



Revisions

No.	Date

Plot No: 83554.01  
 Date: 1/9/2005  
 Prepared by: MEAW  
 Drawn by: LDD  
 Checked by: LDD  
 Scale: 1" = 100'  
 Sheet 1 of 1

# LAKE CUNNINGHAM RIDGE

LOTS 94 THRU 191 INCLUSIVE  
Being a platting of part of the NE 1/4 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:

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent 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 NE 1/4 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:

Beginning at the Northwest corner of said NE 1/4 of the SW 1/4 of Section 23, said Point also being the Northeast corner of Lot 40, Lake Cunningham Hills, a subdivision located in the West 1/2 of said SW 1/4 of Section 23, said Point also being the Northeast corner of Lot 40, along the North line of said SW 1/4 of Section 23, a distance of 1317.24 feet to the Northeast corner of said SW 1/4 of Section 23, thence S00° 09' 14"E, along the East line of said SW 1/4 of Section 23, a distance of 1020.60 feet to the Northeast corner of Lot 35, thence S00° 09' 14"E, along the East line of said SW 1/4 of Section 23, a distance of 175.00 feet to the Northeast corner of Lot 34, thence along the Northern line of said Lake Cunningham Ridge, a subdivision located in said East 1/2 of the SW 1/4 of Section 23, thence along the Northern line of said Lake Cunningham Ridge, a distance of 175.00 feet; thence N00° 13'25" W, a distance of 143.14 feet; thence N89° 47'30" W, a distance of 175.00 feet; thence N00° 13'25" W, a distance of 145.00 feet; thence N14° 38'00" E, a distance of 253.48 feet; thence N00° 13'25" W, a distance of 32.02 feet; thence S00° 09' 14"E, along the East line of said SW 1/4 of Section 23, a distance of 157.81 feet to the Northeast corner of Lot 33, thence N00° 13'25" W, a distance of 20.00 feet; thence S89° 50'02" W, a distance of 143.14 feet; thence S00° 13'25" E, a distance of 175.00 feet to the Northeast corner of Lot 32, thence N00° 13'25" W, a distance of 145.00 feet; thence N14° 38'00" E, a distance of 253.48 feet; thence N00° 13'25" W, a distance of 32.02 feet; said curve having a long chord which bears N22° 50'15" E, a distance of 175.00 feet with a radius of 298.71 feet; a distance of 32.02 feet; thence S89° 46'35" W, a distance of 275.00 feet; thence S00° 13'25" E, a distance of 150.00 feet; thence N00° 13'25" W, a distance of 150.00 feet; thence S89° 46'35" W, a distance of 104.88 feet; thence N14° 38'00" E, a distance of 31.01 feet; thence S89° 46'35" W, a distance of 252.48 feet; thence S00° 13'25" E, a distance of 30.00 feet; thence S89° 46'35" W, a distance of 150.00 feet; thence N00° 13'25" E, a distance of 35.00 feet; thence S00° 13'25" E, a distance of 120.00 feet to the Northwest corner of Lot 19, said Lake Cunningham Ridge, said point also being on the East line of Lot 48, said Lake Cunningham Hills; thence N00° 13'25" W, along the East line of said Lake Cunningham Hills, said line also being the West line of said East 1/2 of the SW 1/4 of Section 23, a distance of 806.88 feet to the point of beginning.

Said tract of land contains an area of 20,235 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419

JAN. 4, 2002  
Date



### DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., 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 hereinafter known as LAKE CUNNINGHAM RIDGE (lots to be numbered as shown), and we do hereby certify 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 drives, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Owest Communications and any company which has been granted a franchise to further grant a perpetual easement to the Omaha Public Power District, Owest 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 wire or cables for the carrying and transmission of electric energy 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 lines of all lots, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting the rear boundary line of all exterior lots. The term exterior lots herein means boundary lines of all lots, and a sidewalk (18") wide strip of land abutting the rear boundary line of all exterior lots. (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 for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all out-of-lot streets. No permanent building or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes but do not than or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands.

CELEBRITY HOMES, INC.

*Gale L. Larsen*  
GALE L. LARSEN, PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

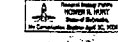
STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

On this 2<sup>nd</sup> day of Jan. 2002 before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Celebrity Homes, Inc., 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.

*Thomas R. Hunt*  
Notary Public

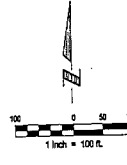
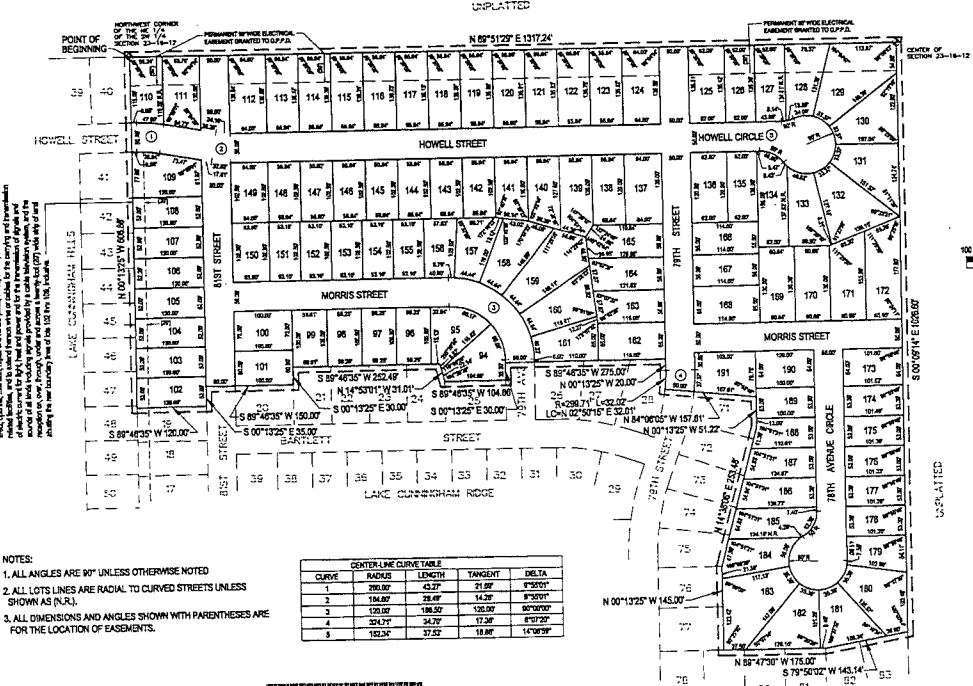
My commission expires 6-30-03



### REVIEW OF DEDICATION BY ENGINEER

This plat of LAKE CUNNINGHAM RIDGE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on the 2<sup>nd</sup> day of January 2002

*John H. ...*  
DOUGLAS COUNTY ENGINEER



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N,L,R).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	260.07	43.27	21.87	6°20'01"
2	166.87	26.87	14.27	6°20'01"
3	120.00	18.52	10.00	6°20'01"
4	324.71	34.72	17.38	6°17'29"
5	152.44	27.52	18.87	14°30'59"



OMAHA CITY COUNCIL ACCEPTANCE  
This plat of LAKE CUNNINGHAM RIDGE (lots numbered as shown) was approved by the City Council of Omaha on this 2<sup>nd</sup> day of Jan. 2002.

*John ...*  
MAYOR  
*Robert ...*  
ATTNEY CITY CLERK  
*Charles ...*  
PRESIDENT OF COUNCIL



COUNTY TREASURERS 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.

*John ...*  
COUNTY TREASURER  
DATE: 6-18-02



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 14<sup>th</sup> day of Jan. 2002.

*Henry Vinograd*  
CITY ENGINEER

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

*Henry Vinograd*  
CITY ENGINEER 6-19-02

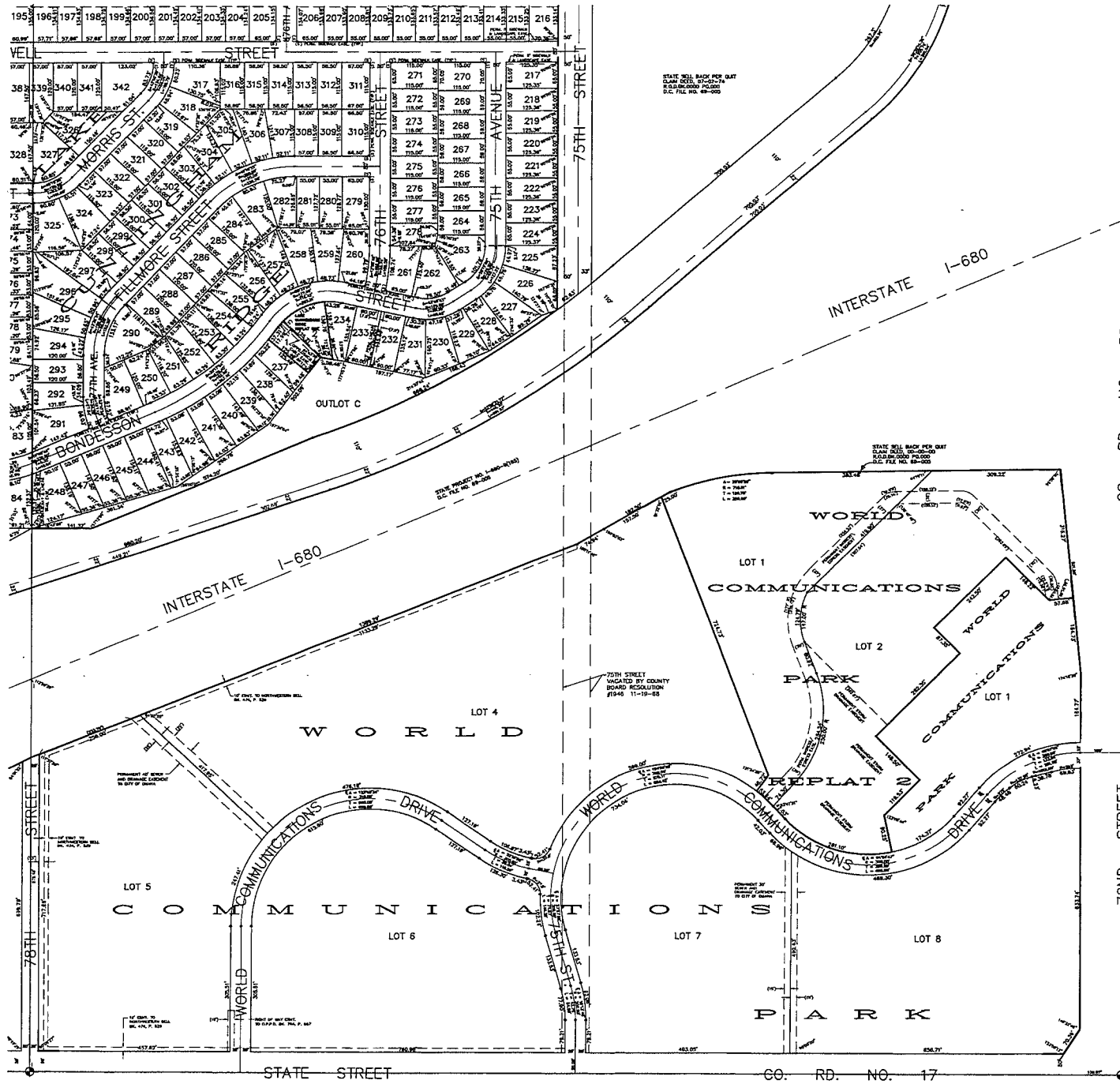
APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of LAKE CUNNINGHAM RIDGE (lots-numbered as shown) was approved by the City Planning Board on this 3<sup>rd</sup> day of January 2002.

*John ...*  
CHAIRMAN OF CITY PLANNING BOARD

LAKE CUNNINGHAM RIDGE LOTS 94-191 PLAT

915-31





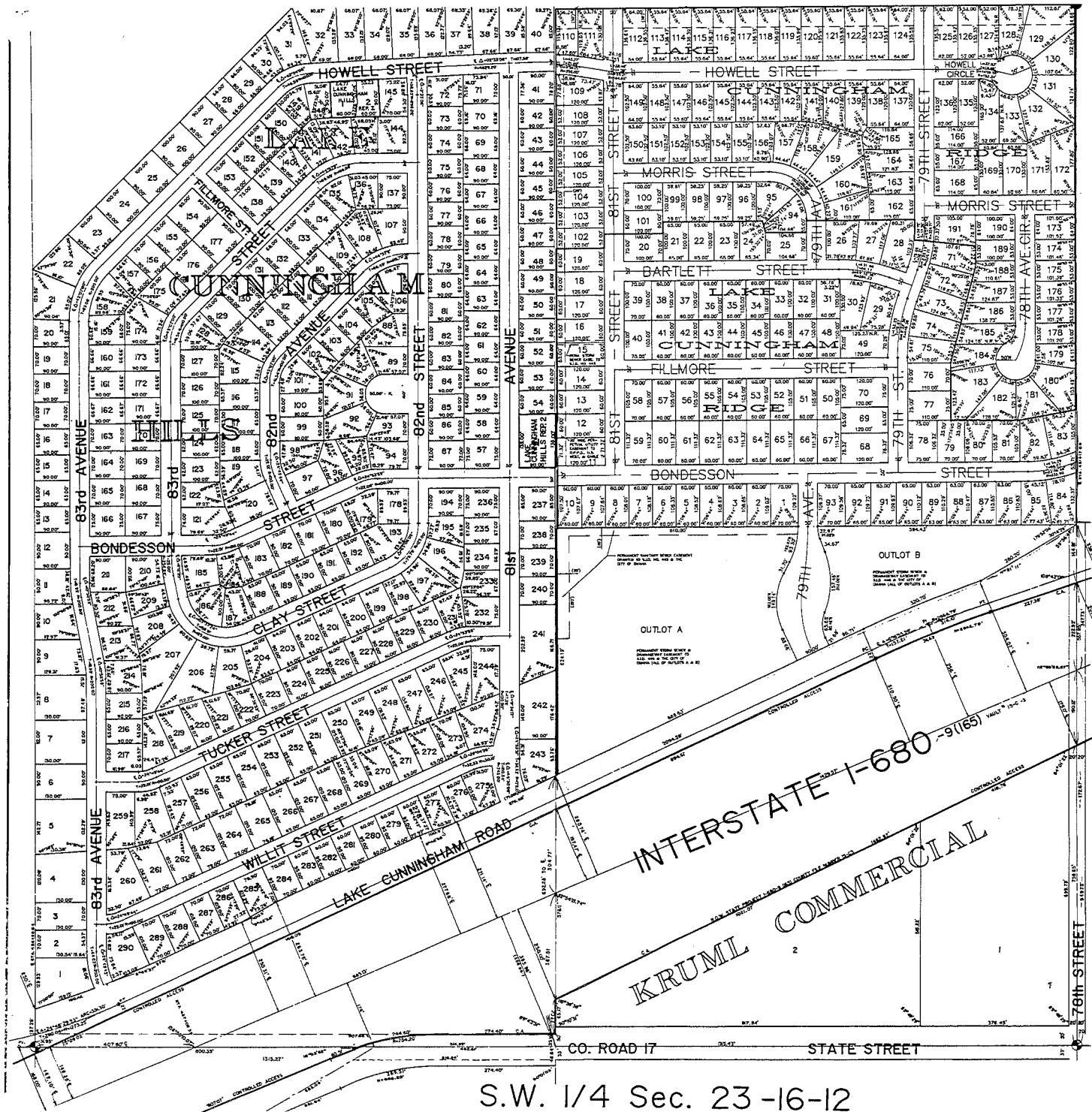
S.E. 1/4 SEC. 23-16-12

DRAWN BY	DATE	COMMENTS
E.M.C.	7-24-2004	DATE CONFORMANCE REVIEW - 1420.L.O.
R.J.B.	3-7-2004	DATE CONFORMANCE REVIEW REPEAT ONE

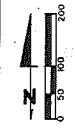
SCALE: 1" = 100'

**DOUGLAS COUNTY ENGINEER**  
 156TH & W. MAPLE RD. OMAHA NE. 68116

**NORTH** ▲



DATE	DESCRIPTION
4-28-88	RUGLEWICZ
DATE	DESCRIPTION



**DOUGLAS COUNTY ENGINEER**

S.W. 1/4 Sec. 23-16-12