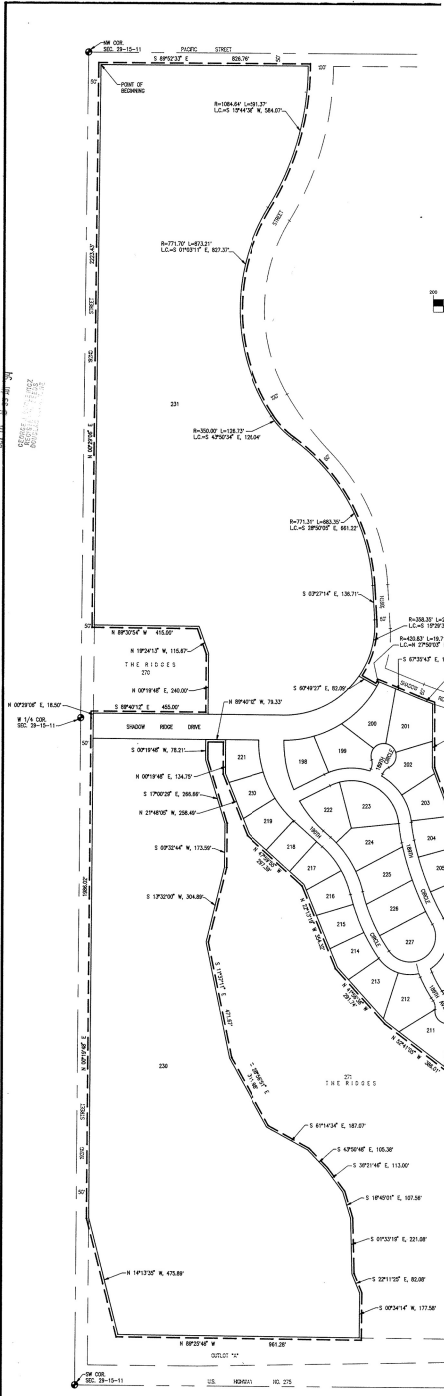


CLG # 46  
THE RIDGES REPLAT II



# THE RIDGES REPLAT II

LOTS 1 THRU 231, INCLUSIVE AND OUTLOTS "A", "B", "C" AND "D"  
SECTION 29, TOWNSHIP 16 N, RANGE 11 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

Know all men by these presents that we, Ridges Limited Partnership, a Nebraska Limited 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 II (lots numbered as shown), and we do hereby ratify and approve of the disposition of the 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 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 located on 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 harm or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands this 22 day of Dec., 1993.

RIDGES LIMITED PARTNERSHIP FIRST BANK  
BY: TIMOTHY J. MCNEILS, PRESIDENT OF RIDGES CORPORATION, GENERAL PARTNER BY: RAYMOND D. PAPE, JR., PRESIDENT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 22 day of Dec., 1993, before me, the undersigned, a Notary Public in and for said County, personally came Raymond D. Pape, Jr., President of First Bank, to me 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 bank.

WITNESS my hand and Notarial Seal the day and year last above written.  
Notary Public  
My Commission Expires 5-19-97

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 22 day of Dec., 1993, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McNeils, President of Ridges Corporation, 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.  
Notary Public  
My Commission expires 8-18-97

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of THE RIDGES REPLAT II (lots numbered as shown) as to the Design Standards this 22 day of Dec. 1993.

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
CITY ENGINEER  
10-13-94

OMAHA CITY COUNCIL ACCEPTANCE  
This plat of THE RIDGES REPLAT II (lots numbered as shown) was approved by the City Council of Omaha on this \_\_\_ day of \_\_\_ 199\_\_.

MAYOR  
ATTEST CITY CLERK 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.  
COUNTY TREASURER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER  
This plat of THE RIDGES REPLAT II (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this \_\_\_ day of Dec., 1993.

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 boundaries 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 II (Lots 1 thru 231, inclusive and Outlots "A", "B", "C" and "D") being a replat of Lots 210, 211, 215, 216, 217, 218, 219, 262, 263, 265 and the included street rights-of-way for Center Ridge Drive and Lake Ridge Drive, all in The Ridges, a subdivision located in Section 29, Township 16 N, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 263, The Ridges, said point also being the West right-of-way line of 180th Street; thence along the Southerly line of said Lot 263, The Ridges, said line also being the North line of Outlot "A", The Ridges, on the following described courses; thence N89°44'41"W (bearing measured), a distance of 414.32 feet; thence S85°52'59"W, a distance of 1378.56 feet; thence S87°43'45"W, a distance of 897.63 feet; thence N89°25'46"W, a distance of 835.12 feet to the Southwest corner of said Lot 263, The Ridges; thence along the Westerly line of said Lot 263, The Ridges, on the following described courses; thence N26°26'29"E, a distance of 738.77 feet; thence S88°26'20"W, a distance of 79.97 feet; thence Northwesterly on a curve to the right with a radius of 448.18 feet, a distance of 434.06 feet, said curve having a long chord which bears N29°18'22"E, a distance of 413.30 feet; thence N27°02'02"E, a distance of 279.83 feet; thence Northwesterly along said Westerly line of Lot 263, The Ridges, and also the Northernly right-of-way line of said Lake Ridge Drive, on a curve to the right with a radius of 590.00 feet, a distance of 174.12 feet, said curve having a long chord which bears N05°30'26"E, a distance of 173.49 feet; thence continuing along said Northernly right-of-way line of Lake Ridge Drive on the following described courses; thence N73°57'42"E, a distance of 157.51 feet; thence Northwesterly on a curve to the left with a radius of 645.51 feet, a distance of 283.97 feet, said curve having a long chord which bears N61°12'23"E, a distance of 281.88 feet; thence N48°45'25"E, a distance of 105.73 feet; thence Easterly on a curve to the right with a radius of 520.00 feet, a distance of 107.35 feet; said curve having a long chord which bears N84°18'39"E, a distance of 95.61 feet; thence S56°19'16"E, a distance of 150.33 feet; thence S60°08'06"E, a distance of 201.81 feet to the Southeast corner of said Lot 218, The Ridges; thence N04°41'22"E along the West line of said Lot 218, The Ridges, a distance of 245.75 feet to the Northwesterly corner of said Lot 218, The Ridges, said point also being the Easterly right-of-way line of 182nd Circle; thence along said Easterly right-of-way line of 182nd Circle on the following described courses; thence Northwesterly on a curve to the left with a radius of 175.00 feet, a distance of 228.38 feet, said curve having a long chord which bears S57°41'44"E, a distance of 210.61 feet; thence N20°42'06"E, a distance of 58.18 feet to the Northwesterly corner of said Lot 215, The Ridges; thence S69°17'54"E along the Northernly line of said Lot 215, The Ridges, a distance of 150.00 feet to the Northwesterly corner of said Lot 215, The Ridges; thence N20°42'06"E along the Easterly line of Lots 214, 213, and 212, said The Ridges, a distance of 268.95 feet to the Northwesterly corner of said Lot 212, The Ridges; thence N79°27'41"W along the Northernly line of said Lot 212, The Ridges, a distance of 165.32 feet to the Northwesterly corner of said Lot 212, The Ridges, said point also being on said Easterly right-of-way line of 182nd Circle; thence along said Easterly right-of-way line of 182nd Circle on the following described courses; thence Northwesterly on a curve to the left with a radius of 126.00 feet, a distance of 196.35 feet, a distance of 102.65 feet, said curve having a long chord which bears N04°26'17"W, a distance of 101.49 feet; thence Northwesterly on a curve to the left with a radius of 712.98 feet, a distance of 104.49 feet, said curve having a long chord which bears N23°36'47"W, a distance of 104.40 feet to the Northwesterly corner of said Lot 210, The Ridges; thence along the Northernly line of said Lots 210 and 261, The Ridges, on the following described courses; thence N62°11'19"E, a distance of 232.71 feet; thence S69°59'57"E, a distance of 446.17 feet to a point on said West right-of-way line of 180th Street, said point also being the Northeast corner of said Lot 261, The Ridges; thence S00°00'00"W along said West right-of-way line of 180th Street, a distance of 2243.20 feet to the point of beginning.

Also beginning at the Northwest corner of said Lot 265, The Ridges, said point also being the point of intersection of the South right-of-way line of Pacific Street and the East right-of-way line of 192nd Street; thence S89°22'12"E along said South right-of-way line of Pacific Street, said line also being the North line of said Lot 265, The Ridges, a distance of 826.76 feet to the point of intersection of said South right-of-way line of Pacific Street and the Westerly right-of-way line of 189th Street, said point also being the Northeast corner of said Lot 265, The Ridges; thence along the Easterly line of said Lot 265, The Ridges, on the following described courses; thence Southwesterly on a curve to the right with a radius of 1084.64 feet, a distance of 591.37 feet, said curve having a long chord which bears S15°44'36"W, a distance of 584.07 feet; thence Southwesterly on a curve to the left with a radius of 713.70 feet, a distance of 873.21 feet, said curve having a long chord which bears S01°03'11"E, a distance of 827.37 feet; thence Southwesterly on a curve to the left with a radius of 358.35 feet, a distance of 237.00 feet, said curve having a long chord which bears S15°29'22"W, a distance of 232.70 feet; thence S60°49'27"E, a distance of 82.08 feet; thence Northwesterly on a curve to the left with a radius of 420.83 feet, a distance of 119.71 feet, said curve having a long chord which bears N27°50'03"E, a distance of 119.71 feet; thence S67°50'23"E, a distance of 162.12 feet; thence Southwesterly on a curve to the right with a radius of 889.38 feet, a distance of 61.36 feet, said curve having a long chord which bears S69°22'19"E, a distance of 61.35 feet; thence S00°00'00"E, a distance of 254.15 feet; thence S20°37'25"E, a distance of 596.21 feet; thence S05°50'10"E, a distance of 690.06 feet; thence S55°02'08"W, a distance of 174.50 feet; thence N52°41'05"W, a distance of 386.01 feet; thence N41°56'36"W, a distance of 291.74 feet; thence N22°13'19"W, a distance of 304.32 feet; thence N47°59'55"W, a distance of 297.39 feet; thence N62°14'00"W, a distance of 268.49 feet; thence N00°19'48"E, a distance of 134.75 feet; thence N88°40'12"W, a distance of 79.33 feet; thence S00°19'48"W, a distance of 78.21 feet; thence S17°00'29"E, a distance of 268.88 feet; thence S00°32'44"W, a distance of 173.99 feet; thence S13°32'00"W, a distance of 304.89 feet; thence S11°37'11"E, a distance of 471.67 feet; thence S28°56'51"E, a distance of 311.98 feet; thence S61°14'24"E, a distance of 187.07 feet; thence S43°50'48"E, a distance of 105.38 feet; thence S36°21'46"E, a distance of 113.00 feet; thence S16°45'01"E, a distance of 147.56 feet; thence S01°33'19"E, a distance of 221.08 feet; thence S22°11'25"E, a distance of 62.08 feet; thence S00°34'14"W, a distance of 177.56 feet to the Southeast corner of said Lot 265, The Ridges; thence N89°25'46"W along the Southerly line of said Lot 265, The Ridges, a distance of 961.28 feet to the Southwest corner of said Lot 265, The Ridges; thence N14°13'35"W along the Westerly line of said Lot 265, The Ridges, a distance of 475.89 feet to a point on said East right-of-way line of 192nd Street, said line also being the West line of said Lot 265, The Ridges; thence N00°19'48"E along said East right-of-way line of 192nd Street, a distance of 198.12 feet; thence N00°29'06"E along said East right-of-way line of 192nd Street, a distance of 18.50 feet to the Southwest corner of said Lot 270, said The Ridges; thence S89°48'12"E along the South line of said Lot 270, The Ridges, a distance of 455.00 feet to the Southeast corner of said Lot 270, The Ridges; thence N00°19'48"E along the East line of said Lot 270, The Ridges, a distance of 240.00 feet; thence S19°24'53"W along the Easterly line of said Lot 270, The Ridges, a distance of 115.67 feet to the Northeast corner of said Lot 270, The Ridges; thence N00°19'48"E along the North line of said Lot 270, The Ridges, a distance of 415.00 feet to the Northwest corner of said Lot 270, The Ridges, said point also being on said East right-of-way line of 192nd Street, said point also being on said West line of Lot 265, The Ridges; thence N00°29'06"E along said East right-of-way line of 192nd Street, a distance of 2223.43 feet to the point of beginning.

Robert Clark, LS-419  
Date: 12-23-93

APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of THE RIDGES REPLAT II (lots numbered as shown) was approved by the City Planning Board on this 24 day of January, 1994.

Chairman of City Planning Board

ELLIOTT & ASSOCIATES  
5316 SOUTH 132ND STREET • OMAHA, NE 68117 • (402)895-1700  
THE RIDGES REPLAT II  
OMAHA, NEBRASKA  
FINAL PLAT  
COVER SHEET

GC#48  
THE RIDGES REPLAT II

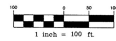
# THE RIDGES REPLAT II

**E CURVE DATA**

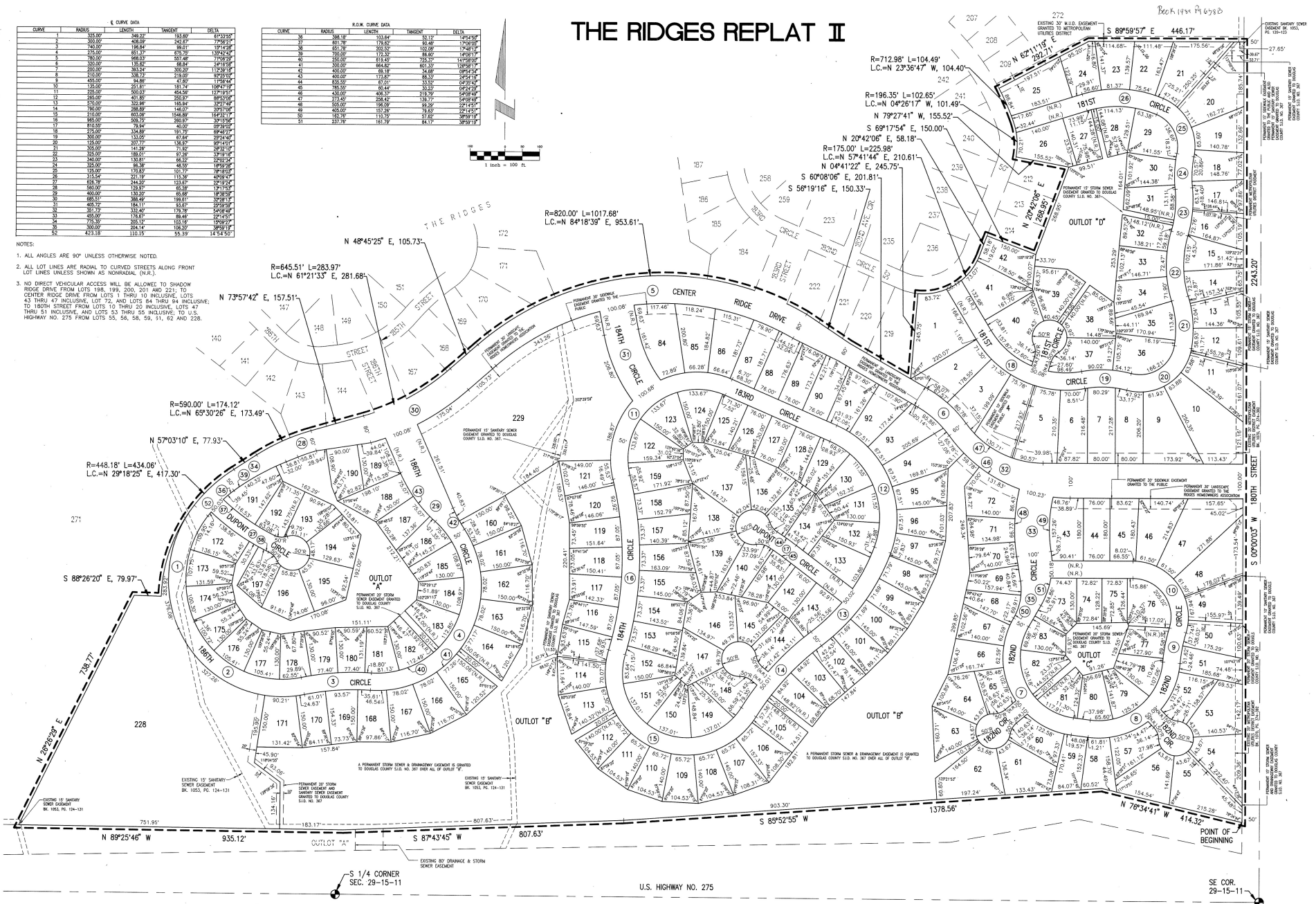
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	330.00	249.22	183.67	87.233°
2	300.00	438.99	242.87	179.212°
3	740.00	178.84	89.01	101.424°
4	275.00	85.37	47.92	109.424°
5	300.00	390.63	250.46	179.212°
6	300.00	135.82	88.84	121.851°
7	210.00	333.24	202.27	172.812°
8	210.00	338.79	210.89	172.812°
9	230.00	173.74	93.02	101.754°
10	130.00	251.61	161.74	109.424°
11	230.00	173.74	93.02	101.754°
12	260.00	40.85	20.97	85.938°
13	230.00	322.99	195.84	172.812°
14	740.00	288.89	174.61	179.212°
15	160.00	124.86	62.43	101.754°
16	80.00	59.75	29.87	101.754°
17	130.00	173.74	93.02	101.754°
18	230.00	334.89	191.72	172.812°
19	230.00	334.89	191.72	172.812°
20	130.00	251.61	161.74	109.424°
21	300.00	227.77	136.97	101.754°
22	300.00	227.77	136.97	101.754°
23	300.00	189.21	97.29	101.754°
24	300.00	189.21	97.29	101.754°
25	300.00	189.21	97.29	101.754°
26	300.00	189.21	97.29	101.754°
27	300.00	189.21	97.29	101.754°
28	300.00	189.21	97.29	101.754°
29	300.00	189.21	97.29	101.754°
30	300.00	189.21	97.29	101.754°
31	300.00	189.21	97.29	101.754°
32	300.00	189.21	97.29	101.754°
33	300.00	189.21	97.29	101.754°
34	300.00	189.21	97.29	101.754°
35	300.00	189.21	97.29	101.754°
36	300.00	189.21	97.29	101.754°
37	300.00	189.21	97.29	101.754°
38	300.00	189.21	97.29	101.754°
39	300.00	189.21	97.29	101.754°
40	300.00	189.21	97.29	101.754°
41	300.00	189.21	97.29	101.754°
42	300.00	189.21	97.29	101.754°
43	300.00	189.21	97.29	101.754°
44	300.00	189.21	97.29	101.754°
45	300.00	189.21	97.29	101.754°
46	300.00	189.21	97.29	101.754°
47	300.00	189.21	97.29	101.754°
48	300.00	189.21	97.29	101.754°
49	300.00	189.21	97.29	101.754°
50	300.00	189.21	97.29	101.754°
51	300.00	189.21	97.29	101.754°
52	300.00	189.21	97.29	101.754°

**R.O.V. CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
37	488.17	101.64	51.12	121.851°
38	401.76	138.62	68.48	179.212°
39	401.76	138.62	68.48	179.212°
40	401.76	138.62	68.48	179.212°
41	401.76	138.62	68.48	179.212°
42	401.76	138.62	68.48	179.212°
43	401.76	138.62	68.48	179.212°
44	401.76	138.62	68.48	179.212°
45	401.76	138.62	68.48	179.212°
46	401.76	138.62	68.48	179.212°
47	401.76	138.62	68.48	179.212°
48	401.76	138.62	68.48	179.212°
49	401.76	138.62	68.48	179.212°
50	401.76	138.62	68.48	179.212°
51	237.76	181.79	84.77	109.424°



- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL. (N.R.)
  - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO SHADOW RIDGE DRIVE FROM LOTS 198, 199, 200, 201 AND 221 TO CENTER RIDGE DRIVE FROM LOTS 1 THRU 10 INCLUSIVE, LOTS 43 THRU 47 INCLUSIVE, LOT 72 AND LOTS 84 THRU 94 INCLUSIVE, TO BOOTH STREET FROM LOTS 10 THRU 20 INCLUSIVE, LOTS 47 THRU 51 INCLUSIVE, AND LOTS 53 THRU 55 INCLUSIVE TO U.S. HIGHWAY NO. 275 FROM LOTS 55, 56, 58, 59, 31, 62 AND 228.



**ELLIOTT & ASSOCIATES**  
3315 SOUTH 132ND STREET • OMAHA, NE 68131 • (402) 395-3700

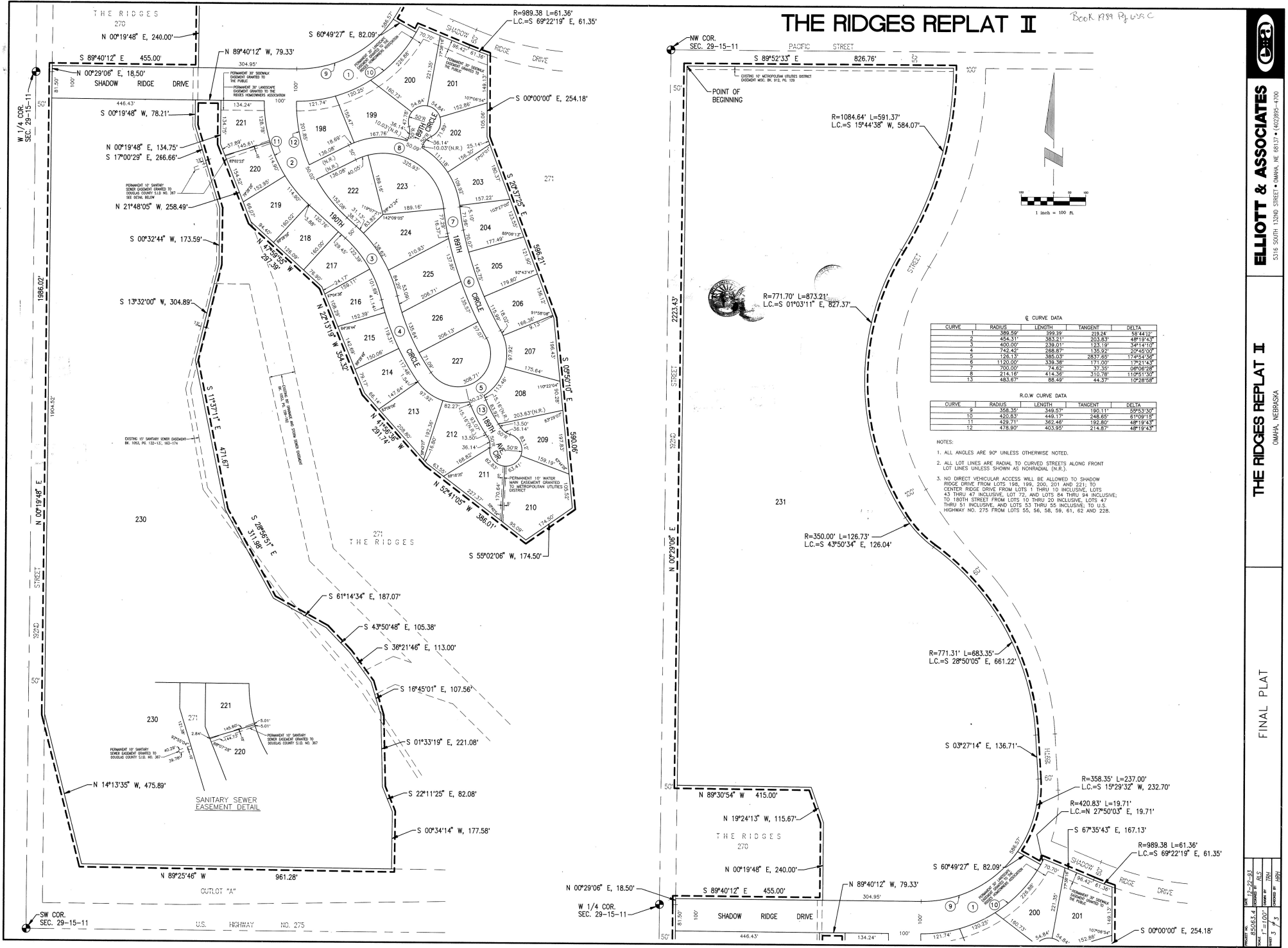
**THE RIDGES REPLAT II**  
OMAHA, NEBRASKA

**FINAL PLAT**

DATE: 08/06/14  
DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: AS SHOWN

60448  
THE RIDGES REPLAT II

Book 1781 Pg. 125 C



# THE RIDGES REPLAT II

☉ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	389.55'	393.39'	215.84'	59.44.11"
2	454.31'	383.21'	203.53'	48.19.43"
3	400.00'	238.01'	128.19'	38.14.10"
4	742.42'	268.87'	138.92'	29.25.00"
5	126.13'	385.03'	283.65'	17.54.36"
6	1100.00'	338.36'	171.00'	13.21.43"
7	700.00'	74.62'	37.35'	09.06.28"
8	214.16'	414.36'	310.38'	11.01.10"
13	483.67'	68.49'	44.37'	19.28.28"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
9	358.35'	349.27'	190.11'	59.33.00"
10	420.83'	448.17'	248.65'	81.09.11"
11	429.71'	360.45'	182.86'	48.11.43"
12	478.90'	403.95'	214.87'	48.19.43"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).
  3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO SHADOW RIDGE DRIVE FROM LOTS 198, 199, 200, 201 AND 221 TO CENTER RIDGE DRIVE FROM LOTS 1 THRU 10 INCLUSIVE, LOTS 43 THRU 47 INCLUSIVE, LOT 72, AND LOTS 84 THRU 89 INCLUSIVE; TO 180TH STREET FROM LOTS 10 THRU 20 INCLUSIVE, LOTS 47 THRU 51 INCLUSIVE, AND LOTS 53 THRU 55 INCLUSIVE; TO U.S. HIGHWAY NO. 275 FROM LOTS 55, 56, 58, 59, 61, 62 AND 228.