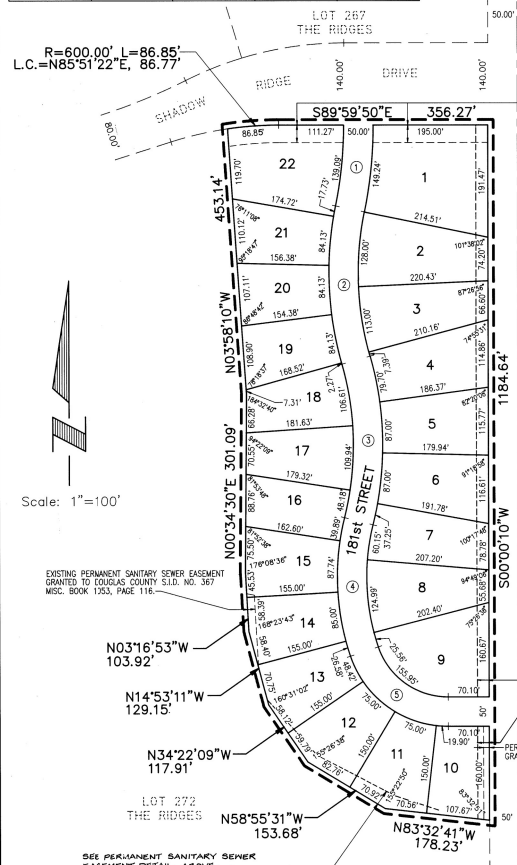


CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	710.000'	144.1645'	72.3309'	11°38'02"
2	542.000'	290.3600'	132.7533'	27°51'11"
3	530.000'	271.8379'	142.1894'	30°01'58"
4	394.6478'	224.8563'	115.8261'	32°39'38"
5	150.000'	187.1373'	107.9471'	71°28'52"



Scale: 1"=100'

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.)
- DIRECT VEHICULAR ACCESS TO 180TH STREET WILL NOT BE ALLOWED FROM LOTS 1 THRU 10 INCLUSIVE, OR TO SHADOW RIDGE DRIVE FROM LOTS 1 AND 22.

PERMANENT 30' LANDSCAPE EASEMENT GRANTED TO RIDGES HOMEOWNERS ASSOCIATION AND ALSO A PERMANENT 30' SIDEWALK EASEMENT GRANTED TO THE PUBLIC

PERMANENT SANITARY SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 367

PERMANENT SANITARY SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 367

EXISTING PERMANENT 10' PLUD EASEMENT MISC. BOOK 1070, PAGE 374

PERMANENT 10' SANITARY SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 367

THE RIDGES REPLAT I

BEING A REPLAT OF LOT 260, THE RIDGES, A SUBDIVISION LOCATED IN SECTION 29, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

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.

Robert Clark
COUNTY TREASURER 10-19-1993 DATE



BOOK 1963 PAGE 371

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 The Ridges Replat I (Lots 1 thru 22, inclusive) being a replat of Lot 260, The Ridges, a subdivision located in Section 29, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 260, The Ridges, said point also being the point of intersection of the West right-of-way line of 180th Street and the South right-of-way line of Shadow Ridge Drive; thence S00°00'10"W (assumed bearing) along said West right-of-way line of 180th Street, a distance of 1184.64 feet to the Southeast corner of said Lot 260, The Ridges; thence along the Southerly and Westerly lines of said Lot 260, The Ridges, on the following described courses; thence N83°32'41"W, a distance of 178.23 feet; thence N58°55'31"W, a distance of 153.68 feet; thence N34°22'09"W, a distance of 117.91 feet; thence N14°53'11"W, a distance of 128.15 feet; thence N03°16'53"W, a distance of 103.92 feet; thence N00°34'30"E, a distance of 301.09 feet; thence N03°58'10"W, a distance of 453.14 feet to the Northwest corner of said Lot 260, The Ridges, said point also being on said South right-of-way line of Shadow Ridge Drive; thence along said South right-of-way line of Shadow Ridge Drive on the following described courses; thence Easterly on a curve to the right with a radius of 600.00 feet, a distance of 98.85 feet, said curve having a long chord which bears N85°12'22"E, a distance of 86.77 feet; thence S89°59'50"E, a distance of 356.27 feet to the point of beginning.

Robert Clark
Robert Clark, LS-419 5-18-93 Date



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE RIDGES REPLAT I (lots 1 thru 22, inclusive) was reviewed by the office of the Douglas County Engineer on this 27th day of May, 1993.

Richard K. ...
DOUGLAS COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE RIDGES REPLAT I (lots 1 thru 22, inclusive) was approved by the City Council of Omaha on this 11th day of August, 1993.

MAYOR *A. Meyer*
ATTEST *Debra ...* CITY CLERK *Paul ...* PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE RIDGES REPLAT I (lots 1 thru 22, inclusive) was approved by the City Planning Board on this 2nd day of June, 1993.

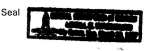
Kathleen ...
CHAIRMAN OF CITY PLANNING BOARD

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 19th day of May, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Timothy J. Mc Reynolds, President of General Partnership who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said partnership.

WITNESS my hand and Notarial Seal the day and year last above written.
David E. ...
Notary Public



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE RIDGES REPLAT I (lots 1 thru 22, inclusive) as to the Design Standards this 27th day of May, 1993.

Ray ...
CITY ENGINEER

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

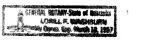
Ray ... October 22, 1993 Date
CITY ENGINEER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 20th day of May, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Raymond D. Pape, Jr., President of First Bank, who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said bank.

WITNESS my hand and Notarial Seal the day and year last above written.
David E. ...
Notary Public



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DEDICATION

Know all men by these presents that we, Ridges Ltd. Partnership, Owner, and First Bank, Mortgagee, 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 THE RIDGES REPLAT I (lots 1 thru 22, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues, and circles and we do hereby grant the 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 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, and we do further grant a perpetual easement 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-foot (5') wide strip of land abutting all 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 this 20th day of May, 1993.

RIDGES LTD. PARTNERSHIP

FIRST BANK

Raymond D. Pape, Jr.
RAYMOND D. PAPE, JR.
PRESIDENT OF GENERAL PARTNERSHIP

Raymond D. Pape, Jr.
RAYMOND D. PAPE, JR.
PRESIDENT