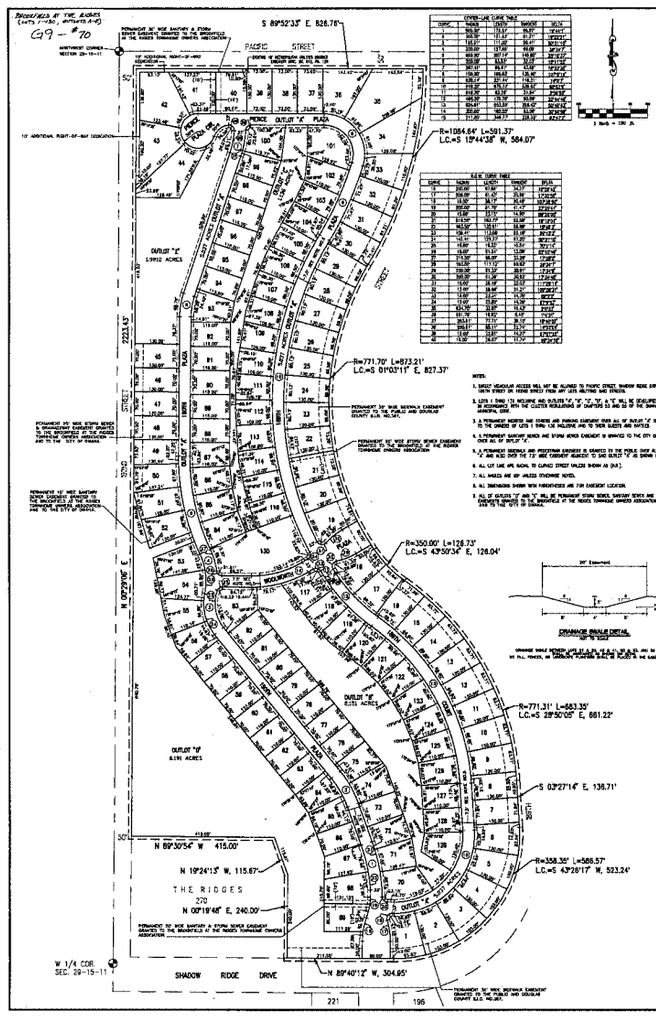
BROOKFIELD AT THE RIDGES
(LOTS 1-130, OUTLOTS A-E)
G9 - #70

BROOKFIELD AT THE RIDGES

LOTS 1 THRU 130 INCLUSIVE & OUTLOTS "A", "B", "C", "D" & "E"

BEING A REPLAT OF ALL OF LOT 231, THE RIDGES REPLAT 6, A SUBDIVISION LOCATED IN SECTION 29, T15N, R11E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

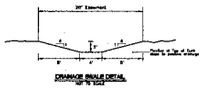
IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.



CURVE-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	900.00'	113.51'	S4.07'	S7°43'01"
C2	900.00'	111.41'	S11.21'	S7°05'51"
C3	100.01'	111.00'	S5.41'	N51°16'19"
C4	100.00'	157.08'	S45.00'	90°00'00"
C5	100.00'	157.08'	S45.00'	90°00'00"
C6	100.00'	83.61'	S17.03'	47°54'57"
C7	100.00'	73.47'	S66.03'	42°05'03"
C8	150.00'	235.62'	S45.00'	90°00'00"
C9	150.00'	189.83'	S76.46'	72°29'43"
C10	150.01'	57.79'	S15.30'	22°04'17"
C11	210.00'	274.72'	S38.51'	74°56'19"
C12	210.00'	43.72'	S7.41'	11°55'52"
C13	484.99'	139.79'	S3.99'	16°30'46"
C14	484.99'	139.79'	S20.29'	16°30'46"
C15	484.99'	139.79'	S36.59'	16°30'46"
C16	210.00'	169.73'	S63.32'	46°17'47"

RADIUS-CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C17	50.00'	78.54'	S45.00'	90°00'00"
C18	50.00'	34.17'	S16.48'	39°09'40"
C19	850.00'	87.70'	S2.68'	5°54'51"
C20	15.00'	23.73'	S15.30'	90°39'20"
C21	810.00'	150.73'	S5.98'	10°39'52"
C22	15.00'	23.56'	S45.00'	90°00'00"
C23	810.00'	150.73'	S5.98'	10°39'52"
C24	810.00'	150.61'	S5.98'	10°39'31"
C25	15.00'	23.56'	S45.00'	90°00'00"
C26	15.00'	23.56'	S45.00'	90°00'00"
C27	15.00'	23.56'	S45.00'	90°00'00"
C28	15.00'	23.56'	S45.00'	90°00'00"
C29	15.00'	23.56'	S45.00'	90°00'00"
C30	15.00'	23.56'	S45.00'	90°00'00"
C31	15.00'	23.56'	S45.00'	90°00'00"
C32	15.00'	23.56'	S45.00'	90°00'00"
C33	15.00'	23.56'	S45.00'	90°00'00"
C34	15.00'	23.56'	S45.00'	90°00'00"
C35	15.00'	23.56'	S45.00'	90°00'00"
C36	15.00'	23.56'	S45.00'	90°00'00"
C37	15.00'	23.56'	S45.00'	90°00'00"
C38	15.00'	23.56'	S45.00'	90°00'00"
C39	15.00'	23.56'	S45.00'	90°00'00"
C40	15.00'	24.67'	S77.74'	94°14'06"

NOTES:
1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PACIFIC STREET, SHADOW RIDGE DRIVE, OR 270TH STREET BY OWNER WHICH FALLS OFF LOTS DELINEATED AND STATED.
2. LOTS 1 THRU 130 INCLUSIVE AND OUTLOTS "A", "B", "C", "D" & "E" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.
3. A PERMANENT MONITOR AND CONTROL AND PARKING EASEMENT OVER ALL OF OUTLOT "A" IS GRANTED TO THE OWNERS OF LOTS 1 THRU 130 INCLUSIVE AND TO THEIR GUESTS AND PATRONS.
4. A PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "C".
5. A PERMANENT PEDESTRIAN AND RECREATIONAL EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A" AND ALSO OVER THE 12' WIDE EASEMENT ADJACENT TO SAID OUTLOT "A" AS SHOWN ON THE PLAT.
6. ALL LOT LINE APE RADIAL TO CURVED STREET UNLESS SHOWN AS (NR.).
7. ALL WIDTHS ARE BY ARCLESS STATEMENT NOTED.
8. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.
9. ALL OF OUTLOTS "A" AND "C" WILL BE PERMANENT STORM SEWER, SANITARY SEWER AND DRAINAGEWAY EASEMENTS GRANTED TO THE BROOKFIELD AT THE RIDGES HOMEOWNERS ASSOCIATION AND TO THE CITY OF OMAHA.



DRAINAGE SWALE DETAIL
NOT TO SCALE

DRAINAGE SWALE DESIGNS APPLIED ALONG LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130 & 131 AS WELL AS OUTLOTS "A" & "C" AS SHOWN ON THE PLAT, OR SWALES OF SIMILAR DESIGN, SHALL BE INSTALLED BY THE DEVELOPER AT THE TIME OF THE BASEMENT AREA GRADING.

DEDICATION

Know all men by these presents that we, Ridges Limited Partnership, a Nebraska Limited Partnership, 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 to be numbered as shown, said subdivision to be hereafter known as BROOKFIELD AT THE RIDGES (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, 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, US 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 needed 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 of open spaces, common ground, recreational areas and reservation areas. 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.

In witness whereof, we do set our hands.

RIDGES LIMITED PARTNERSHIP

By: Timothy J. of Reynolds
President of Ridges Corporation, General Partner

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 26th day of March, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, President of Ridges Corporation, General Partner, 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

OMAHA CITY COUNCIL ACCEPTANCE

This plat of BROOKFIELD AT THE RIDGES (lots numbered as shown) was approved by the City Council of Omaha on this 16th day of September, 1999.

MAYOR

ATTEST
CITY CLERK

CHAIRPERSON OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of BROOKFIELD AT THE RIDGES (lots numbered as shown) was approved by the City Planning Board on this 5th day of August, 1999.

CHAIR OF CITY PLANNING BOARD

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 plates at all corners of all lots, streets, angle points and ends of all curves in Brookfield At The Ridges (lots numbered as shown) being a replat of all of Lot 231, The Ridges Replat 6, a subdivision located in Section 29, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 45.334 acres, more or less.

Robert Clark — March 19, 1999
Robert Clark, LS-418 — Date

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of BROOKFIELD AT THE RIDGES (lots numbered as shown) as to the Design Standards this 22nd day of July, 1999.

CITY ENGINEER

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

11-23-99
CITY ENGINEER — DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the BROOKFIELD AT THE RIDGES (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 27th day of April, 1999.

DOUGLAS COUNTY ENGINEER

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular taxes due or delinquent against the property described in the Surveyor's Certificate and the annexed plat as shown by the records of this office.

COUNTY TREASURER — DATE

99SC125 PN 1108

RECEIVED

E&A CONSULTING GROUP
10837 "M" STREET OMAHA, NE 68137 (402) 895-4700 FAX (402) 895-3599

BROOKFIELD AT THE RIDGES
OMAHA, NEBRASKA

FINAL PLAT

2136-18