



DEED 2004168734



DEC 30 2004 15:01 P 17

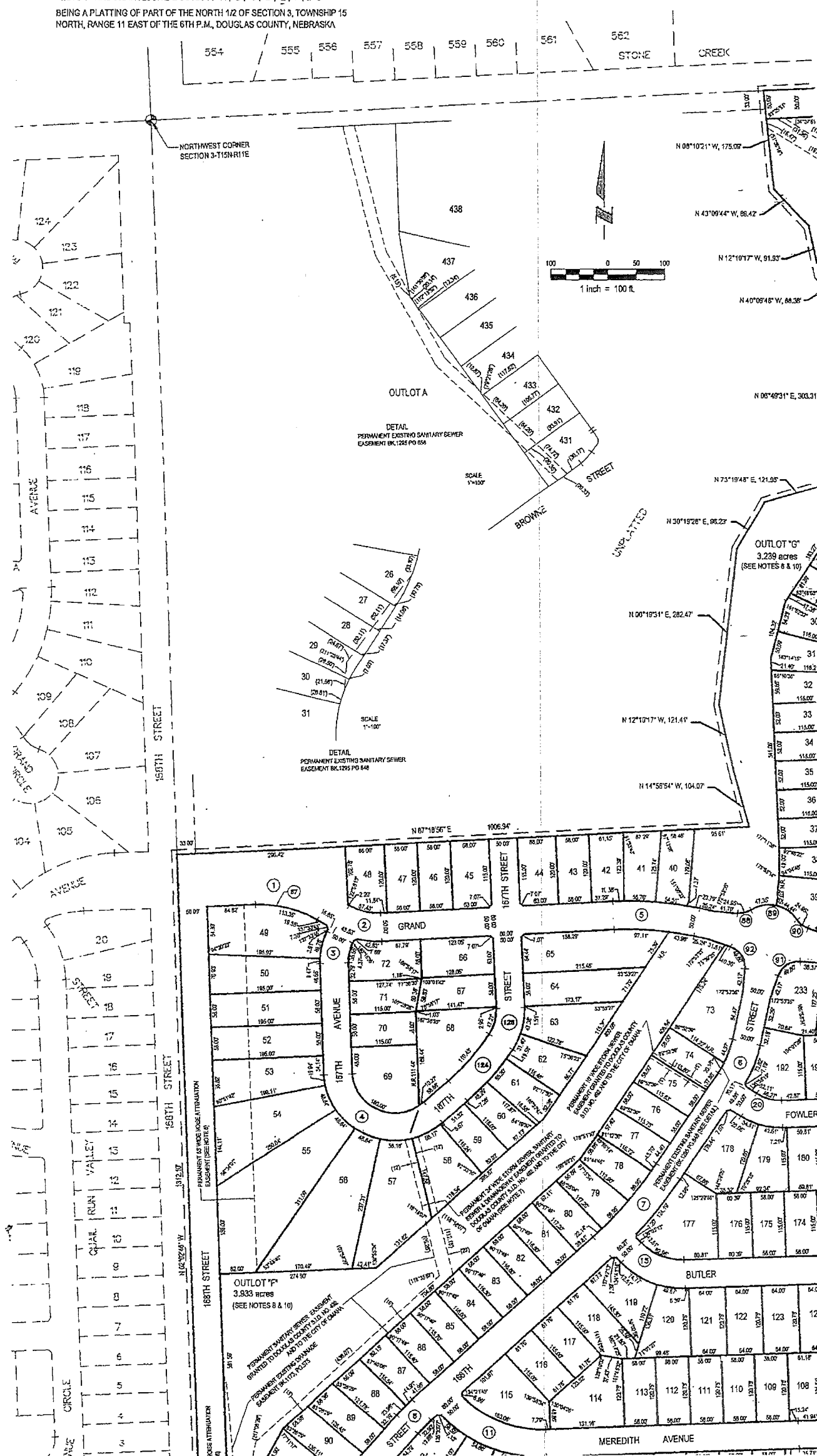
Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
12/30/2004 15:01:52.45  
  
2004168734

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed 9*  
FEE 405.50 FB old 01-60000  
*647* BKP 3-15-11 C/O          COMP           
*648* DEL          SCAN          FV         

*E & A Consulting*  
*1.2 001 Q St*  
*Omaha 68137*

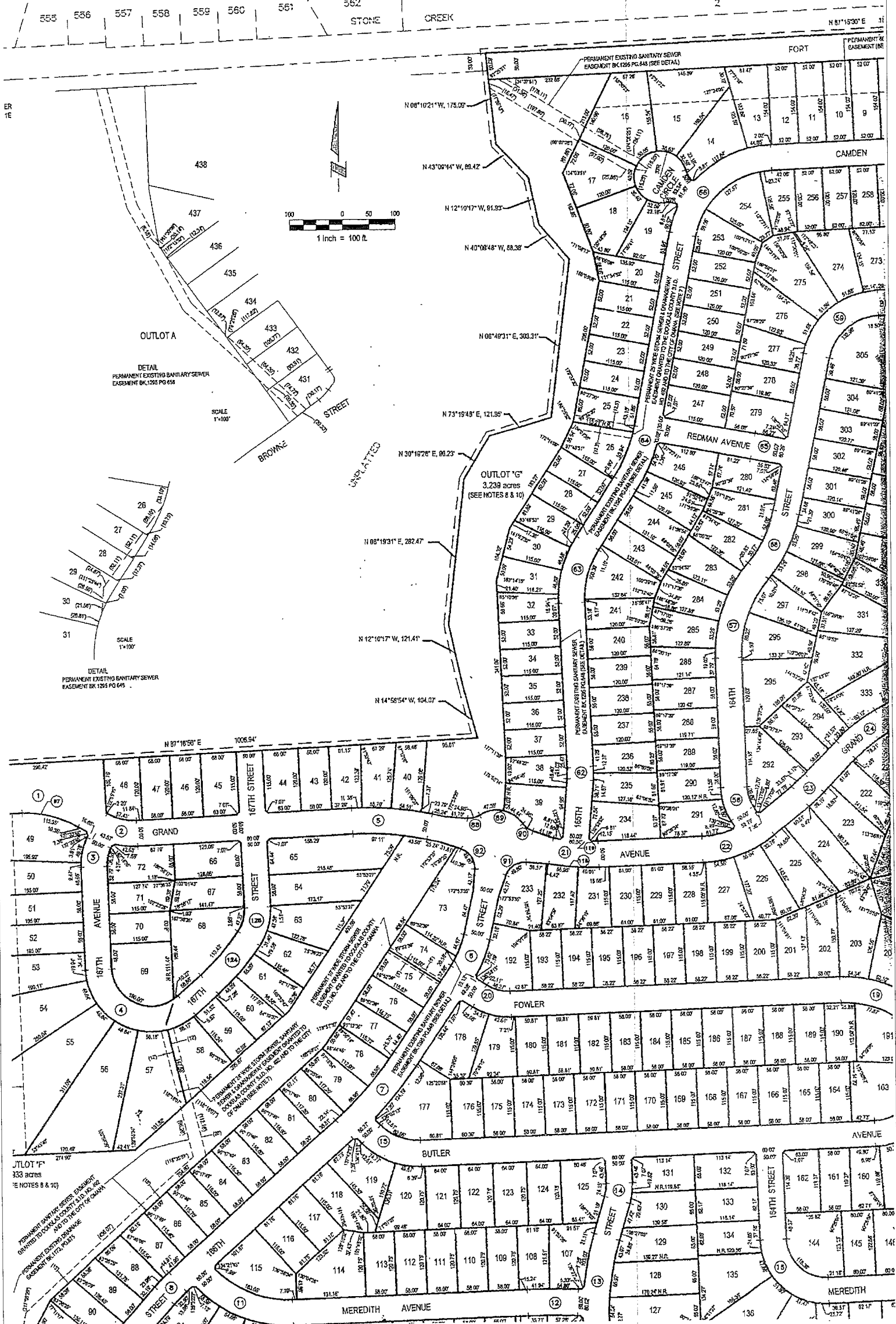
Temp. 12.4.01



DGE

1", 2", 4", 8", 16", 32", 64", 128"

OF SECTION 3, TOWNSHIP 15  
AS COUNTY, NEBRASKA







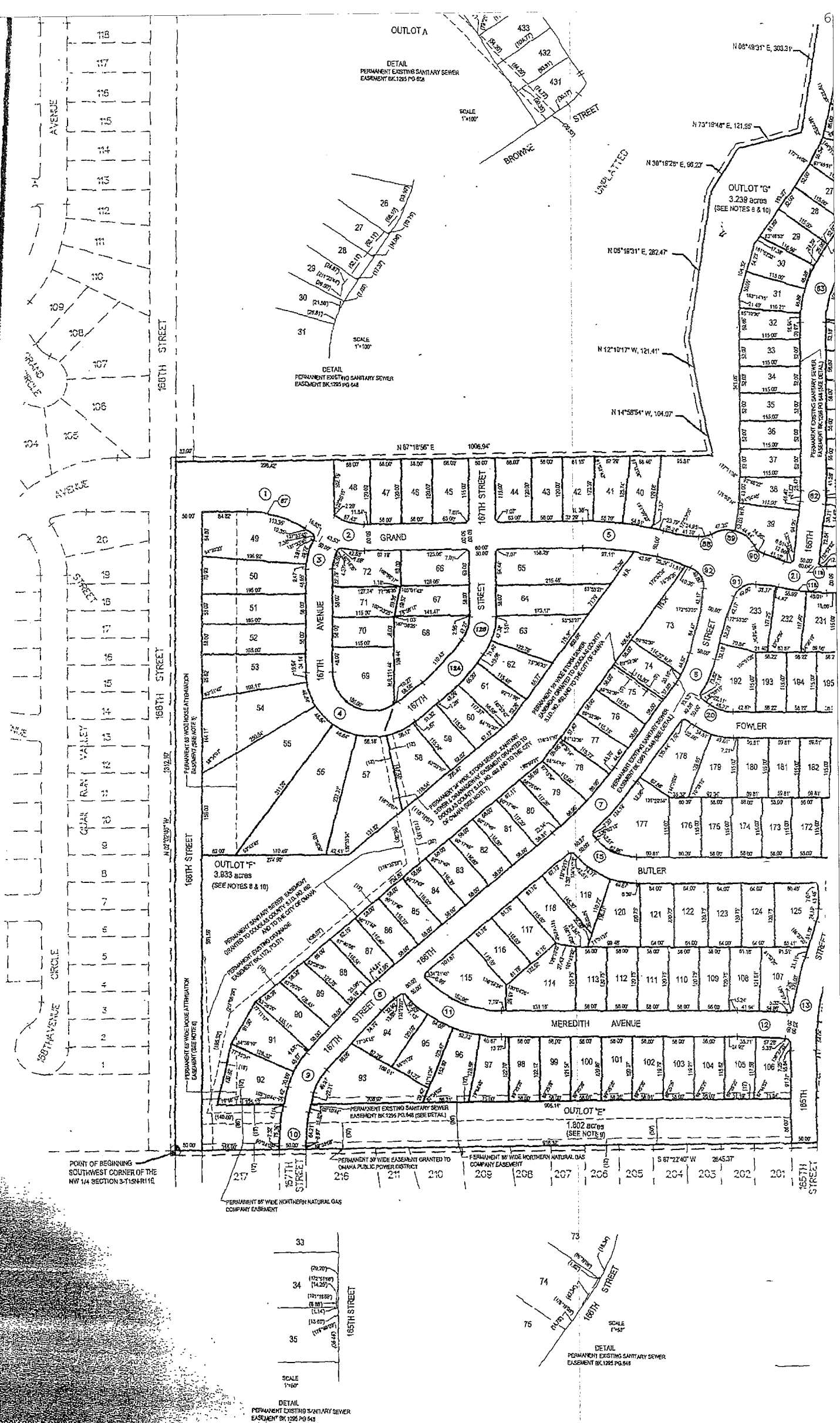
**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

**E&A**

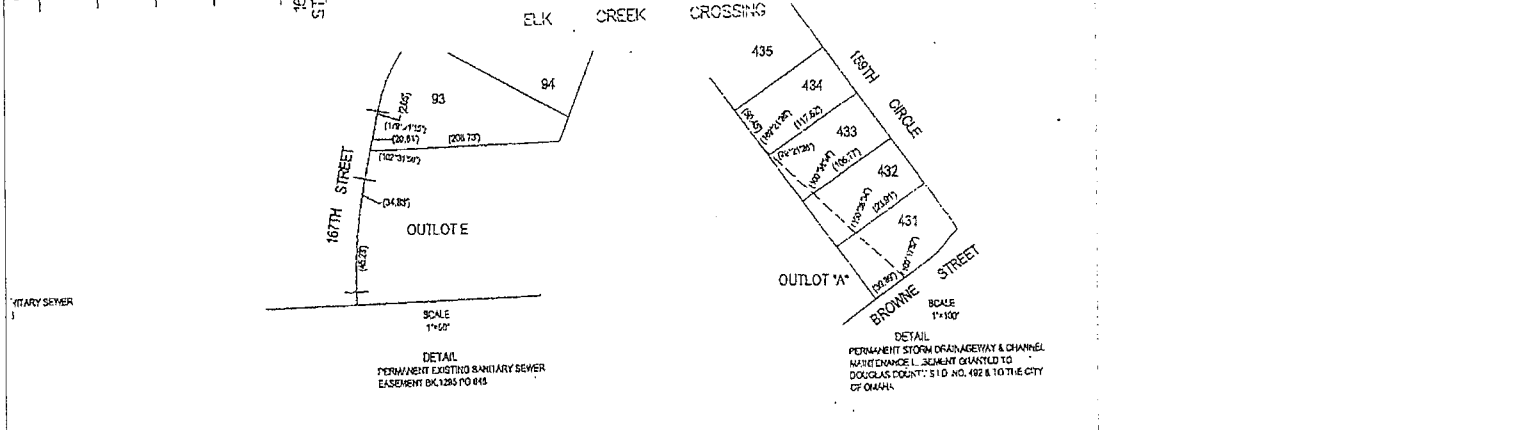
1200 Q STREET  
OMAHA, NE 68104  
PHONE: (402) 885-4700  
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STONE RIDGE  
OMAHA, NEBRASKA

FINAL PLAT

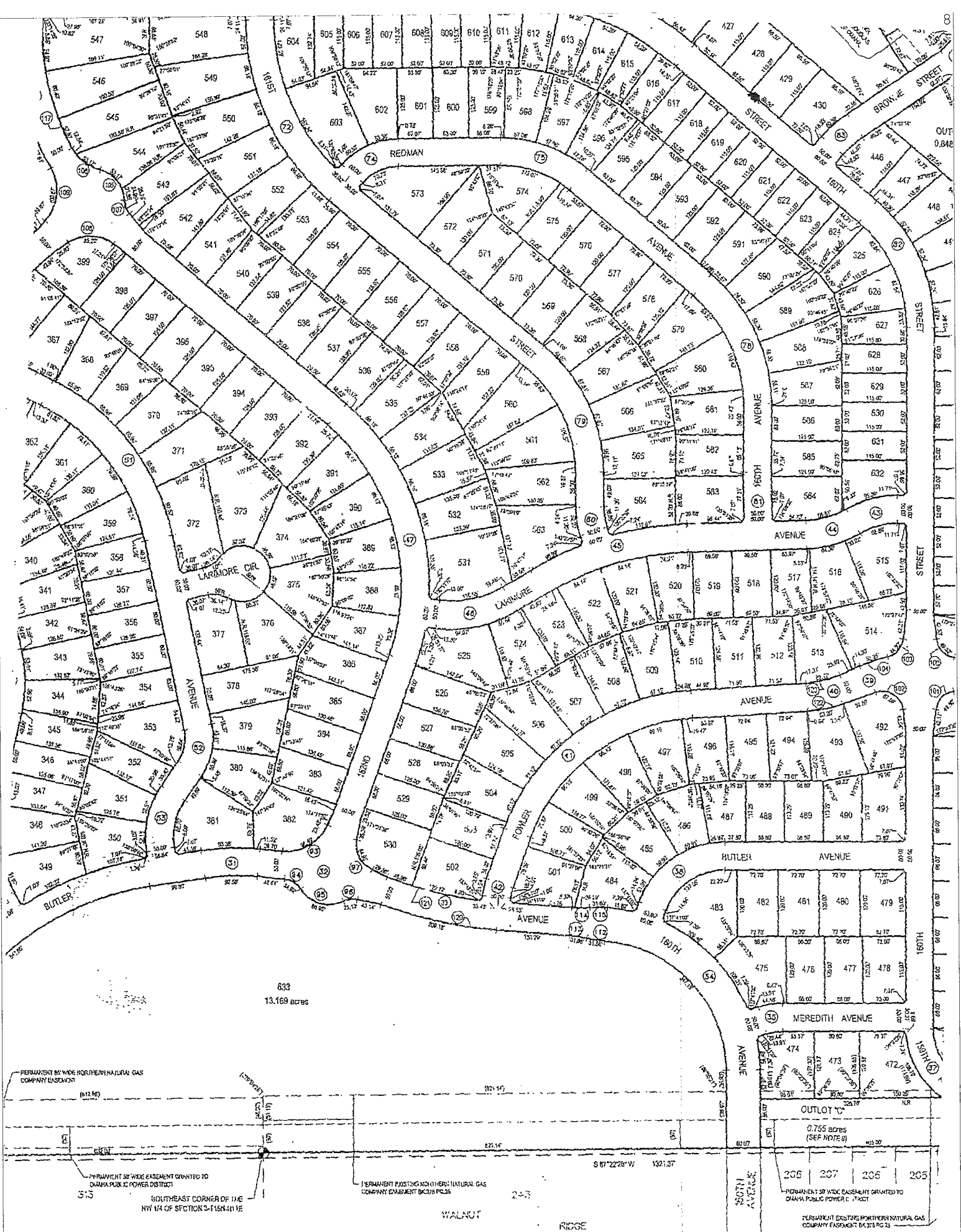






DETAIL  
PERMANENT EXISTING SANITARY SEWER  
EASEMENT BK 1285 PG 418

DETAIL  
PERMANENT STORM DRAINAGEWAY & CHANNEL  
EASEMENT GRANTED TO  
DOUGLAS COUNTY, S1/2, S1/4, S1/8, S1/16, S1/32, S1/64, S1/128, S1/256, S1/512, S1/1024, S1/2048, S1/4096, S1/8192, S1/16384, S1/32768, S1/65536, S1/131072, S1/262144, S1/524288, S1/1048576, S1/2097152, S1/4194304, S1/8388608, S1/16777216, S1/33554432, S1/67108864, S1/134217728, S1/268435456, S1/536870912, S1/1073741824, S1/2147483648, S1/4294967296, S1/8589934592, S1/17179869184, S1/34359738368, S1/68719476736, S1/137438953472, S1/274877906944, S1/549755813888, S1/1099511627776, S1/2199023255552, S1/4398046511104, S1/8796093022208, S1/17592186044416, S1/35184372088832, S1/70368744177664, S1/140737488355328, S1/281474976710656, S1/562949953421312, S1/1125899906842624, S1/2251799813685248, S1/4503599627370496, S1/9007199254740992, S1/18014398509481984, S1/36028797018963968, S1/72057594037927936, S1/144115188075855872, S1/288230376151711744, S1/576460752303423488, S1/1152921504606846976, S1/2305843009213693952, S1/4611686018427387904, S1/9223372036854775808, S1/18446744073709551616, 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CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	350.00	197.20	101.30	32°16'57"
2	124.85	71.78	36.92	32°55'15"
3	100.00	47.42	24.15	27°08'28"
4	100.00	227.02	214.81	130°04'28"
5	575.38	147.45	74.15	14°38'43"
6	200.00	74.44	37.85	21°18'28"
7	700.00	178.10	88.53	14°34'35"
8	300.00	35.90	17.97	8°51'20"
9	118.97	63.28	32.40	30°28'03"
10	312.90	66.78	35.04	12°46'42"
11	220.00	181.70	102.42	49°58'34"
12	1248.08	94.80	47.47	4°21'48"
13	518.08	171.38	86.49	19°01'37"
14	100.00	32.20	16.24	18°27'03"
15	125.00	103.70	55.05	47°32'03"
16	100.00	157.84	100.78	90°28'07"
17	250.00	101.23	51.32	23°12'00"
18	115.00	155.82	82.35	77°31'57"
19	200.00	118.57	51.08	33°58'04"
20	180.00	81.89	31.88	35°20'56"
21	400.00	97.90	49.20	14°01'28"
22	200.00	130.88	67.87	37°28'18"
23	300.00	38.63	18.34	8°58'43"
24	300.00	88.75	43.70	18°34'26"
25	200.00	88.12	44.75	25°14'44"
26	300.00	207.84	108.28	38°41'42"
27	235.00	106.34	54.10	25°55'41"
28	280.00	238.48	127.00	48°47'43"
29	218.88	92.03	46.90	19°05'31"
30	520.00	588.04	318.78	82°41'47"
31	400.00	83.73	48.92	14°08'30"
32	500.00	140.15	70.54	15°03'38"
33	700.00	207.84	104.74	17°01'12"
34	283.83	391.67	241.95	85°01'30"
35	125.00	36.80	18.53	16°52'00"
36	100.00	119.94	88.37	68°43'05"
37	125.00	150.78	85.09	69°00'40"
38	138.17	187.87	98.48	70°38'00"
39	100.00	41.81	21.11	23°50'18"
40	200.00	70.99	35.87	20°20'13"
41	350.00	411.13	232.89	87°18'11"
42	100.00	24.88	12.58	14°19'10"
43	155.00	82.14	42.08	30°21'50"
44	175.00	87.44	44.85	28°37'37"
45	545.00	278.47	142.88	29°22'52"
46	201.20	133.08	68.08	37°52'46"
47	400.00	478.57	272.61	68°33'00"
48	475.00	526.87	295.48	63°46'12"
49	300.00	67.43	33.86	12°52'41"
50	250.00	98.81	50.11	22°40'08"
51	375.00	338.77	180.78	51°27'18"
52	100.00	78.52	42.40	45°33'50"
53	145.00	107.18	56.17	42°20'58"
54	100.00	102.99	56.58	58°59'02"
55	100.00	30.81	15.53	17°39'08"
56	103.00	92.92	27.09	30°19'12"
57	250.00	181.43	94.82	41°34'54"
58	250.00	125.35	64.03	28°43'53"
59	125.00	186.22	88.03	78°11'28"
60	150.00	80.80	41.40	30°51'44"
61	150.00	63.71	32.34	24°20'12"
62	200.00	24.04	12.03	8°53'08"
63	200.00	121.78	62.84	34°53'13"
64	308.57	114.80	58.01	21°47'28"
65	7587.50	81.82	30.51	0°27'38"
66	180.00	240.81	142.23	76°39'07"
67	500.00	54.10	27.08	6°11'57"
68	500.00	130.24	55.40	14°55'28"
69	250.00	119.78	61.05	27°26'46"
70	250.00	25.44	12.73	5°49'48"
71	250.00	63.03	41.90	19°04'44"
72	400.00	342.00	182.25	48°59'29"
73	150.00	47.98	24.20	18°18'40"
74	107.72	92.11	43.06	48°58'25"
75	218.00	150.30	78.53	41°00'31"
76	500.00	357.87	188.99	41°00'31"
77	185.44	47.54	23.90	14°41'18"
78	278.01	241.08	128.84	49°30'22"
79	275.00	234.53	125.17	48°56'52"
80	145.00	44.52	22.44	17°35'34"
81	2958.47	88.12	44.08	1°44'14"
82	289.71	231.04	124.36	49°30'22"
83	209.00	53.88	27.00	15°22'42"
84	125.00	28.08	14.89	13°19'11"
85	147.71	67.88	45.34	34°07'45"
86	200.00	75.05	37.97	21°30'01"
124	482.73	116.74	58.88	14°27'18"
125	100.00	63.02	32.80	30°08'33"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
87	201.18	113.38	58.22	32°18'57"
88	37.50	24.35	12.85	38°06'59"
89	58.15	91.80	58.61	80°28'48"
90	37.50	24.85	12.85	38°06'59"
91	37.50	49.60	25.19	75°47'11"
92	37.50	49.60	25.19	75°47'11"
93	80.00	98.48	50.58	70°32'15"
94	37.50	34.82	18.84	53°21'28"
95	58.51	86.85	53.75	85°08'31"
96	37.50	25.13	13.08	38°23'22"
97	50.00	84.95	37.97	74°25'48"
98	75.00	88.95	51.27	88°43'05"
99	125.00	88.38	48.70	40°58'19"
100	37.50	49.32	25.86	75°21'22"
101	37.50	49.60	25.19	75°47'11"
102	37.50	67.08	46.71	102°29'15"
103	37.50	44.50	25.58	68°36'09"
104	300.00	52.25	26.19	9°58'42"
105	58.15	75.02	43.79	73°55'08"
106	80.00	65.71	34.84	47°03'48"
107	37.50	24.95	12.95	38°08'50"
108	75.00	85.22	48.75	89°45'21"
109	80.00	100.87	58.39	72°14'42"
110	300.00	78.14	38.29	14°55'26"
111	300.00	78.14	38.29	14°55'26"
112	200.00	31.88	15.86	9°04'07"
113	200.00	31.88	15.86	9°04'07"
114	200.00	31.88	15.86	9°04'07"
115	200.00	31.88	15.86	9°04'07"
116	500.00	387.19	203.88	44°22'07"
117	450.00	335.21	175.81	42°40'50"
118	425.00	95.88	48.19	12°56'15"
119	375.00	84.85	42.81	12°57'52"
120	725.00	208.18	105.32	18°31'52"
121	875.00	202.53	102.08	17°11'47"
122	775.00	83.77	41.81	8°08'00"

MINIMUM BASEMENT  
FLOOR ELEVATION

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MINIMUM BASEMENT  
FLOOR ELEVATION

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## NOTES:

1. ALL ANGLES.

2. DIRECT VEHIC  
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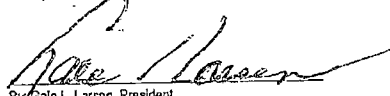
MINIMUM BASEMENT FLOOR ELEVATION
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MINIMUM BASEMENT FLOOR ELEVATION
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DEDICATION

Know all men by these presents that we, CELEBRITY HOMES, INC., owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as STONE RIDGE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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, except the side lot lines of Lots 92, 93 and 125 to avoid the gas line easement; 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, except ~~the side lot lines of Lots 92, 93 and 125~~ Lots 96 thru 106 and 136 thru 143 and 472 thru 474 inclusive to avoid the gas line easement. The lot 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, 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 out-of-lot 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.

CELEBRITY HOMES, INC.

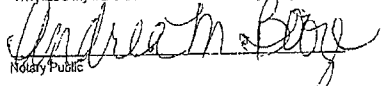
  
By Gale L. Larson, President

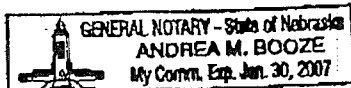
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

On this 16th day of June 2004, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larson, President of Celebrity Homes, Inc., 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.

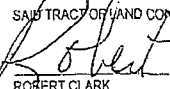
  
Notary Public



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PLACED ON THE BOUNDARY PERMANENT MONUMENTS LOTS NUMBERED AS SHOWN DOUGLAS COUNTY, NEBRASKA

BEGINNING AT THE SOUTH NORTH 1/2 OF SECTION 3, T18N R18E S18E ALONG THE N. CORNER OF 104.07 FEET; THENCE N. 88.23 FEET; T. A DISTANCE OF 88.38 FEET A DISTANCE OF 175.08 FEET DISTANCE OF 1561.41 FEET SECTION 3, A DISTANCE OF POINT ON THE NORTH LINE S1/2 13'23"E, A DISTANCE OF PLAZA, A SUBDIVISION LOCATED THE WEST RIGHT-OF-WAY (1) SOUTHERLY EXTENSION THEREON BEING ON THE NORTH RIGHT ALSO BEING SAID NORTH RIGHT LOTS 125 THRU 243 INCLUSIVE AVENUE AND ALSO THE NORTHWEST CORNER OF S 313, ELK CREEK CROSSING SOUTHWEST CORNER OF S THRU 416 INCLUSIVE); AND CREEK CROSSING (LOTS 3 THRU 148 THRU 312 INCLUSIVE LINE OF 165TH STREET, AN INCLUSIVE AND OUTLOTS 1 CREEK CROSSING (LOTS 1 SOUTH LINE OF SAID NW1/4

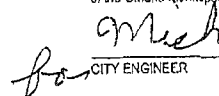
SAID TRACT OF LAND AND CORNER  
  
ROBERT CLARK

APPROVAL OF CITY ENGINEER

I hereby approve this plat Standards.

  
CITY ENGINEER

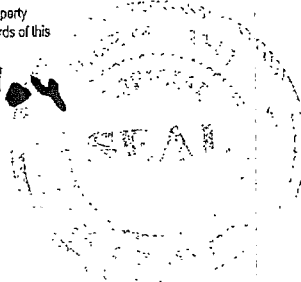
I hereby certify that I am a member of the Omaha Municipal Council

  
CITY 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.

  
COUNTY TREASURER DATE 12/30/04



APPROVAL OF QMAN

This plat of STONE RIDGE

  
VICE CHAIRMAN OF CITY

REVIEW OF DOUGLAS COUNTY

This plat of STONE RIDGE

# STONE RIDGE

LOTS 1 THRU 533 INCLUSIVE & OUTLOTS "A", "B", "C", "D", "E", "F", & "G"  
BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 15  
NORTH, RANGE 11 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 PERMANENT 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 STAKE AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN STONE RIDGE (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF SECTION 3; THENCE N02°02'46"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTH 1/2 OF SECTION 3, A DISTANCE OF 1312.10 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NW1/4 OF SECTION 3; THENCE N87°18'56"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NW1/4 OF SECTION 3, A DISTANCE OF 1006.94 FEET; THENCE N14°58'54"W, A DISTANCE OF 104.07 FEET; THENCE N12°10'17"W, A DISTANCE OF 121.41 FEET; THENCE N06°19'31"E, A DISTANCE OF 262.47 FEET; THENCE N30°19'26"E, A DISTANCE OF 96.23 FEET; THENCE N73°19'48"E, A DISTANCE OF 121.95 FEET; THENCE N06°49'31"E, A DISTANCE OF 303.31 FEET; THENCE N40°09'48"W, A DISTANCE OF 88.38 FEET; THENCE N12°10'17"W, A DISTANCE OF 91.93 FEET; THENCE N43°09'44"W, A DISTANCE OF 89.42 FEET; THENCE N06°10'21"W, A DISTANCE OF 175.09 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE N87°15'30"E ALONG SAID NORTH LINE OF SECTION 3, A DISTANCE OF 1561.41 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 3; THENCE S02°11'08"E ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 3, A DISTANCE OF 407.94 FEET; THENCE N87°15'10"E, A DISTANCE OF 534.11 FEET; THENCE N02°12'39"W, A DISTANCE OF 407.94 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE N87°15'09"E ALONG SAID NORTH LINE OF SECTION 3, A DISTANCE OF 576.71 FEET; THENCE S02°13'23"E, A DISTANCE OF 209.00 FEET; THENCE N87°06'15"E, A DISTANCE OF 208.64 FEET TO A POINT ON THE WEST LINE OF LOT 6, STONE CREEK PLAZA, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 3; THENCE S02°13'57"E ALONG SAID WEST LINE OF LOT 6, STONE CREEK PLAZA, AND ALSO THE WEST RIGHT-OF-WAY LINE OF BROWNE STREET, AND ALSO THE WEST LINE OF LOT 7 AND OUTLOT 1, SAID STONE CREEK PLAZA AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 2424.20 FEET TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SECTION 3, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 159TH AVENUE; THENCE S87°22'28"W ALONG SAID SOUTH LINE OF THE NE1/4 OF SECTION 3, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF 159TH AVENUE, AND ALSO THE NORTH LINE OF LOTS 204, 205, 206, 207 AND 208, WALNUT RIDGE (LOTS 125 THRU 243 INCLUSIVE), A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 3, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 160TH AVENUE, AND ALSO THE NORTH LINE OF LOT 243, SAID WALNUT RIDGE (LOTS 125 THRU 243 INCLUSIVE), A DISTANCE OF 1321.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 243, WALNUT RIDGE (LOTS 125 THRU 243 INCLUSIVE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 313, ELK CREEK CROSSING (LOTS 313 THRU 416 INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 3; THENCE S87°22'40"W ALONG THE NORTH LINE OF SAID LOT 313, ELK CREEK CROSSING (LOTS 313 THRU 416 INCLUSIVE), AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 163RD STREET, AND ALSO THE NORTH LINE OF LOTS 314 AND 315, SAID ELK CREEK CROSSING (LOTS 313 THRU 416 INCLUSIVE), SAID LINE ALSO BEING THE NORTH LINE OF LOTS 191 THRU 200, INCLUSIVE, ELK CREEK CROSSING (LOTS 148 THRU 312 INCLUSIVE AND OUTLOTS 1 AND 2), A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 3, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 165TH STREET, AND ALSO THE NORTH LINE OF LOTS 201 THRU 211, INCLUSIVE AND LOT 216, SAID ELK CREEK CROSSING (LOTS 148 THRU 312 INCLUSIVE AND OUTLOTS 1 AND 2), AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 167TH STREET, AND ALSO THE NORTH LINE OF LOT 217, SAID ELK CREEK CROSSING (LOTS 148 THRU 312 INCLUSIVE AND OUTLOTS 1 AND 2) AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NW1/4 OF SECTION 3, A DISTANCE OF 2845.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 8,734,433 SQUARE FEET OR 200.515 ACRES, MORE OR LESS.

ROBERT CLARK

L.S.-419

DATE:

6-15-04

## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of STONE RIDGE (lots numbered as shown) as to the Design Standards.

CITY ENGINEER

DATE

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

CITY ENGINEER

DATE

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of STONE RIDGE (Lots numbered as shown) was approved by the City Planning Board.

CHAIRMAN OF CITY PLANNING BOARD

DATE

## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of STONE RIDGE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS



7130 SOUTH 93RD STREET, SUITE 100  
LINCOLN, NE 68516-5881  
PHONE (402) 403-1210  
FAX (402) 403-1218

12001 Q STREET  
OMAHA, NE 68137  
PHONE (402) 885-4700  
FAX (402) 885-5559

STONE RIDGE

OMAHA, NEBRASKA

FINAL PLAT

32	500.00'	140.15'	70.54'	16°03'39"
33	700.00'	207.84'	104.74'	17°01'12"
34	283.93'	391.87'	241.99'	85°01'33"
35	125.00'	39.80'	18.53'	19°52'00"
36	100.00'	118.84'	88.37'	88°43'05"
37	125.00'	150.78'	88.09'	89°06'40"
38	138.17'	167.87'	98.48'	70°38'00"
39	100.00'	41.81'	21.11'	23°20'18"
40	200.00'	70.89'	35.87'	20°20'13"
41	350.00'	411.13'	232.89'	87°18'11"
42	100.00'	24.99'	12.58'	14°18'10"
43	155.00'	82.14'	42.06'	38°21'50"
44	175.00'	87.44'	44.85'	28°13'37"
45	545.00'	279.47'	142.88'	28°22'52"
46	201.30'	133.08'	89.08'	37°52'48"
47	400.00'	478.57'	272.61'	88°33'00"
48	475.00'	528.67'	295.49'	83°40'12"
49	300.00'	87.43'	33.88'	12°52'41"
50	250.00'	98.91'	50.11'	22°40'38"
51	375.00'	338.77'	180.70'	51°27'18"
52	100.00'	79.52'	42.40'	45°33'50"
53	145.00'	107.16'	58.17'	42°20'50"
54	100.00'	102.95'	56.98'	58°38'02"
55	100.00'	30.81'	15.53'	17°38'08"
56	100.00'	52.92'	27.09'	39°19'12"
57	250.00'	181.43'	94.52'	41°34'54"
58	250.00'	125.38'	64.03'	28°43'53"
59	125.00'	188.22'	98.00'	76°11'28"
60	150.00'	90.80'	41.40'	30°51'44"
61	150.00'	83.71'	32.34'	24°20'12"
62	200.00'	24.04'	12.03'	9°53'08"
63	200.00'	121.78'	82.84'	34°53'13"
64	308.57'	118.60'	58.01'	21°47'29"
65	7587.50'	81.03'	30.51'	0°27'38"
66	180.00'	240.81'	142.29'	78°36'07"
67	500.00'	54.10'	27.08'	8°11'57"
68	600.00'	130.24'	65.49'	14°55'28"
69	250.00'	118.78'	61.05'	27°28'48"
70	250.00'	25.44'	12.73'	5°48'48"
71	250.00'	83.03'	41.90'	19°01'44"
72	400.00'	342.02'	182.25'	48°59'29"
73	150.00'	47.88'	24.20'	18°18'40"
74	107.72'	92.11'	49.08'	48°59'29"
75	210.00'	150.30'	78.53'	41°00'31"
76	500.00'	357.87'	186.99'	41°00'31"
77	185.44'	47.94'	23.90'	14°41'19"
78	275.01'	241.08'	128.84'	49°30'22"
79	275.00'	234.53'	125.17'	48°58'52"
80	145.00'	44.52'	22.44'	17°35'34"
81	2906.47'	88.12'	44.06'	1°44'14"
82	288.71'	233.04'	124.38'	49°30'22"
83	200.00'	53.68'	27.00'	15°22'42"
84	125.00'	28.06'	14.80'	13°19'11"
85	147.71'	87.88'	45.34'	34°07'40"
86	200.00'	75.05'	37.97'	21°30'01"
124	482.73'	116.74'	58.88'	14°27'18"
125	100.00'	83.02'	32.80'	36°08'33"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
87	701.18'	113.39'	58.22'	32°18'57"
88	37.50'	24.85'	12.89'	38°08'58"
89	58.15'	91.80'	58.81'	90°28'48"
90	37.50'	24.85'	12.89'	38°08'58"
91	37.50'	49.80'	28.19'	75°47'11"
92	37.50'	49.80'	28.19'	75°47'11"
93	80.00'	98.49'	58.58'	70°32'19"
94	37.50'	34.92'	18.84'	53°21'28"
95	58.51'	80.95'	53.79'	85°08'31"
96	37.50'	25.13'	13.08'	38°23'22"
97	50.00'	84.95'	37.97'	74°25'48"
98	75.00'	88.95'	51.27'	88°43'05"
99	125.00'	88.39'	48.70'	40°58'19"
100	37.50'	48.32'	28.88'	75°21'22"
101	37.50'	48.32'	28.19'	75°47'11"
102	37.50'	87.06'	40.71'	102°29'15"
103	37.50'	44.80'	25.98'	88°30'09"
104	300.00'	52.25'	28.19'	9°58'42"
105	68.15'	75.02'	43.75'	73°55'05"
106	80.00'	85.71'	34.84'	47°03'46"
107	37.50'	24.85'	12.95'	38°08'59"
108	79.00'	85.22'	46.79'	89°45'21"
109	80.00'	100.67'	58.39'	72°14'42"
110	300.00'	78.14'	39.29'	14°55'28"
111	300.00'	78.14'	39.29'	14°55'28"
112	200.00'	31.88'	15.88'	9°04'07"
113	200.00'	31.88'	15.88'	9°04'07"
114	200.00'	31.88'	15.88'	9°04'07"
115	200.00'	31.88'	15.88'	9°04'07"
116	500.00'	387.19'	203.89'	44°22'07"
117	450.00'	335.21'	175.81'	42°40'50"
118	425.00'	55.98'	48.19'	12°56'13"
119	375.00'	84.88'	42.81'	12°57'52"
120	725.00'	205.18'	105.32'	18°31'52"
121	875.00'	202.69'	102.08'	17°11'47"
122	225.00'	83.20'	31.81'	18°05'33"
123	175.00'	62.12'	31.39'	20°20'13"

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PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURE DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. FROM TRAFFIC NOISE OF FORT STREET AND 168TH. THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY (THE CONSTRUCTION OF A NOISE ATTENUATION BAR WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT NOISE WALL, THEY WILL BE REQUIRED TO CONFORM EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION PAYMENT.

7. POSITIVE DRAINAGE OVER THE EASEMENT & 26 AND LOTS 57 & 58 AND LOTS 422 & 423 PERPETUALLY MAINTAINED.

8. OUTLOTS "A", "B", "F" AND "G" AND THE SC OUTLOT "F" IS HEREBY DEDICATED TO S.I.D BODY, AS NATURAL DRAINAGEWAYS AND A S.I.D. SHALL BE LIMITED TO CLEANING OUT WITHIN ANY NATURAL DRAINAGEWAY LOCAL ADDITIONAL MAINTENANCE OF ANY SUCH C MOWING, TREE REMOVAL AND OTHER VEGETATION SHALL BE PERFORMED BY THE ADJACENT LOT AS A NATURAL DRAINAGEWAY, ANY CHANGES OF THE BOUNDARIES OF THE OUTLOT. THE RESPONSIBILITY TO PREVENT SUCH MEANS

9. OUTLOT "C", "D" & "E" IS HEREBY DEDICATED TO THE CITY OF OMAHA TO BE A LINEAR TRAIL.

10. A PERMANENT STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 492 AND TO THE CITY OF OUTLOTS "A", "B", "F", & "G".



DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF FORT STREET AND 168TH STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE 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.

7. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 25 & 26 AND LOTS 57 & 58 AND LOTS 422 & 423 SHALL BE PERPETUALLY MAINTAINED.

8. OUTLOTS "A", "B", "F" AND "G" AND THE SOUTHERN 100 FEET OF OUTLOT "F" IS HEREBY DEDICATED TO S.I.D. NO. 492, A PUBLIC BODY, AS NATURAL DRAINAGEWAYS AND MAINTENANCE BY SUCH S.I.D. SHALL BE LIMITED TO CLEANING OUT OBSTACLES FROM WITHIN ANY NATURAL DRAINAGEWAY LOCATED THEREON. ADDITIONAL MAINTENANCE OF ANY SUCH OUTLOTS INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL SHALL BE PERFORMED BY THE ADJACENT PROPERTY OWNERS. AS A NATURAL DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

9. OUTLOT "C", "D" & "E" IS HEREBY DEDICATED TO S. I. D. #492 AND THE CITY OF OMAHA TO BE A LINEAR TRAIL CORRIDOR.

10. A PERMANENT STORM SEWER EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 492 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A", "B", "F", & "G".

maintain, repair and renew pipelines, hydrants and other related facilities, and to extend or alter pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cut-to-sid 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.

CELEBRITY HOMES, INC.

*Gale L. Larson*  
By Gale L. Larson, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 16th day of June 2004, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larson, President of Celebrity Homes, Inc., 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.

*Andrea M. Boock*  
Notary Public

GENERAL NOTARY - State of Ne  
ANDREA M. BOO  
My Comm. Exp. Jan. 30, 2005



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.

*[Signature]* 12/30/04  
COUNTY TREASURER DATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of STONE RIDGE (Lots numbered as shown) was approved by the City Council of Omaha.

*[Signature]* 10-19-04  
ATTEST  
Deputy CITY CLERK  
*[Signature]*  
PRESIDENT OF COUNCIL

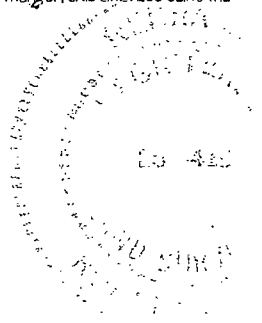
3. No easement or interest in the property shall be created by this plat, and no side strip of land abutting all or part of the property shall be created in the said easement ways, but that do not then or later interfere

DISTANCE OF 120.41 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 3; THENCE S02°11'08"E ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 3, A DISTANCE OF 407.94 FEET; THENCE N87°15'10"E, A DISTANCE OF 534.11 FEET; THENCE N02°12'39"W, A DISTANCE OF 407.94 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE N87°15'09"E ALONG SAID NORTH LINE OF SECTION 3, A DISTANCE OF 576.71 FEET; THENCE S02°13'23"E, A DISTANCE OF 208.00 FEET; THENCE N87°08'15"E, A DISTANCE OF 208.64 FEET TO A POINT ON THE WEST LINE OF LOT 6, STONE CREEK PLAZA, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 3; THENCE S02°13'57"E ALONG SAID WEST LINE OF LOT 6, STONE CREEK PLAZA, AND ALSO THE WEST RIGHT-OF-WAY LINE OF BROWNE STREET, AND ALSO THE WEST LINE OF LOT 7 AND OUTLOT 1, SAID STONE CREEK PLAZA AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 2424.20 FEET TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SECTION 3, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 158TH AVENUE; THENCE S87°22'28"E ALONG SAID SOUTH LINE OF THE NE1/4 OF SECTION 3, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF 158TH AVENUE, AND ALSO THE NORTH LINE OF LOTS 204, 205, 206, 207 AND 208, WALNUT RIDGE (LOTS 125 THRU 243 INCLUSIVE), A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 3, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 160TH AVENUE, AND ALSO THE NORTH LINE OF LOT 243, SAID WALNUT RIDGE (LOTS 125 THRU 243 INCLUSIVE), A DISTANCE OF 1321.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 243, WALNUT RIDGE (LOTS 125 THRU 243 INCLUSIVE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 313, ELK CREEK CROSSING (LOTS 313 THRU 416 INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 3; THENCE S87°22'40"W ALONG THE NORTH LINE OF SAID LOT 313, ELK CREEK CROSSING (LOTS 313 THRU 416 INCLUSIVE), AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 163RD STREET, AND ALSO THE NORTH LINE OF LOTS 314 AND 315, SAID ELK CREEK CROSSING (LOTS 313 THRU 416 INCLUSIVE), SAID LINE ALSO BEING THE NORTH LINE OF LOTS 191 THRU 200, INCLUSIVE, ELK CREEK CROSSING (LOTS 148 THRU 312 INCLUSIVE AND OUTLOTS 1 AND 2), A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 3, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 165TH STREET, AND ALSO THE NORTH LINE OF LOTS 201 THRU 211, INCLUSIVE AND LOT 216, SAID ELK CREEK CROSSING (LOTS 148 THRU 312 INCLUSIVE AND OUTLOTS 1 AND 2), AND ALSO THE NORTH RIGHT-OF-WAY LINE OF 167TH STREET, AND ALSO THE NORTH LINE OF LOT 217, SAID ELK CREEK CROSSING (LOTS 148 THRU 312 INCLUSIVE AND OUTLOTS 1 AND 2) AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NW1/4 OF SECTION 3, A DISTANCE OF 2645.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 8,724,433 SQUARE FEET OR 200.515 ACRES, MORE OR LESS.

undersigned, a  
agent of  
whose name is  
hereby act

Robert Clark 6-15-04  
ROBERT CLARK L.S.-419 DATE



GENERAL NOTARY - State of Nebraska  
ANDREA M. BOOZE  
My Comm. Exp. Jan. 30, 2007

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of STONE RIDGE (lots numbered as shown) as to the Design Standards.

Henry Kuehn 9/13/04  
CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

for Michael J. Meekins 12/29/04  
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of STONE RIDGE (Lots numbered as shown) was approved by the City Planning Board.

Robert A. Mancuso July 7, 2004  
VICE CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of STONE RIDGE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

William E. B...  
DOUGLAS COUNTY ENGINEER DATE

Inst. the property  
by the records of this



the City Council of Omaha.

19-04  
[Signature]  
OF COUNCIL

