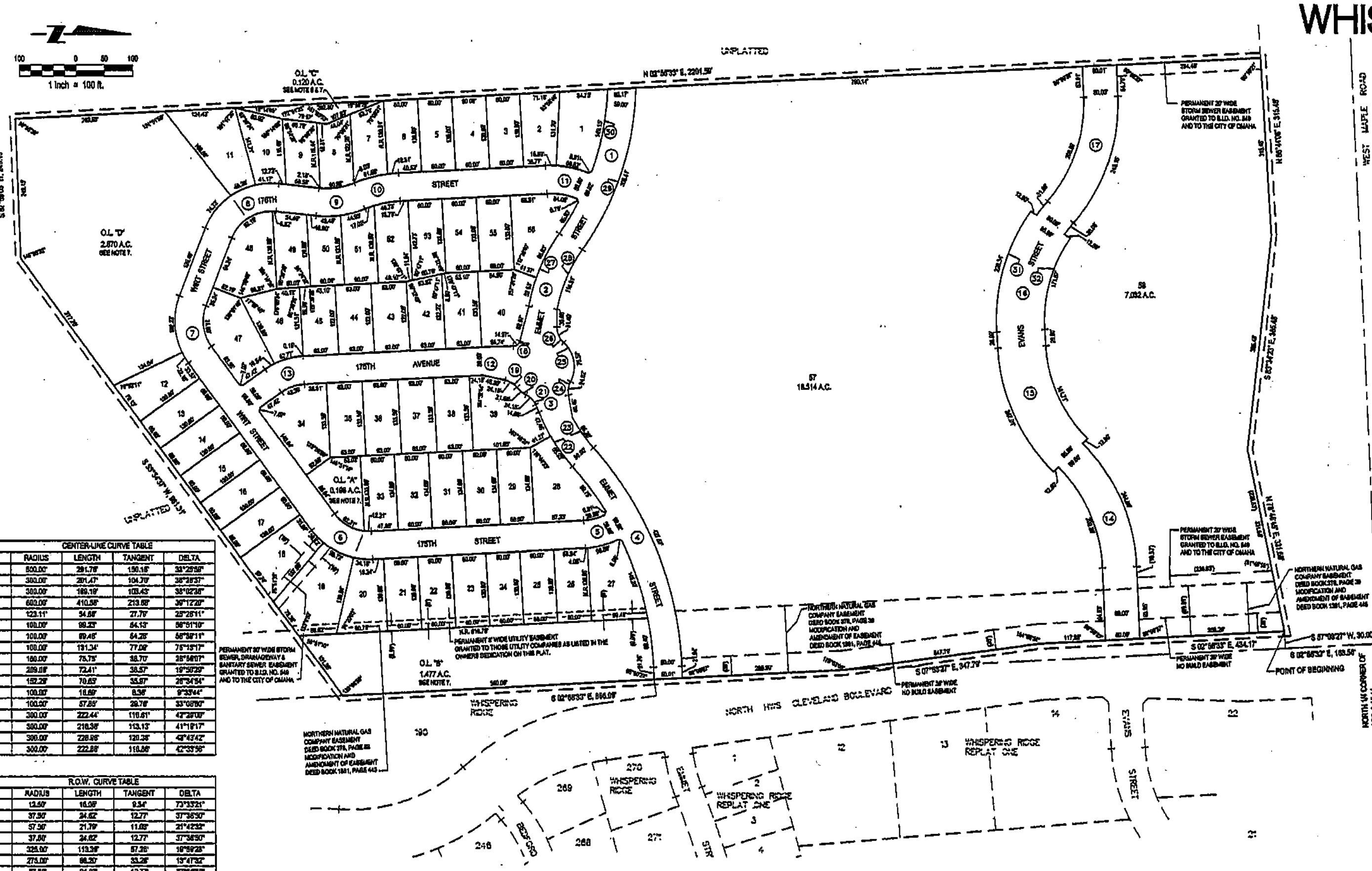
WHISPERING RIDGE WEST

LOTS 1 THRU 58 INCLUSIVE AND OUTLOTS "A" THRU "D" INCLUSIVE

BEING A PLATTING OF A TRACT OF LAND LOCATED IN THE EAST 1/2 OF THE NW1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6 TH P.M.



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	500.00'	291.76'	150.16'	33°25'58"
2	300.00'	201.47'	104.70'	38°28'37"
3	300.00'	199.19'	103.43'	38°02'38"
4	600.00'	410.58'	213.68'	39°12'20"
5	123.11'	54.66'	27.76'	25°26'11"
6	100.00'	99.23'	54.13'	56°51'10"
7	100.00'	89.46'	54.28'	56°58'11"
8	100.00'	131.34'	77.08'	75°15'17"
9	150.00'	75.75'	38.70'	28°56'07"
10	209.08'	72.41'	36.57'	19°50'29"
11	152.28'	70.65'	35.97'	26°34'54"
12	100.00'	16.69'	8.36'	9°33'44"
13	100.00'	57.86'	29.76'	33°08'50"
14	300.00'	222.44'	116.61'	42°29'00"
15	300.00'	216.38'	113.13'	41°19'17"
16	300.00'	228.96'	120.38'	43°43'42"
17	300.00'	222.86'	116.86'	42°33'56"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
18	12.50'	16.05'	9.54'	73°33'21"
19	37.50'	24.62'	12.77'	37°36'50"
20	57.50'	21.79'	11.05'	21°42'32"
21	37.50'	24.62'	12.77'	37°36'50"
22	325.00'	113.38'	57.26'	19°59'28"
23	275.00'	66.20'	33.26'	13°47'32"
24	37.50'	24.62'	12.77'	37°36'50"
25	57.50'	75.67'	44.38'	75°18'07"
26	37.50'	31.40'	16.69'	47°58'19"
27	325.00'	141.48'	71.87'	24°56'17"
28	275.00'	116.81'	59.30'	24°20'12"
29	525.00'	308.41'	158.80'	33°39'30"
30	475.00'	275.10'	141.63'	33°11'02"
31	342.50'	228.34'	118.58'	38°11'53"
32	257.50'	171.67'	89.16'	38°11'53"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO NORTH HWS CLEVELAND BOULEVARD AND TO WEST MAPLE ROAD FROM ANY LOT ABUTTING SAID STREETS.

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

6. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT, IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 549 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "C".

7. OUTLOTS "A", "B", "C" AND "D" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM IT'S OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

G24 #31
WHISPERING RIDGE WEST
1-1-58

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 STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN WHISPERING RIDGE WEST (LOTS NUMBERED AS SHOWN), BEING A PLATTING OF A TRACT OF LAND LOCATED IN THE EAST 1/2 OF THE NW1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6 TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S02°58'33"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 9, A DISTANCE OF 183.58 FEET; THENCE S87°09'27"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°58'33"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD, A DISTANCE OF 434.17 FEET; THENCE S07°53'27"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD, A DISTANCE OF 347.79 FEET TO A POINT ON SAID EAST LINE OF THE NW1/4 OF SECTION 9; THENCE S02°58'33"E ALONG SAID EAST LINE OF THE NW1/4 OF SECTION 9, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD AND ALSO THE WEST LINE OF LOT 190, WHISPERING RIDGE, A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 9, A DISTANCE OF 866.09 FEET; THENCE S53°54'37"W, A DISTANCE OF 861.31 FEET; THENCE S87°58'05"W, A DISTANCE OF 249.15 FEET; THENCE N02°58'33"W, A DISTANCE OF 2201.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAPLE ROAD; THENCE N86°44'06"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAPLE ROAD, A DISTANCE OF 315.45 FEET; THENCE S63°34'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAPLE ROAD, A DISTANCE OF 365.48 FEET; THENCE N76°48'45"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAPLE ROAD, A DISTANCE OF 331.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,070,900 SQUARE FEET OR 47.541 ACRES, MORE OR LESS.

ERIC A. SCHABEN L.S.

DEDICATION

Know all men by these presents that we, WOODLAND HOMES, INC., owner 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 WHISPERING RIDGE WEST (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; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots except Lots 19 thru 27 inclusive to avoid the gas line easement.; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. 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 cul-de-sac streets. [redacted]. 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.

WOODLAND HOMES, INC.

By: Gerald L. Torczon, President

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WHISPERING RIDGE WEST (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 2/23/08

REVIEW OF DOUGLAS COUNTY ENGINEER

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

DOUGLAS COUNTY ENGINEER — DATE

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 Surveyors Certificate and embraced in this plat as shown by the records of this office.

COUNTY TREASURER — DATE 2-19-08

SEAL

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR — DATE December 18, 2007

ATTEST: CITY CLERK

PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

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

CHAIRMAN OF CITY PLANNING BOARD — DATE 9/5/07

[redacted]

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 20th day of August, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torczon, President of WOODLAND 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

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

WHISPERING RIDGE WEST
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date
1	6-11-07

Proj No:	P2000.154.004
Date:	4-03-07
Drawn By:	TRH
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	