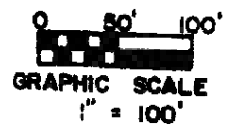


# SUNRIDGE TOWN

( LOTS 1 THRU 15 INCLU  
 A REPLAT OF ALL OF LOT 153, SUNF  
 LOCATED IN PART OF THE E 1/2 C  
 SECTION 12, TOWNSHIP 15 NORTH  
 DOUGLAS COUNTY, NEB  
 1987



### LEGEND

- O CORNER FOUND
- P PLATTED

NOTE:  
 NO DIRECT ACE  
 BE PERMITTED  
 132nd STREET  
 THROUGH 4 11

### CENTER LINE CURVE DATA

- 1)  $\Delta = 115^{\circ}17'06''$   
 $D = 229^{\circ}10'59''$   
 $R = 25.00'$   
 $T = 39.46'$   
 $L = 50.30'$
- 2)  $\Delta = 90^{\circ}00'00''$   
 $D = 229^{\circ}10'59''$   
 $R = 25.00'$   
 $T = 25.00'$   
 $L = 39.27'$
- 3)  $\Delta = 25^{\circ}17'06''$   
 $D = 12^{\circ}29'58''$   
 $R = 458.38'$   
 $T = 107.82'$   
 $L = 202.29'$

CH = 126.53  
 $S79^{\circ}43'50''E$   
 $\Delta = 25^{\circ}17'06''$   
 $D = 19^{\circ}49'18''$   
 $R = 239.05'$   
 $T = 64.84'$   
 $L = 127.56'$

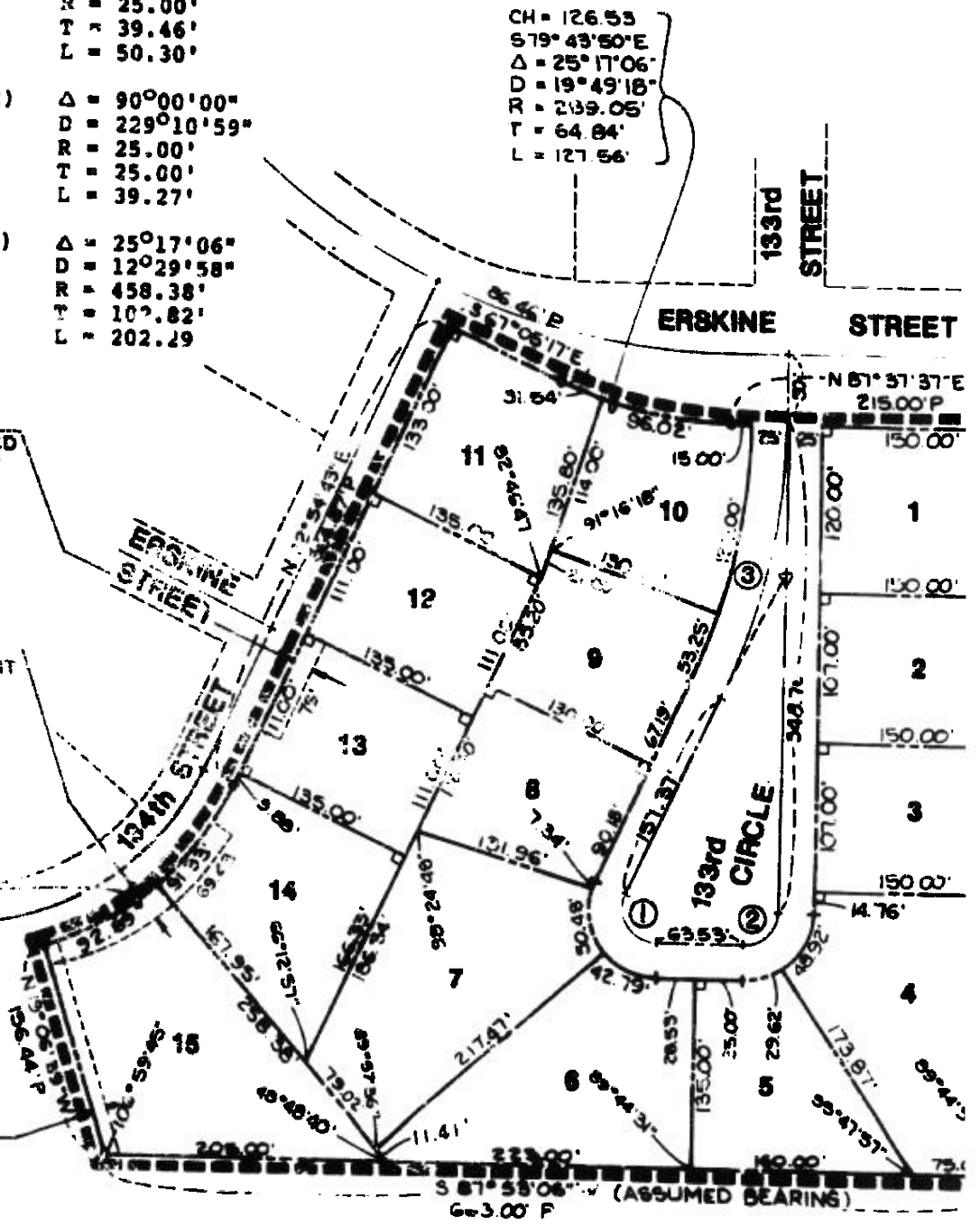
PERMANENT SEWER AND  
 DRAINAGE EASEMENT GRANTED  
 TO SANITARY AND IMPROVEMENT  
 DISTRICT NO 328

15' PERMANENT SEWER AND  
 DRAINAGE EASEMENT GRANTED  
 TO SANITARY AND IMPROVEMENT  
 DISTRICT NO. 328

CH = 178.00'  
 $N46^{\circ}58'00''$   
 $\Delta = 47^{\circ}08'30''$   
 $D = 26^{\circ}02'30''$   
 $R = 220.00'$   
 $T = 97.90'$   
 $L = 184.22'$

10' PERMANENT  
 SEWER EASEMENT

### DEDICATION



KNOW ALL MEN THESE PRESENTS:

ACKNOWLEDGEMENT OF NOTARY

That we, Ridgfield Limited Partnership, a Nebraska limited Partnership by Messner Co., Successor to Ridgfield Development Company, its General Partner, Robert P. Messner, Vice President, sole Owners and proprietors of the land shown within this plat

STATE OF Nebraska

# E TOWNHOMES

( 1 THRU 15 INCLUSIVE )  
 IF LOT 153, SUNRIDGE A SUBDIVISION  
 OF THE E 1/2 OF THE SE 1/4 OF  
 NSHIP 15 NORTH, RANGE 11 EAST  
 AS COUNTY, NEBRASKA  
 1987

SURVEYOR'S CERTIFICATE

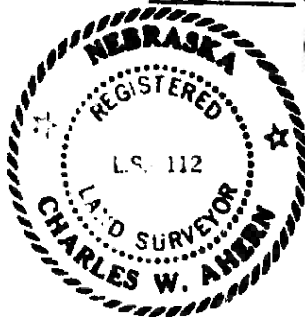
NOTE:  
 NO DIRECT ACCESS WILL  
 BE PERMITTED TO  
 132nd STREET FROM LOTS  
 1 THROUGH 4 INCLUSIVE.

I, Charles W. Ahern, a registered Land Surveyor in the State of Nebraska, do hereby certify that a survey of the outer boundaries of this plat of SUNRIDGE TOWNHOMES has been made and I shall install permanent iron pins (1-inch x 24-inch pinched pipe) at the corners of all lots, streets, angle points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished to the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of SUNRIDGE TOWNHOMES the limits and boundaries of said subdivision are as follows:

A tract of land being all of Lot 153, Sunridge, a subdivision as platted and recorded in Douglas County, Nebraska, located in part of the E 1/2 of the SE 1/4 of Section 12, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska. Said tract of land is more particularly described as follows:

Beginning at the SE corner of said Lot 153, said point also being SE corner of new Lot 4 Sunridge Townhomes; thence S87°53'06"W (Assumed Bearing) a distance of 663.00 feet, to a point being the SW corner of said Lot 153, said point also being the SW corner of new Lot 15, Sunridge Townhomes; thence N19°08'39"W a distance of 156.44 to a point, said point being the westerly corner of said Lot 153; said point also being the westerly corner of said Lot 15, Sunridge Townhomes; thence Northerly along a curve to the left, said curve having a radius of 228.00 feet, a tangent length of 97.90 feet, a chord bearing of N46°04'02"E with a chord distance of 178.88 feet, an arc length of 104.22 feet to a point of tangency; thence N12°54'43"E along the Easterly R.O.W. line of 134th Street a distance of 364.87 feet to a point, said point being the NE corner of Lot 153, said point also being the SW corner of new Lot 11, Sunridge Townhomes; thence S67°05'17"E along the Southerly R.O.W. line of Erskine Street a distance of 66.48 feet to a point of curvature; thence Easterly along a curve to the left, said curve having a radius of 289.05 feet, a tangent length of 64.84 feet, a chord bearing of S79°43'50"E and a chord distance of 120.32 feet, an arc length of 127.36 feet to a point of tangency; thence S07°17'17"E along the Southerly R.O.W. line of Erskine Street a distance of 218.80 feet to a point, said point being the SE corner of said Lot 153; said point also being the SE corner of new Lot 1, Sunridge Townhomes; thence S02°22'23"E along the Easterly R.O.W. line of 132nd Street a distance of 534.81 feet to the point of beginning; said tract of land containing 7.29 acres more or less.

Dated this 15th day of September, 1987.



*Charles W. Ahern*  
 Charles W. Ahern  
 Registered Land Surveyor LB 112

COUNTY SURVEYOR'S CERTIFICATE

This plat of SUNRIDGE TOWNHOMES was reviewed by the Douglas County Surveyor's Office on this 20th day of SEPTEMBER, 1987, A.D.



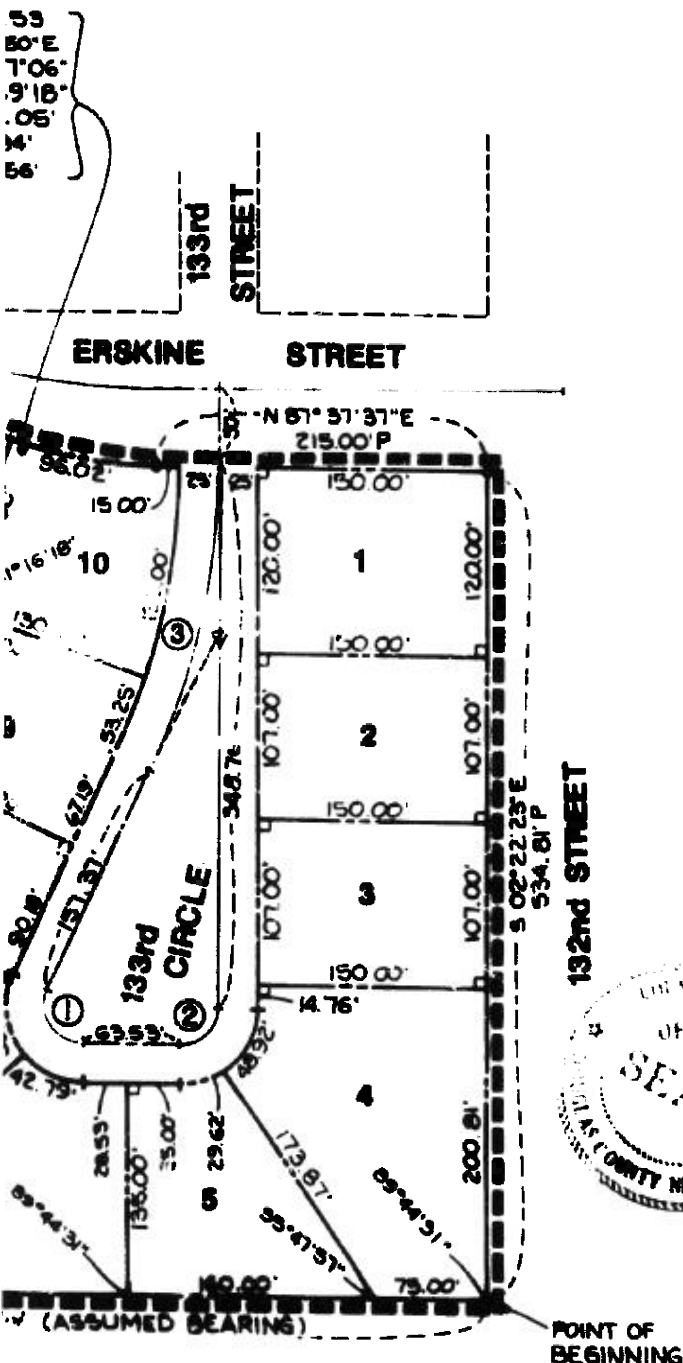
*Tom Donke*  
 County Surveyor

COUNTY TREASURER'S CERTIFICATE

I do 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 the plat as shown by the record of this office.

Dated this 7 day of Oct, 1987, A.D.

*Sam J. Howell*  
 Sam J. Howell, County Treasurer



ENCLOSURE OF NO. 1-A

*skg*

R = 458.38'  
 T = 107.82'  
 L = 202.29'

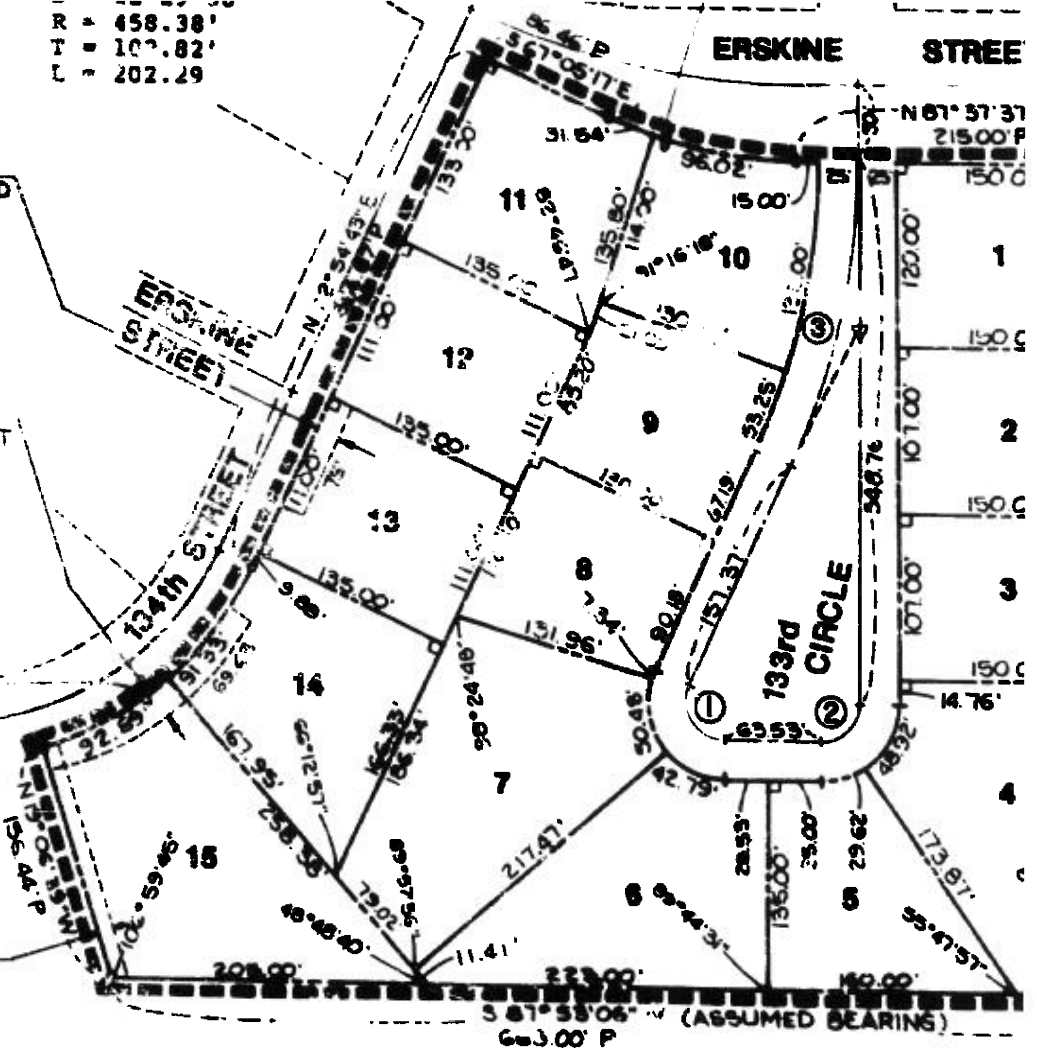
15' PERMANENT SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 328

15' PERMANENT SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 328

CH = 178.00'  
 N46°59'32"  
 Δ = 47°09'32"  
 D = 220.00'  
 R = 97.90'  
 L = 184.22

10' PERMANENT SEWER EASEMENT

DEDICATION



KNOW ALL MEN THESE PRESENTS:

ACKNOWLEDGMENT OF NOTARY

That we, Ridgefield Limited Partnership, a Nebraska Limited Partnership by Maenner Co., Successor to Ridgefield Development Company, its General Partner, Robert P. Morgan, Vice President, sole Owners and proprietors of the land shown within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as Seward Townhomes, the lots to be numbered as shown (Lots 1 through 15 inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use of the streets, circles and avenues shown herein and we do also grant the easements shown on the 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 the 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 the Northwestern Bell Telephone Company their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, cross arms, guys and anchors and other instrumentalities, and extend thereon wires for the carrying and transmission of electric current for light, heat, power and for 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 a five (5) foot wide strip of land abutting the front and the side boundary lines of all lots; and 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 term exterior lots is herein defined as those lots forming the outer perimeter of the described addition. 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, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets. No permanent building 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 aforesaid uses or rights herein granted.

STATE OF Nebraska  
 COUNTY OF Douglas

On this 15th day of September, 1987, A.D., before me a Notary Public in and for said County, personally the above named Robert P. Morgan, Vice President, Ridgefield Limited Partnership, a Nebraska Limited Partnership by Maenner Co., Successor to Ridgefield Development Company, its General Partner, a Nebraska Corporation, who is personally known to me to be the identical person whose name is affixed to the Dedication to be his voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

JOHN C. RALEIGH, JR.  
 Notary Public

*John C. Raleigh*  
 Notary Public

My commission expires on the 10th day of June, 1991, A.D.

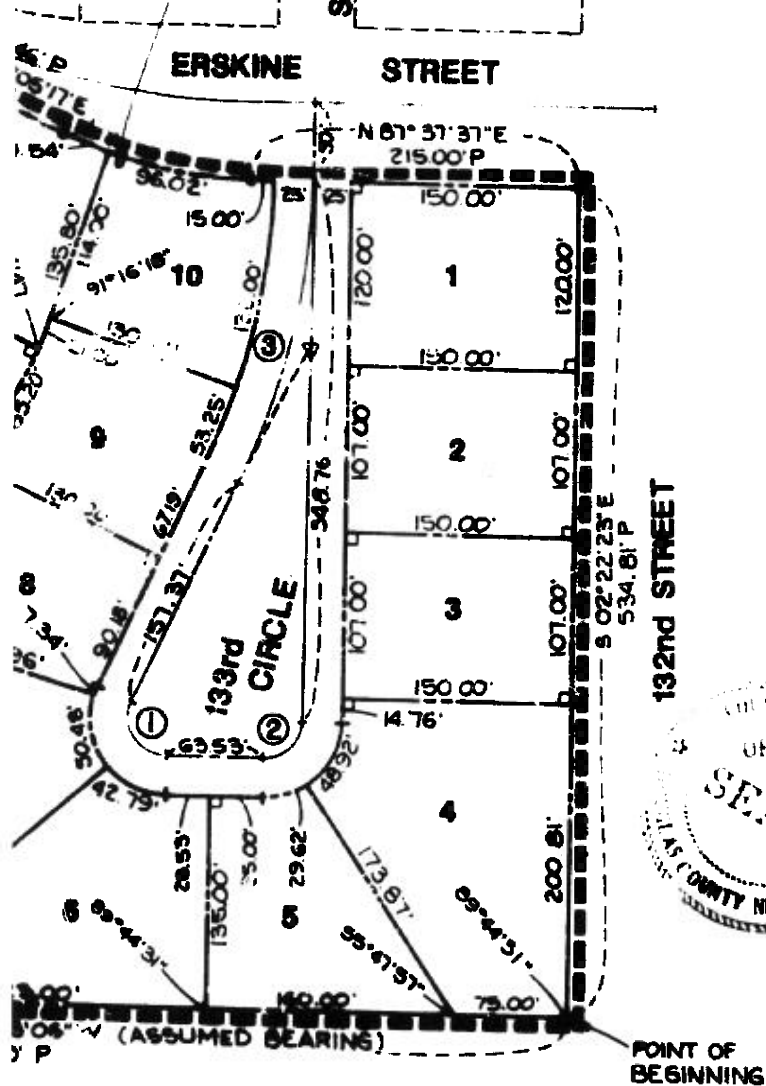
IN WITNESS WHEREOF, we do hereby set our hands this day 15th at Seward, Nebraska, 1987, A.D.

FOR

*Robert P. Morgan*  
 Robert P. Morgan, Owner

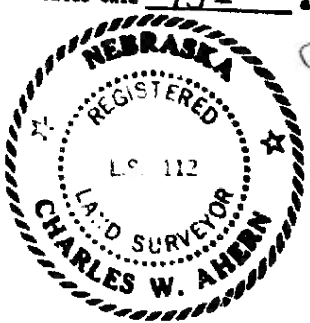
BK 1824 N \_\_\_\_\_  
 PG 335 N \_\_\_\_\_  
 OF Deeds COMP \_\_\_\_\_ F/B \_\_\_\_\_

PREPARED BY  
 KIRKHAM MICHAEL & ASSOCIATES  
 K.M.A. NO. B670661



...along Erskine Street a distance of 215.00 feet to a point, said point being the NE corner of said Lot 1, Sunridge Townhomes; thence S 02° 22' 23\"/>

Dated this 15th day of September, 1987.



Charles W. Ahern  
 Charles W. Ahern  
 Registered Land Surveyor LS 112

COUNTY SURVEYOR'S CERTIFICATE

This plat of SUNRIDGE TOWNHOMES was reviewed by the Douglas County Surveyor's Office on this 30th day of SEPTEMBER, 1987, A.D.



Tom Dwyer  
 County Surveyor



COUNTY TREASURER'S CERTIFICATE

I am to certify that I find no regular or special taxes due of any kind against the property described in the Surveyor's Certificate and embraced in the plat as shown by the record of this office.

Dated this 7 day of October, 1987, A.D.

James J. Hall  
 County Treasurer

ACKNOWLEDGMENT OF NOTARY

Nebraska

58

1987

day of September, 1987, A.D.,  
 I, Notary Public in and for said County, personally came to the residence of Robert F. Morgan, Vice President, Ridgefield Development Company, a Nebraska Limited Partnership by Maenner Ridgefield Development Company, its General Partner, Ridgefield Development Company, its General Partner, who is personally known to me to be the person whose name is affixed to the Dedication and who acknowledges the signing of said Dedication and deed.

and official seal the last date aforesaid.

John C. Ralston  
 Notary Public

Given on the 10th day of September, 1987, A.D.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SUNRIDGE TOWNHOMES, as to the Design Standards this 7th day of October, 1987, A.S.

Randy L. Johnson  
 City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 14th day of April, 1987, A.S.

Randy L. Johnson  
 City Engineer

APPROVAL OF THE CITY PLANNING BOARD

This plat of SUNRIDGE TOWNHOMES, was approved by the City Planning Board of the City of Omaha this 12th day of November, 1987, A.D.

Michael D. Jolley  
 Chairman

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SUNRIDGE TOWNHOMES was approved and accepted by the City Council of Omaha this 15th day of September, 1987, A.D.

Fred Conley  
 Mayor  
Fred Conley  
 City Council President

BK 1824 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE \_\_\_\_\_  
 PG 335 N \_\_\_\_\_ DEL \_\_\_\_\_ MC \_\_\_\_\_  
 OF Deeds COMP \_\_\_\_\_ F/B \_\_\_\_\_