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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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Engineering Design Consultants, LLC
2200 Fletcher Ave, Suite 102
Lincoln, NE 68521

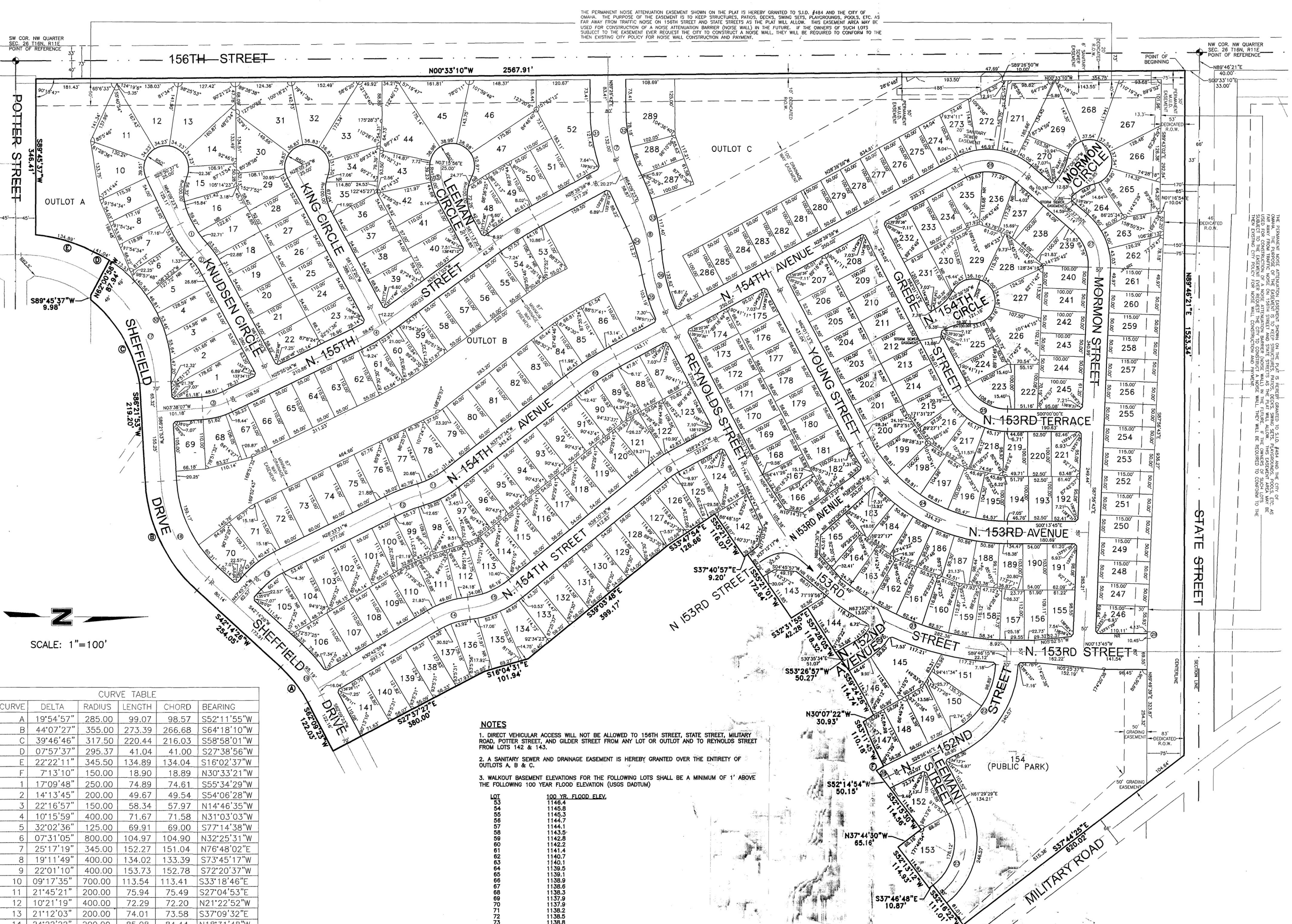
Temp. 12.4.01

TE 26011

# MEADOW RIDGE

## FINAL PLAT OF LOTS 1 THRU 289 INCLUSIVE, AND OUTLOTS A THRU C

THE PERMANENT NOISE ATTENUATION EASEMENT SHOWN ON THE PLAT IS HEREBY GRANTED TO S.I.D. #484 AND THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE ON 156TH STREET AND STATE STREETS AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
| A | 19°54'57" | 285.00 | 99.07 | 98.57 | S52°11'55"W |
| B | 44°07'27" | 355.00 | 273.39 | 266.68 | S64°18'10"W |
| C | 39°46'46" | 317.50 | 220.44 | 216.03 | S58°58'01"W |
| D | 07°57'37" | 295.37 | 41.04 | 41.00 | S27°38'56"W |
| E | 22°22'11" | 345.50 | 134.89 | 134.04 | S16°02'37"W |
| F | 7°13'10" | 150.00 | 18.90 | 18.89 | N30°33'21"W |
| 1 | 17°09'48" | 250.00 | 74.89 | 74.61 | S55°34'29"W |
| 2 | 14°13'45" | 200.00 | 49.67 | 49.54 | S54°06'28"W |
| 3 | 22°16'57" | 150.00 | 58.34 | 57.97 | N14°46'35"W |
| 4 | 10°15'59" | 400.00 | 71.67 | 71.58 | N31°03'03"W |
| 5 | 32°02'36" | 125.00 | 69.91 | 69.00 | S77°14'38"W |
| 6 | 07°31'05" | 800.00 | 104.97 | 104.90 | N32°25'31"W |
| 7 | 25°17'19" | 345.00 | 152.27 | 151.04 | N76°48'02"E |
| 8 | 19°11'49" | 400.00 | 134.02 | 133.39 | S73°45'17"W |
| 9 | 22°01'10" | 400.00 | 153.73 | 152.78 | S72°20'37"W |
| 10 | 09°17'35" | 700.00 | 113.54 | 113.41 | S33°18'46"E |
| 11 | 21°45'21" | 200.00 | 75.94 | 75.49 | S27°04'53"E |
| 12 | 10°21'19" | 400.00 | 72.29 | 72.20 | N21°22'52"W |
| 13 | 21°12'03" | 200.00 | 74.01 | 73.58 | S37°09'32"E |
| 14 | 24°22'22" | 200.00 | 85.08 | 84.44 | N18°31'48"W |
| 15 | 32°49'41" | 200.00 | 114.59 | 113.03 | N22°45'28"W |
| 16 | 10°45'41" | 200.00 | 37.56 | 37.51 | N33°47'27"W |
| 17 | 51°24'10" | 300.00 | 269.14 | 260.21 | S60°39'51"W |
| 18 | 44°07'27" | 320.00 | 246.44 | 240.39 | S64°18'10"W |
| 19 | 19°54'57" | 320.00 | 111.23 | 110.67 | S52°11'55"W |
| 20 | 32°56'04" | 125.00 | 71.85 | 70.87 | N47°03'36"W |
| 21 | 62°14'58" | 625.00 | 679.04 | 646.13 | N30°53'44"E |
| 22 | 63°17'00" | 200.00 | 220.90 | 209.84 | N58°35'16"W |
| 23 | 80°43'43" | 150.00 | 211.35 | 194.29 | N78°08'39"W |
| 24 | 62°14'58" | 375.00 | 407.42 | 387.68 | N30°53'44"E |
| 25 | 62°14'58" | 125.00 | 135.81 | 129.23 | N30°53'44"E |
| 26 | 69°17'33" | 125.00 | 151.17 | 142.13 | N05°58'48"E |
| 27 | 51°25'42" | 125.00 | 112.20 | 108.47 | N66°20'26"E |
| 28 | 6°30'04" | 125.00 | 14.18 | 14.18 | S30°11'48"E |
| 29 | 2°13'39" | 375.00 | 14.58 | 14.58 | S89°03'32"E |
| 30 | 61°36'25" | 295.37 | 317.60 | 302.52 | S62°25'57"W |
| 31 | 18°04'15" | 385.00 | 121.43 | 120.92 | S80°24'34"W |
| 32 | 27°01'14" | 307.33 | 144.93 | 143.60 | N75°54'04"E |
| 33 | 22°01'34" | 440.00 | 169.15 | 168.11 | N75°10'10"E |
| 34 | 15°08'07" | 425.00 | 112.27 | 111.94 | N71°43'26"E |
| 35 | 14°35'08" | 425.00 | 108.19 | 107.90 | S71°59'56"W |
| 36 | 21°01'34" | 375.00 | 137.62 | 136.85 | S75°40'10"W |

## NOTES

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET, STATE STREET, MILITARY ROAD, POTTER STREET, AND GILDER STREET FROM ANY LOT OR OUTLOT AND TO REYNOLDS STREET FROM LOTS 142 & 143.

2. A SANITARY SEWER AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF OUTLOTS A, B & C.

3. WALKOUT BASEMENT ELEVATIONS FOR THE FOLLOWING LOTS SHALL BE A MINIMUM OF 1' ABOVE THE FOLLOWING 100 YEAR FLOOD ELEVATION (USGS DADTUM)

| LOT | 100 YR. FLOOD ELEV. |
|---|---|
| 53 | 1146.4 |
| 54 | 1145.8 |
| 55 | 1145.3 |
| 56 | 1144.7 |
| 57 | 1144.1 |
| 58 | 1143.5 |
| 59 | 1142.8 |
| 60 | 1142.2 |
| 61 | 1141.4 |
| 62 | 1140.7 |
| 63 | 1140.1 |
| 64 | 1139.5 |
| 65 | 1139.1 |
| 66 | 1138.9 |
| 67 | 1138.6 |
| 68 | 1138.3 |
| 69 | 1137.9 |
| 70 | 1137.9 |
| 71 | 1138.2 |
| 72 | 1138.5 |
| 73 | 1138.8 |
| 74 | 1139.1 |
| 75 | 1139.5 |
| 76 | 1140.3 |
| 77 | 1140.9 |
| 78 | 1141.5 |
| 79 | 1142.0 |
| 80 | 1142.7 |
| 81 | 1143.3 |
| 82 | 1144.0 |
| 83 | 1144.7 |
| 84 | 1145.5 |
| 85 | 1146.3 |
| 86 | 1147.0 |
| 272 | 1156.2 |
| 273 | 1156.1 |
| 274 | 1155.4 |
| 275 | 1155.1 |
| 276 | 1154.9 |
| 277 | 1154.6 |
| 278 | 1154.4 |
| 279 | 1154.1 |
| 280 | 1153.9 |
| 281 | 1153.6 |
| 282 | 1153.4 |
| 283 | 1154.1 |
| 284 | 1152.9 |
| 285 | 1153.6 |
| 286 | 1152.4 |
| 287 | 1152.4 |

IF BELOW GRADE BASEMENT IS USED IN LIEU OF A WALKOUT BASEMENT, THE WATER PROOFING SHALL EXTEND TO A MINIMUM OF 1' ABOVE THE LISTED FLOOD ELEVATION FOR EACH LOT.

4. ALL DISTANCES LABELED ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.

5. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.

6. ALL LOT LINES ARE RADIAL LOT LINES UNLESS NOTED AS 'NR'.

7. ALL ANGLES ARE 90° ANGLES UNLESS OTHERWISE NOTED.

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## 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 MEADOW RIDGE (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE: N89°46'21"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET; THENCE: S00°33'10"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE: N89°46'21"E, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET, A DISTANCE OF 1523.34 FEET; THENCE: S37°44'25"E, ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD, A DISTANCE OF 620.02 FEET; THENCE: S52°16'22"W, A DISTANCE OF 111.01 FEET; THENCE: S37°46'48"E, A DISTANCE OF 10.87 FEET; THENCE: S52°13'12"W, A DISTANCE OF 114.93 FEET; THENCE: N37°44'30"W, A DISTANCE OF 65.16 FEET; THENCE: S52°15'30"W, A DISTANCE OF 114.56 FEET; THENCE: S52°14'54"W, A DISTANCE OF 50.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 7°13'10", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 18.90 FEET, A CHORD LENGTH OF 18.89 FEET AND A CHORD BEARING OF N30°33'21"W; THENCE: ON SAID CURVE A DISTANCE OF 18.90 FEET TO THE POINT OF TANGENCY; THENCE: S63°11'45"W, A DISTANCE OF 110.18 FEET; THENCE: N30°07'22"W, A DISTANCE OF 30.93 FEET; THENCE: S59°24'26"W, A DISTANCE OF 114.74 FEET; THENCE: S53°26'57"W, A DISTANCE OF 50.27 FEET; THENCE: S57°28'05"W, A DISTANCE OF 118.32 FEET; THENCE: S32°31'55"E, A DISTANCE OF 42.28 FEET; THENCE: S55°21'01"W, A DISTANCE OF 172.64 FEET; THENCE: S37°40'57"E, A DISTANCE OF 9.20 FEET; THENCE: S55°21'01"W, A DISTANCE OF 116.07 FEET; THENCE: S33°47'54"E, A DISTANCE OF 126.66 FEET; THENCE: S39°03'48"E, A DISTANCE OF 399.17 FEET; THENCE: S16°04'31"E, A DISTANCE OF 101.94 FEET; THENCE: S27°37'27"E, A DISTANCE OF 380.00 FEET; THENCE: S62°09'23"W, A DISTANCE OF 122.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°54'57", A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 99.07 FEET, A CHORD LENGTH OF 98.57 FEET AND A CHORD BEARING S52°11'55"W; THENCE: ON SAID CURVE, A DISTANCE OF 99.07 FEET TO THE POINT OF TANGENCY; THENCE: S42°14'26"W, A DISTANCE OF 254.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 44°07'27", A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 273.39 FEET, A CHORD LENGTH OF 266.68 FEET AND A CHORD BEARING S64°18'10"W; THENCE: ON SAID CURVE, A DISTANCE OF 273.39 FEET TO THE POINT OF TANGENCY; THENCE: S86°21'53"W, A DISTANCE OF 219.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°46'46", A RADIUS OF 317.50 FEET, AN ARC LENGTH OF 220.44 FEET, A CHORD LENGTH OF 216.04 FEET AND A CHORD BEARING S58°58'01"W; THENCE: ON SAID CURVE, A DISTANCE OF 220.44 FEET TO THE POINT OF TANGENCY; THENCE: S89°45'37"W, A DISTANCE OF 9.98 FEET; THENCE: N62°00'58"W, A DISTANCE OF 87.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°57'37", A RADIUS OF 295.37 FEET, AN ARC LENGTH OF 41.04 FEET, A CHORD LENGTH OF 41.00 FEET AND A CHORD BEARING S27°38'56"W; THENCE: ON SAID CURVE, A DISTANCE OF 41.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°22'11", A RADIUS OF 345.50 FEET, AN ARC LENGTH OF 134.89 FEET, A CHORD LENGTH OF 134.04 FEET AND A CHORD BEARING S16°02'37"W; THENCE: ON SAID CURVE, A DISTANCE OF 134.89 FEET TO THE POINT OF TANGENCY; THENCE: S89°45'37"W, A DISTANCE OF 346.41 FEET; THENCE: N00°33'10"W, ON THE EAST RIGHT-OF-WAY LINE OF 156TH STREET, A DISTANCE OF 2567.91 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 76.22 ACRES MORE OR LESS.

DATED THIS 6 DAY OF MARCH, 2003, A.D.

KYLE E. CATT L.S. 609
ENGINEERING DESIGN CONSULTANTS
2200 FLETCHER AVENUE, SUITE 102
LINCOLN, NE 68504

NEBRASKA REGISTERED LS-609 LAND SURVEYOR KYLE E. CATT

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, STATE STREET, L.L.C., OWNER OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS MEADOW RIDGE, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 289, INCLUSIVE AND OUTLOTS A THRU C), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND QUEST, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS THE ENTIRETY; A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SACS, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THIS 7 DAY OF March, 2003, A.D.

FOR STATE STREET, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,

BY: Barbara Udes Shaw
BARBARA UDES SHAW, MANAGER

## ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF DOUGLAS } SS

ON THIS 7 DAY OF March, 2003, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BARBARA UDES SHAW, AS MANAGER OF STATE STREET L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGER AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT OF STATE STREET, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID. Leigh M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 29 DAY OF August, 2006, A.D.

GENERAL NOTARY - State of Nebraska LEIGH M. JOHNSON MY COMMISSION EXPIRES August 29, 2006

## APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF MEADOW RIDGE (LOTS 1 THRU 289, INCLUSIVE AND OUTLOTS A THRU C) AS TO THE DESIGN STANDARDS THIS 7th DAY OF MARCH, 2003, A.D.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 6 DAY OF May 2003, A.D.

Henry Viereggr
CITY ENGINEER

## APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MEADOW RIDGE (LOTS 1 THRU 289, INCLUSIVE, AND OUTLOTS A THRU C) WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA

THIS 5th DAY OF February, 2003, A.D.

Kathleen Jeffries
CHAIRMAN

## OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF MEADOW RIDGE (LOTS 1 THRU 289, INCLUSIVE, OUTLOTS A THRU C) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OMAHA

THIS 8th DAY OF April, 2003 A.D.

Mike Fahey
MAYOR

CITY CLERK

CITY COUNCIL PRESIDENT

CITY OF OMAHA NEBRASKA INCORPORATED FEBRUARY 2, 1857

## COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF MEADOW RIDGE (LOTS 1 THRU 289, INCLUSIVE AND OUTLOTS A THRU C) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 7th DAY OF March, A.D.

COUNTY ENGINEER

## 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.

DATED THIS 6 DAY OF MAR, 2003, A.D.

COUNTY TREASURER

OFFICE OF COUNTY TREASURER SEAL DOUGLAS COUNTY NEBRASKA