line of Lake Cunningham Road, said point also being the point of beginning; thence continuing N00°13'25"W along the East line of said Lake Cunningham Hills, said line also being said West line of the East 1/2 of the SW 1/4 of Section 23, a distance of 1333.01 feet; thence N89°46'35"E, a distance of 120.00 feet; thence N00°13'25"W, a distance of 35.00 feet; thence N89°46'35"E, a distance of 150.00 feet; thence N00°13'25"W, a distance of 30.00 feet; thence N89°46'35"E, a distance of 292.49 feet; thence S14°53'01"E, a distance of 31.01 feet; thence N89°46'35"E, a distance of 104.86 feet; thence N00°13'25"W, a distance of 30.00 feet; thence N89°46'35"E, a distance of 275.00 feet; thence S00°13'25"E, a distance of 20.00 feet; thence Southerly, on a curve to the right with a radius of 299.71 feet, a distance of 32.02 feet, said curve having a long chord which bears S02°50'15"W, a distance of 32.01 feet; thence S84°06'05"E, a distance of 157.61 feet; thence S00°13'25"E, a distance of 51.22 feet; thence S14°38'06"W, a distance of 253.48 feet; thence S00°13'25"E, a distance of 145.00 feet; thence S89°47'30"E, a distance of 175.00 feet; thence N79°50'02"E, a distance of 143.14 feet to a point on the East line of said SW 1/4 of Section 23; thence S00°09'14"E along said East line of the SW 1/4 of Section 23, a distance of 291.08 feet to a point on said Northernly right-of-way line of Lake Cunningham Road; thence along said Northernly right-of-way line of Lake Cunningham Road on the following described courses; thence S59°47'48"W, a distance of 280.20 feet; thence Southwesterly on a curve to the left with a radius of 2924.79 feet, a distance of 320.70 feet, said curve having a long chord which bears S67°56'43"W, a distance of 320.54 feet; thence S64°48'14"W, a distance of 355.34 feet to the point of beginning.

Said tract of land contains an area of 29.176 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419

2-17-99  
Date



### DEDICATION

Know all men by these presents that we, Lake Cunningham Ridge, L.L.C., owner of the property described in the Certification of Survey and embraced within the 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 LAKE CUNNINGHAM RIDGE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant 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 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, 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 out-to-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.

In witness whereof, we do set our hands.

LAKE CUNNINGHAM RIDGE, L.L.C.

*Kenneth J. Janssen*  
Kenneth J. Janssen, Manager

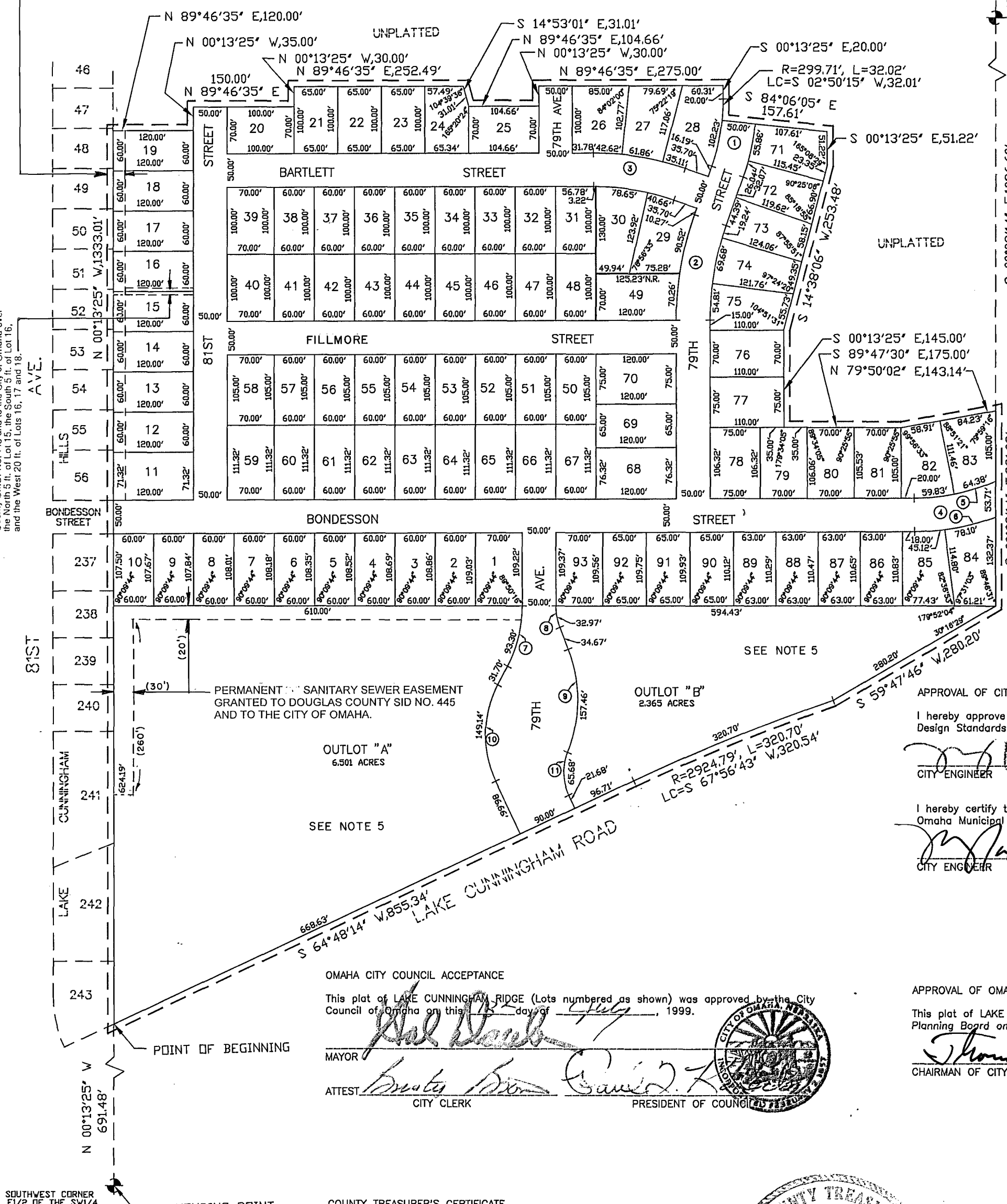
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS)

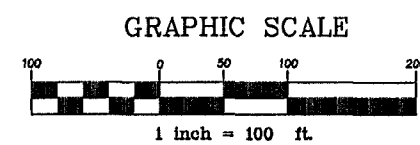
On this 19<sup>th</sup> day of FEB 1999, before me, the undersigned, a Notary Public in and for said County, personally came Kenneth J. Janssen, Manager of Lake Cunningham Ridge, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as officer of said L.L.C.

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

*Homer R. Hunt*  
Homer R. Hunt  
Notary Public



CENTER SECTION 23-16-12



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	324.71'	76.05'	32.21'	13°25'16"
2	446.36'	152.25'	76.87'	19°32'36"
3	384.23'	131.06'	66.17'	19°32'36"
4	332.90'	134.29'	68.07'	23°06'48"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	307.90'	124.21'	62.96'	23°06'48"
6	357.90'	123.22'	62.23'	19°43'35"
7	192.47'	93.30'	47.59'	27°46'31"
8	91.02'	32.97'	16.67'	20°45'17"
9	212.00'	157.46'	82.56'	42°33'24"
10	162.00'	149.14'	80.33'	32°44'32"
11	80.46'	65.68'	34.80'	46°46'29"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (W.R.)
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
  - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO LAKE CUNNINGHAM ROAD FROM OUTLOTS "A" & "B"
  - A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 445 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" & "B"

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of LAKE CUNNINGHAM RIDGE (Lots numbered as shown) as to the Design Standards this 11 day of March, 1999.

*[Signature]*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*[Signature]* 9-9-99  
CITY ENGINEER

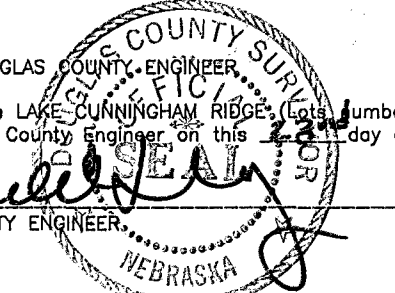
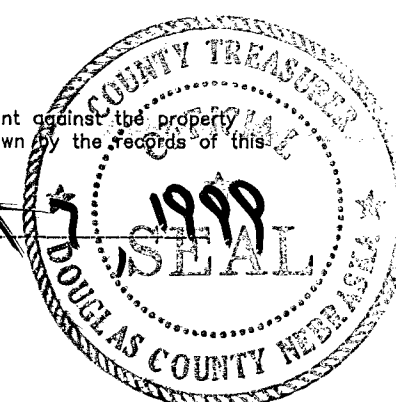
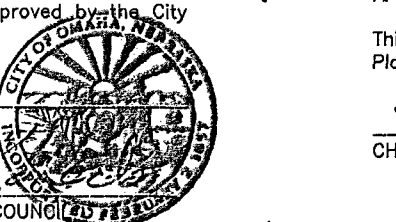
APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of LAKE CUNNINGHAM RIDGE (Lots numbered as shown) was approved by the City Planning Board on this 3rd day of March, 1999.

*[Signature]*  
CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE  
This plat of LAKE CUNNINGHAM RIDGE (Lots numbered as shown) was approved by the City Council of Omaha on this 11 day of Feb, 1999.  
*[Signature]*  
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.  
*[Signature]* 2/17/99  
COUNTY TREASURER

REVIEW OF DOUGLAS COUNTY ENGINEER  
This plat of the LAKE CUNNINGHAM RIDGE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer, on this 12 day of February, 1999.  
*[Signature]*  
DOUGLAS COUNTY ENGINEER



**E&A CONSULTING GROUP**  
12001 'O' STREET - OMAHA, NE 68137 - (402) 885-3889

LAKE CUNNINGHAM RIDGE  
OMAHA, NEBRASKA

FINAL PLAT

DATE: 02/08/99  
PROJECT NO.: 98084  
DESIGNED BY: JHR  
SCALE: 1"=100'  
DRAWN BY: LDD  
CHECKED BY: JHR