



BR 2002 PG 239



DEED 1996005708

RECEIVED

MAY 14 2 44 PM '96

GEORGE J. DUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

5708H 04-32053  
RECEIVED  
MAY 14 2 44 PM '96  
LEGAL PG SCAN PV

# RAMBLERIDGE REPLAT VI

LOTS 1 THRU 20 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1 THRU 10 INCLUSIVE, ALL IN RAMBLERIDGE REPLAT IV, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 16 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 Rambleridge Replat VI (lots numbered as shown), being a replat of all of Lots 1 thru 10, inclusive, all in Rambleridge Replat IV, a subdivision located in the SE 1/4 of Section 32, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, Rambleridge Replat IV, said point also being on the Southerly right-of-way line of said Ellison Avenue; thence along said Southerly right-of-way line of Ellison Avenue on the following described courses; thence S 79° 35' 24" E (assumed bearing), a distance of 23.00 feet; thence Northeastly on a curve to the left with a radius of 291.95 feet, a distance of 209.28 feet; said curve having a long chord which bears N 79° 52' 25" E, a distance of 204.83 feet; thence N 59° 20' 14" E, a distance of 193.56 feet; thence Northeastly on a curve to the right with a radius of 549.25 feet, a distance of 234.34 feet; said curve having a long chord which bears N 74° 43' 17" E, a distance of 291.41 feet to the point of intersection of said Southerly right-of-way line of Ellison Avenue and the West right-of-way line of 108th Street, said point also being on the Northeast corner of said Lot 10, Rambleridge Replat IV; thence S 00° 06' 19" W along said East line of Lot 10, Rambleridge Replat IV, said line also being said West right-of-way line of 108th Street, a distance of 125.00 feet to the Southwest corner of said Lot 10, Rambleridge Replat IV; thence along the Southerly line of said Lot 10, inclusive, Rambleridge Replat IV, on the following described courses; thence N 89° 53' 41" W, a distance of 71.57 feet; thence S 70° 17' 03" W, a distance of 121.86 feet; thence S 59° 20' 14" W, a distance of 338.31 feet; thence N 89° 00' 38" W, a distance of 217.96 feet to the Southwest corner of said Lot 1, Rambleridge Replat IV; thence N 10° 24' 36" E along the West line of said Lot 1, Rambleridge Replat IV, a distance of 129.45 feet to the point of beginning.

Containing an area of 2.106 acres, more or less.



Robert Clark  
Platted, Clark, LS-419  
Oct. 18, 1995  
Date

## DEDICATION

Know all men by these presents that I, Charles G. Smith, Owner 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 RAMBLERIDGE REPLAT VI (lots numbered as shown), and I do hereby ratify and approve of the disposition of my property as shown on this plat, and we do hereby dedicate to the public for public use, the streets and avenues, and I do hereby grant the easements as shown on this plat. I 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. 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, I do set my hand this 18 day of Oct., 1995.

Charles G. Smith  
BY: Charles G. Smith  
TRUSTEE

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

IN SS

COUNTY OF DOUGLAS

On this 18 day of Oct., 1995, before me, the undersigned Notary Public in and for said County, personally came Charles G. Smith, who is personally known to me 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.

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

Homer R. Hunt  
Notary Public

My commission expires 4-30-99



## 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.

5-8-96  
COUNTY TREASURER DATE



## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of the RAMBLERIDGE REPLAT VI (Lots numbered as shown) was approved by the City Planning Board on this 14 day of November, 1995.

Chairman of City Planning Board

## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the RAMBLERIDGE REPLAT VI (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 14 day of October, 1995.

Douglas County Engineer



## OMAHA CITY COUNCIL ACCEPTANCE

This plat of RAMBLERIDGE REPLAT VI (Lots numbered as shown) was approved by the City Council of Omaha on this 14 day of April, 1996.

Mayor  
Attest  
City Clerk  
President of Council



## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of RAMBLERIDGE REPLAT VI (Lots numbered as shown) as to the Design Standards this 15 day of February, 1996.

City Engineer

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

City Engineer  
Date May 10, 1996



E&A CONSULTING GROUP  
516 SOUTH 120th STREET, OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3589

RAMBLERIDGE REPLAT VI  
LOTS 1 THRU 20 INCLUSIVE  
OMAHA, NEBRASKA

FINAL PLAT

DATE OF PLAT	10-18-95
DATE OF RECORD	10-18-95
DATE OF DEED	10-18-95
DATE OF PLAT	10-18-95