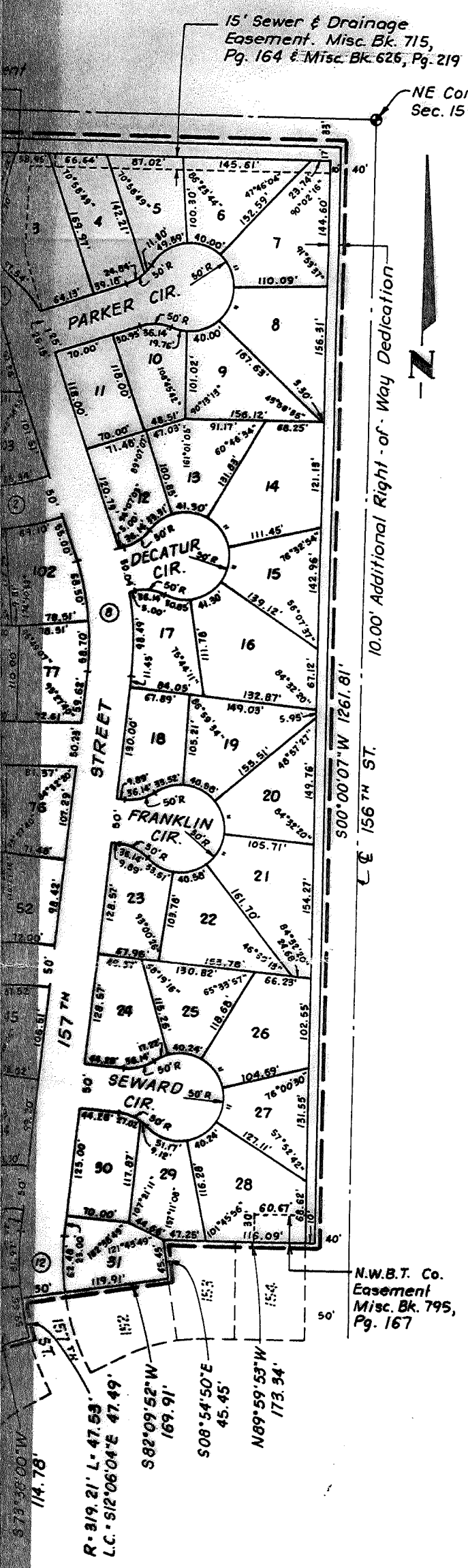


WINDRIDGE 2nd ADDITION

LOTS 1 THRU 153 INCLUSIVE
BEING A PLATTING OF PART OF THE E 1/2 OF THE NE 1/4 OF SEC. 15,
LOTS 108 & 109, WINDRIDGE, A SUBDIVISION IN SAID SEC. 15, ALL
OF THE 6TH P.M., DOUGLAS COUNTY, NE.



DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, Owners, and FirstTier Bank, N.A. Omaha, Mortgagee of the property described in the Certification of Survey and embraced within this 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 WINDRIDGE 2ND ADDITION (Lots 1 thru 153, 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 all 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 cul-de-sac 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 right herein granted.

In witness whereof, we do set our hands this 3RD day of APRIL, 1989.

CELEBRITY HOMES, INC. FIRSTTIER BANK, N.A. OMAHA
Gale L. Larsen *Arnold K. Jensen V.P.*
 GALE L. LARSEN, PRESIDENT BY:

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)SS
COUNTY OF DOUGLAS)

On this 4th day of APRIL, 1989, before me, the undersigned, a Notary Public in and for said County, personally came DONALD R. SIEVERS, V.P. of FirstTier Bank, N.A. Omaha, to me personally known 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 at Omaha in said County the day and year last above written.

Norma Hopkins
Notary Public

My Commission expires the _____ day of _____
 GENERAL NOTARY-STATE OF NEBRASKA
NORMA HOPKINS
 My Comm. Exp. March 3, 1991

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)SS

On this 3RD day of APRIL, 1989, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc. to me personally known to be the President of said Corporation and 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 and the voluntary act and deed of said Corporation.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.

GENERAL NOTARY-STATE OF NEBRASKA
STANLEY R. BALES
 My Comm. Exp. June 14, 1991
Stanley R. Bales
 Notary Public

My Commission expires JUNE 14, 1991

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Windridge 2nd Addition (Lots 1 thru 153, inclusive) was approved by the City Council of Omaha on this 2ND day of June, 1989.

Al May
Mayor

ATTEST *Debra Brown*
Deputy City Clerk

R	T	L	D
108.51'	77.42'	134.49'	52.80232°
282.59'	47.24'	93.62'	20.27524°
275.05'	70.00'	137.09'	20.83105°
215.43'	54.83'	107.37'	26.59602°
225.09'	49.75'	98.51'	20.02719°
207.21'	52.73'	103.28'	27.65108°
225.76'	60.00'	117.51'	24.30260°
323.17'	70.00'	137.87'	17.72931°
483.58'	47.93'	287.12'	11.84826°
165.74'	42.18'	82.61'	34.56969°
224.38'	44.17'	85.72'	39.68403°
294.21'	34.30'	68.29'	19.47446°

I hereby certify described herein boundary of the City of Omaha to all corners of a in Windridge 2nd of the East 1/2 and 109 Windridge Section 15, all Douglas County,

Beginning at the N00°05'59"W (ass the NE 1/4 of S the South right-said South right-foot to the point Blondo Street an S00°00'07"W along distance of 1261 of-way line of 1 Windridge, a distance of 153, Windridge; of Windridge on a distance of 45.4; thence Southerly a distance of 47 S12°06'04"E, a distance of 114.78 feet; S61°26'42"W, a distance of 63.6; thence N07°52'15' curve to the right feet, said curve distance of 26.19 thence N72°51'26' distance of 92.06 thence N28°33'18' Northerly right-o said Northerly r 173.73 feet to right-of-way line of 159th Street; line of 159th Str along said Easter the right with a curve having a 10 feet to a point c S70°16'21"W along distance of 188.5;

Robert Clark
Robert Clark, LS

APPROVAL OF CITY ENGINEER

I hereby approve (inclusive) as to 1989.

APPROVAL OF CITY TREASURER

I hereby certify to with Chapter 53 of August 11, 1989
Date

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of Windridge 2nd Addition was reviewed by the Douglas County Engineer on this 31ST day of August, 1989.
 DOUGLAS COUNTY SEAL
 COUNTY TREASURER'S OFFICE
 This is to certify delinquent against and embraced in the

Date 5/18/89

APPROVAL OF OMAHA CITY COUNCIL

This plat of Windridge 2nd Addition was approved by the City Council of Omaha on this 2ND day of June, 1989.

BK 1
PG 1
OF 1

RECEIVED
AUG 11 PM 3:04

962-7-2-1
(Blad)

WINDRIDGE 2nd ADDITION

LOTS 1 THRU 153 INCLUSIVE
BEING A PLATTING OF PART OF THE E 1/2 OF THE NE 1/4 OF SEC. 15 & A REPLAT OF
LOTS 108 & 109, WINDRIDGE, A SUBDIVISION IN SAID SEC. 15, ALL IN T15N, R11E
OF THE 6TH P.M., DOUGLAS COUNTY, NE.

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 Windridge 2nd Addition (Lots 1 thru 153, inclusive), being a part of the East 1/2 of the NE 1/4 of Section 15, and a replat of Lots 108 and 109 Windridge, a subdivision in said East 1/2 of the NE 1/4 of Section 15, all in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 107, Windridge; thence N00°05'59"W (assumed bearing) along the West line of said East 1/2 of the NE 1/4 of Section 15, a distance of 1233.25 feet to a point on the South right-of-way line of Blondo Street; thence S89°57'37"E along said South right-of-way line of Blondo Street, a distance of 1279.12 feet to the point of intersection of said South right-of-way line of Blondo Street and the West right-of-way line of 156th Street; thence S00°00'07"W along said West right-of-way line of 156th Street, a distance of 1261.81 feet; thence N89°59'53"W along said West right-of-way line of 156th Street, and the Northerly boundary line of said Windridge, a distance of 173.34 feet to the Northwest corner of Lot 153, Windridge; thence continuing along said Northerly boundary line of Windridge on the following described courses; thence S08°54'50"E, a distance of 45.45 feet; thence S82°09'52"W, a distance of 169.91 feet; thence Southerly on a curve to the left with a radius of 319.21 feet, a distance of 47.53 feet, said curve having a long chord which bears S12°06'04"E, a distance of 47.49 feet; thence S73°38'00"W, a distance of 114.78 feet; thence N28°33'18"W, a distance of 18.37 feet; thence S61°26'42"W, a distance of 204.00 feet; thence S62°29'35"W, a distance of 63.61 feet; thence S84°57'55"W, a distance of 50.78 feet; thence N07°52'15"W, a distance of 107.81 feet; thence Westerly on a curve to the right with a radius of 190.74 feet, a distance of 26.21 feet, said curve having a long chord which bears S86°04'05"W, a distance of 26.19 feet; thence N00°00'07"E, a distance of 180.93 feet; thence N72°51'26"E, a distance of 21.12 feet; thence N28°33'18"W, a distance of 92.06 feet; thence S61°26'42"W, a distance of 105.76 feet; thence N28°33'18"W, a distance of 50.00 feet to a point on the Northerly right-of-way line of Seward Street; thence S61°26'42"W along said Northerly right-of-way line of Seward Street, a distance of 173.73 feet to the point of intersection of said Northerly right-of-way line of Seward Street and the Easterly right-of-way line of 159th Street; thence N28°33'18"W along said Easterly right-of-way line of 159th Street, a distance of 40.00 feet; thence Northwesterly along said Easterly right-of-way line of 159th Street on a curve to the right with a radius of 261.09 feet, a distance of 40.22 feet, said curve having a long chord which bears N24°00'28"W, a distance of 40.19 feet to a point on said Northerly boundary line of Windridge; thence S70°16'22"W along said Northerly boundary line of Windridge, a distance of 188.56 feet to the point of Beginning.

... that we, Celebrity Homes, Inc., S, and FirstTier Bank, N.A. Omaha, described in the Certification of this plat have caused said land to be hereafter known as WINDRIDGE 2nd Addition, inclusive) and we do hereby position of our property and we do hereby grant the easements all further grant a perpetual easement to the City of Omaha, their successors and operate, maintain, repair and other related facilities, and to transmission of gas and water on, five foot (5') wide strip of land lots. No permanent buildings or structures shall be erected, installed, maintained, repaired or otherwise used in the said easement ways, but lawns, shrubs, landscaping and other similar improvements may be placed thereon or later interfere with the easements granted.

Set our hands this 3rd day of

FIRSTTIER BANK, N.A. OMAHA

Arnold R. Jensen V.P.

Robert Clark
Robert Clark, LS-419

REGISTERED
March 31, 1989
LS-419
Date
LAND SURVEYOR
ROBERT CLARK

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Windridge 2nd Addition (Lots 1 thru 153, inclusive) as to the Design Standards this 13th day of April, 1989.

Randy A. Heumann
City Engineer

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

August 11, 1989
Date

Randy A. Heumann
City Engineer

REVIEW OF DOUGLAS COUNTY ENGINEER'S OFFICE

This plat of Windridge 2nd Addition (Lots 1 thru 153, inclusive) was reviewed by the Office of the Douglas County Engineer on this 31st day of February, 1989.

DOUGLAS COUNTY ENGINEER
SEAL

Philip A. Burke
Douglas County 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.

5/19/89
Date

Philip A. Burke
County Treasurer

DOUGLAS COUNTY NEBRASKA
SEAL
COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Windridge 2nd Addition (Lots 1 thru 153, inclusive) was approved by the City Planning Board on this 12th day of April, 1989.

Michael D. Daley
Chairman of City Planning Board

1989, before me, the undersigned, a Notary Public, personally came DWALD R. SIEVERS, V.P. to me personally known to be the identical person whose name is on this plat and acknowledged his voluntary act and deed as such officer.

Norma Hopkins
Notary Public

GENERAL NOTARY-STATE of Nebraska
NORMA HOPKINS
My Comm. Exp. March 3, 1991

1989, before me, the undersigned, Douglas County, personally came Gale L. Larsen Inc. to me personally known to be the identical person whose name is on this plat, and acknowledged the execution of this plat and deed as such officer and the Corporation.

Gale L. Larsen
Notary Public

MAY 19, 1991

Windridge 2nd Addition (Lots 1 thru 153, inclusive) was approved by the City Planning Board on this 12th day of April, 1989.

Michael D. Daley
Chairman of City Planning Board

ELLIOTT & ASSOCIATES
5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 695-4700

WINDRIDGE 2nd ADDITION

FINAL PLAT

PROJECT NO. 84015
SCALE 1" = 100'
SHEET 1 OF 1
DATE 3-14-89
DESIGNED BY
DRAWN BY H.R.H.
CHECKED BY

F. Reed
(Alab)

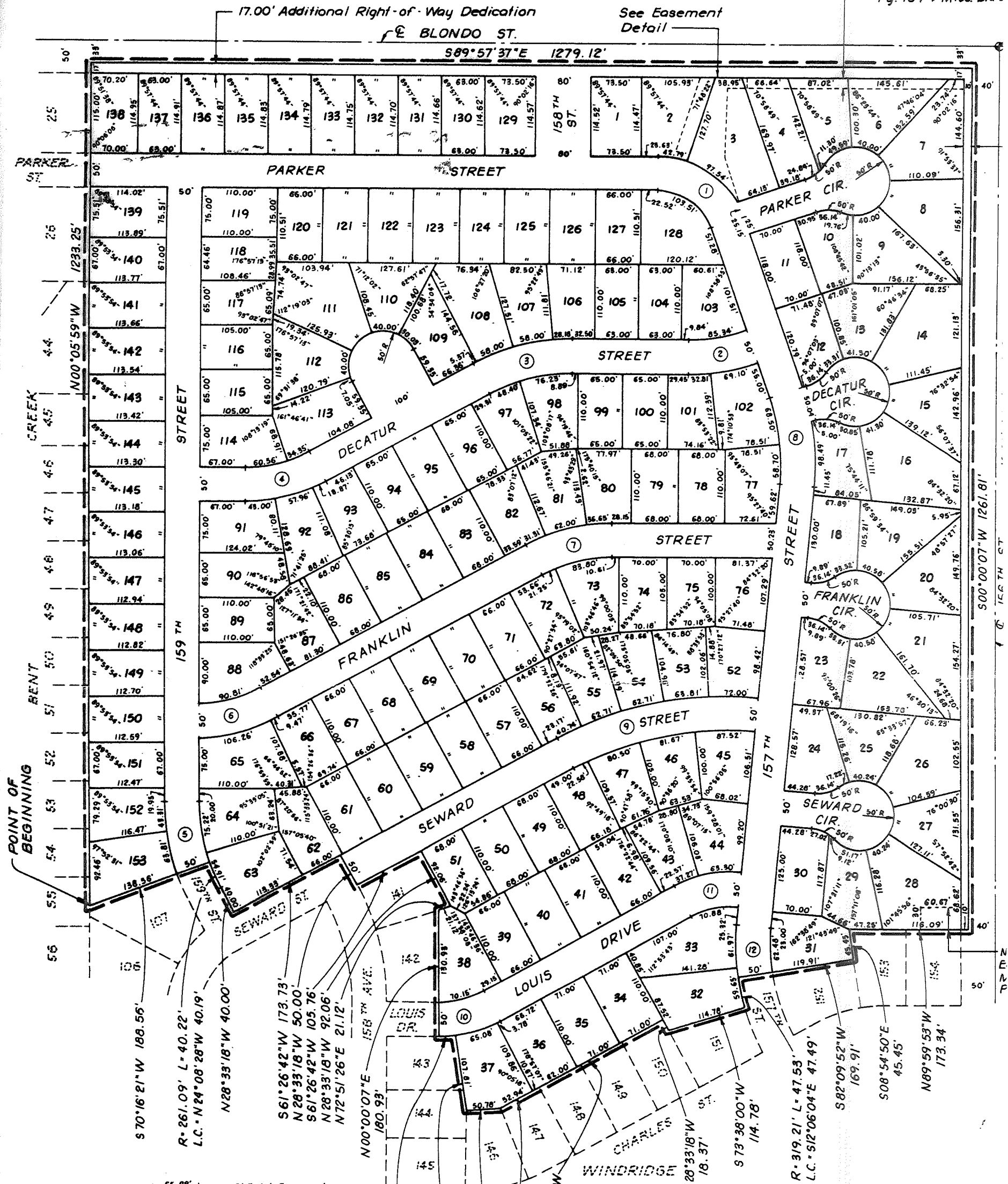
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BK 1856 N 15-15-11K D C/O FEE \$3.00
PG 17 N 101 89-407 DEL LN MC

NOTES:

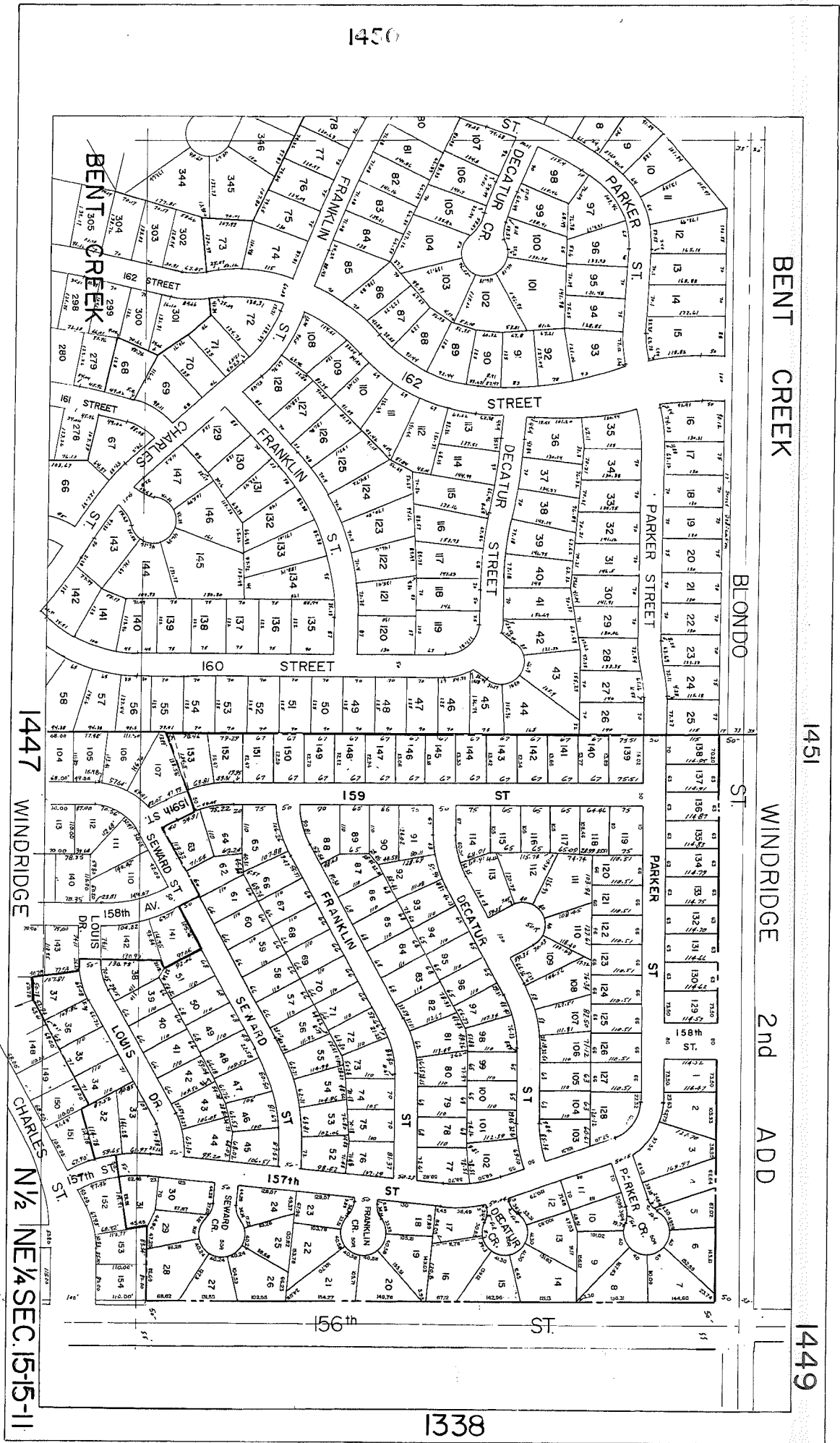
1. No direct vehicular access from individual lots will be allowed to Blondo Street and 156th Street.

15' Sewer & Drainage Easement. Misc. B Pg. 164 & Misc. Bk. 6



NO.	Δ	R	T	L	D
1	71°01'05"	108.51'	77.42'	134.49'	52.80232
2	18°58'55"	282.59'	47.24'	93.62'	20.27524
3	28°33'25"	275.05'	70.00'	137.09'	20.83105
4	28°33'25"	215.43'	54.83'	107.37'	26.59602
5	19°43'46"	286.09'	49.75'	98.51'	20.02719
6	28°33'25"	207.21'	52.73'	103.28'	27.65108
7	28°33'25"	235.76'	60.00'	117.51'	24.30260
8	24°26'35"	323.17'	70.00'	137.87'	17.72931
9	34°01'05"	483.58'	147.93'	287.12'	11.84826
10	28°33'25"	165.74'	42.18'	82.61'	34.56969
11	34°01'05"	144.38'	44.17'	85.72'	39.68403
12	13°17'55"	294.21'	34.30'	68.29'	19.47446

1470



BENT CREEK

1451

WINDRIDGE 2nd ADD

1449

1447 WINDRIDGE

N 1/2 NE 1/4 SEC. 15-15-11

1338