



1312 164 MISC



15587 99 164-165

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N. TAKEDHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 OCT 12 PM 1:00

RECEIVED

August 9, 1999

Doc.# _____

15587 B
FEE 150 FB 11-36745
BKP C/O COM
DEL SCAN FY

RIGHT-OF-WAY EASEMENT

SPRING RIDGE LIMITED PARTNERSHIP

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots 1 thru and including Lot 10, Spring Ridge Replat III Addition, as surveyed,
platted and recorded in Douglas County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

See Exhibit "A" on the reverse side hereof for sketch easement area.

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 5th day of August, 1999.

OWNERS SIGNATURE(S)

SPRING RIDGE LIMITED PARTNERSHIP,
by SPRING RIDGE CORPORATION, Partner,

Timothy A. McReynolds, President

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 5th day of August, 19 99, before me the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, President of Spring Ridge Corporation, ~~XXXXX~~ General Partner of Spring Ridge Limited Partnership, personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Homer R. Hunt

NOTARY PUBLIC
General Notary Public
HOMER R. HUNT
State of Nebraska
My Commission Expires April 30, 2003

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

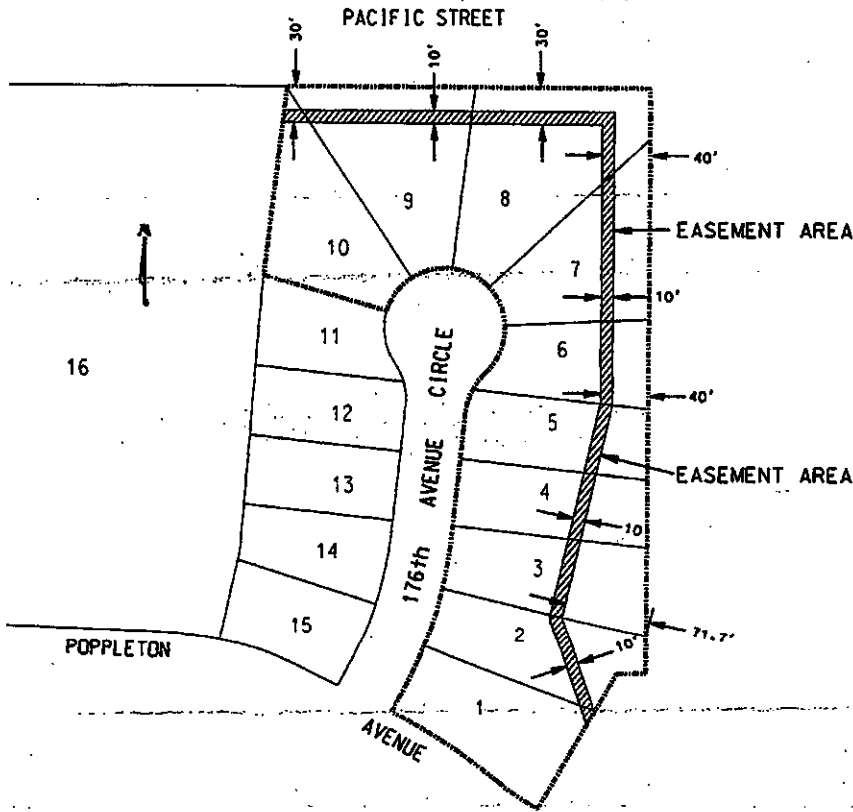
COUNTY OF

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

EXHIBIT "A"



Distribution Engineer _____ Date _____ Property Management _____ Date _____
Section NW ¼ 28 Township 15 North, Range 11 East, County Douglas
Cust Services Wilkens _____ Engineer Peterson W.O.# 00028257



2133 285 DEED



13506 99 285-291

Nebr Doc Stamp Tax
9/23/99 Date
\$64-86
By <i>m</i>

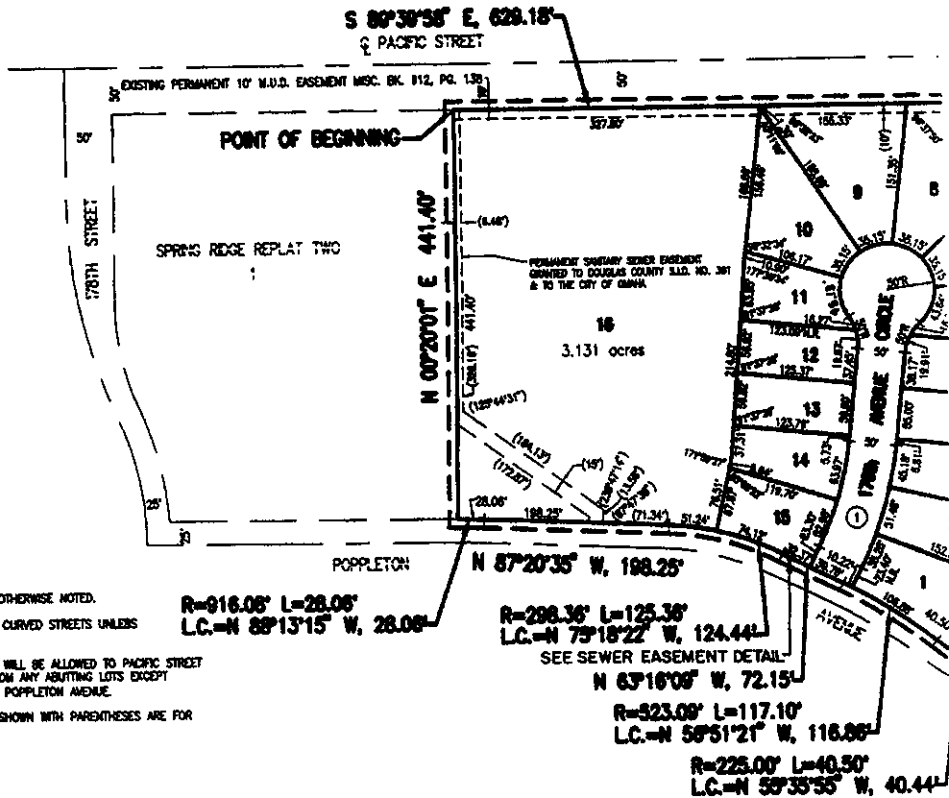
RICHARD W. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 SEP 23 AM 8:58

RECEIVED

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

13506
 FEE 43 ⁴⁵⁰ FB 011# 11-36747
 SFP _____ C/O _____ COMP P
 DEL _____ SCAN dc PV _____



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO PACIFIC STREET OR TO POPPLETON AVENUE FROM ANY ADJUTING LOTS EXCEPT LOT 16 WILL HAVE ACCESS TO POPPLETON AVENUE.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

R=916.06' L=28.06'
L.C.=N 88°13'15" W, 28.06'

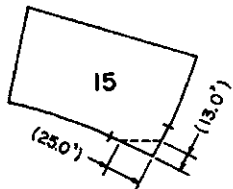
R=298.36' L=125.36'
L.C.=N 79°18'22" W, 124.44'

SEE SEWER EASEMENT DETAIL
N 63°16'06" W, 72.15'

R=323.08' L=117.10'
L.C.=N 56°51'21" W, 116.86'

R=225.00' L=40.50'
L.C.=N 59°35'55" W, 40.44'

CENTER-LINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
1	350.00'	125.95'	63.66'
			20°37'06"



DETAIL

PERMANENT SANITARY SEWER EASEMENT
 GRANTED TO DOUGLAS COUNTY S.I.D. NO. 391
 AND TO THE CITY OF OMAHA.

APPROVAL OF CITY ENGINEER OF OMAHA

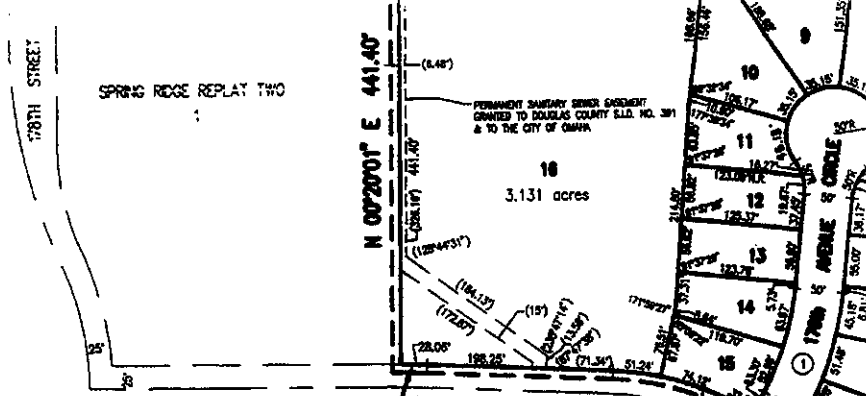
I hereby approve this plat of SPRING RIDGE REPLAT THREE (lots numbered as shown) as to the Design Standards this 2nd day of Dec., 1998.

[Signature]
 CITY ENGINEER

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

[Signature] 9-21-99
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO PACIFIC STREET OR TO POPPLETON AVENUE FROM ANY ADJUTING LOTS EXCEPT LOT 16 WILL HAVE ACCESS TO POPPLETON AVENUE.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

R=916.08' L=28.06'
 LC=N 89°13'15" W, 28.06'

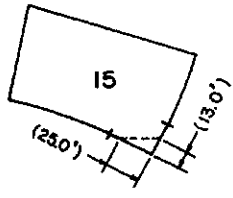
R=298.36' L=125.36'
 LC=N 79°18'22" W, 124.44'

SEE SEWER EASEMENT DETAIL
 N 63°16'09" W, 72.15'

R=523.09' L=117.10'
 LC=N 58°51'21" W, 116.86'

R=225.00' L=40.50'
 LC=N 53°35'55" W, 40.44'

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	350.00'	125.95'	83.86'	20°37'08"



DETAIL

PERMANENT SANITARY SEWER EASEMENT
 GRANTED TO DOUGLAS COUNTY S.I.D.NO.391
 AND TO THE CITY OF OMAHA.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plot of SPRING RIDGE REPLAT THREE (lots numbered as shown) as to the Design Standards this 2 day of Dec., 1998.

[Signature]
 CITY ENGINEER

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

[Signature] 9-21-99
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plot of SPRING RIDGE REPLAT THREE (lots numbered as shown) was approved by the City Planning Board on this 2 day of Dec., 1998.

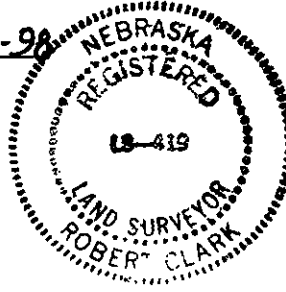
[Signature]
 CHAIRMAN OF CITY PLANNING BOARD

...within the plot has caused
 ...and named as shown,
 ...THREE (lots numbered as
 ...of our property, and we
 ...venues, and circles, and we
 ...further grant a perpetual
 ...communications and any
 ...the television system in the
 ...operate, maintain, repair
 ...ilities, and to extend thereon
 ...urrent for light, heat and
 ...kinds including signals
 ...over, through, under and
 ...nd side boundary lot lines; on
 ...lines of all interior lots; and
 ...ary lines of all exterior lots.
 ...the outer perimeter of the
 ...tent will be reduced to an
 ...platted and recorded, and
 ...ties District of Omaha, their
 ...pair and renew pipelines,
 ...oes for the transmission of
 ...wide strip of land abutting
 ...walls shall be placed in the
 ...shrubs, landscaping and
 ...oresaid uses or rights herein

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in Spring Ridge Replat Three (the lots numbered as shown), being a replat of all of Lot 2, Spring Ridge Replat Two, a subdivision located in the NW 1/4 of Section 28, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 7.052 acres, more or less.
Robert Clark 11-12-98
 Robert Clark, LS-419 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 Surveyor's Certificate and embraced in this plat as shown by the records of this office.

[Signature]
 COUNTY TREASURER DATE



...ommissioned and qualified in
 ...and Chief Operating
 ...nown by me to be the
 ...s plat, and acknowledged
 ... officer of said corporation.

...e written.

MEMBER ROTARY - State of Nebraska
 HOMER R. HUNT
 My Comm. Exp. April 30, 1999

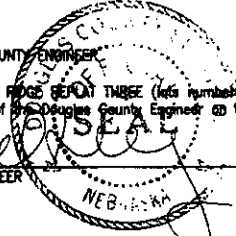
...n) was approved



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SPRING RIDGE REPLAT THREE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 17th day of 2002, 1998.

[Signature]
 DOUGLAS COUNTY ENGINEER



E&A CONSULTING OR
 1301 N. 28th Street, Omaha, NE 68134 • (402) 442-2222 • FAX (402) 442-2223

SPRING RIDGE REPLAT THREE
 OMAHA, NEBRASKA

FINAL PLAT

11-12-98	LS
11-12-98	LS
11-12-98	LS
11-12-98	LS