



DEED 2003161212



AUG 26 2003 10:34 P 7

Nebr Doc
Stamp Tax

8/26/03

Date

\$ Ex 4

By [Signature]

RICHARD N. TANEYHI
REGISTER OF DEEDS

RECEIVED

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

Deed
 FEE 42.00
 BKP 16-15-1010
 DEL MS SCAN FV
 FB Old -OC-42358
 Old -01-60000
 COMP LM
 BK 9
 8-27-3
 LM

Temp. 12.4.01

RETURN:

TD
 10836 OLD MILL ROAD
 68154
 Warner
 THO CHARGE

WEST DODGE PLACE REPLAT

LOTS 1 THRU 7, INCLUSIVE

BEING A REPLAT OF LOTS 7 THRU 11, INCLUSIVE, TOGETHER WITH PART OF LOT 12, WEST DODGE PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 19 DAY OF JULY, 2003.

DEPUTY COUNTY TREASURER
[Signature]

APPROVAL OF CITY ENGINEER
ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

DATE: 8-5-3
CITY ENGINEER
[Signature]

APPROVAL OF PLANNING DIRECTOR
APPROVED AS A SUBDIVISION OF WEST DODGE PLACE REPLAT IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULER CHARTER OF THE CITY OF OMAHA.

DATE: 8/25/03
PLANNING DIRECTOR
[Signature]

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, WEST DODGE PLACE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST DODGE PLACE REPLAT, LOTS 1 THRU 7, INCLUSIVE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WEST DODGE PLACE, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *[Signature]*
TALTON K. ANDERSON, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: *[Signature]*
ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY, 2003, BY TALTON K. ANDERSON, MANAGER OF WEST DODGE PLACE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

GENERAL NOTARY-STATE OF NEBRASKA
JOSEPH C. FRANCO
My Comm. Exp. Jan. 20, 2006

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY, 2003, BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID BANK.

GENERAL NOTARY-STATE OF NEBRASKA
TRACY MORRISON
My Comm. Exp. Dec. 24, 2003

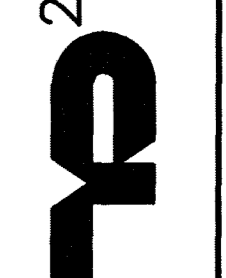
[Signature]
NOTARY PUBLIC

[Signature]
JAMES D. WARNER
NEBRASKA R.L.S. 308

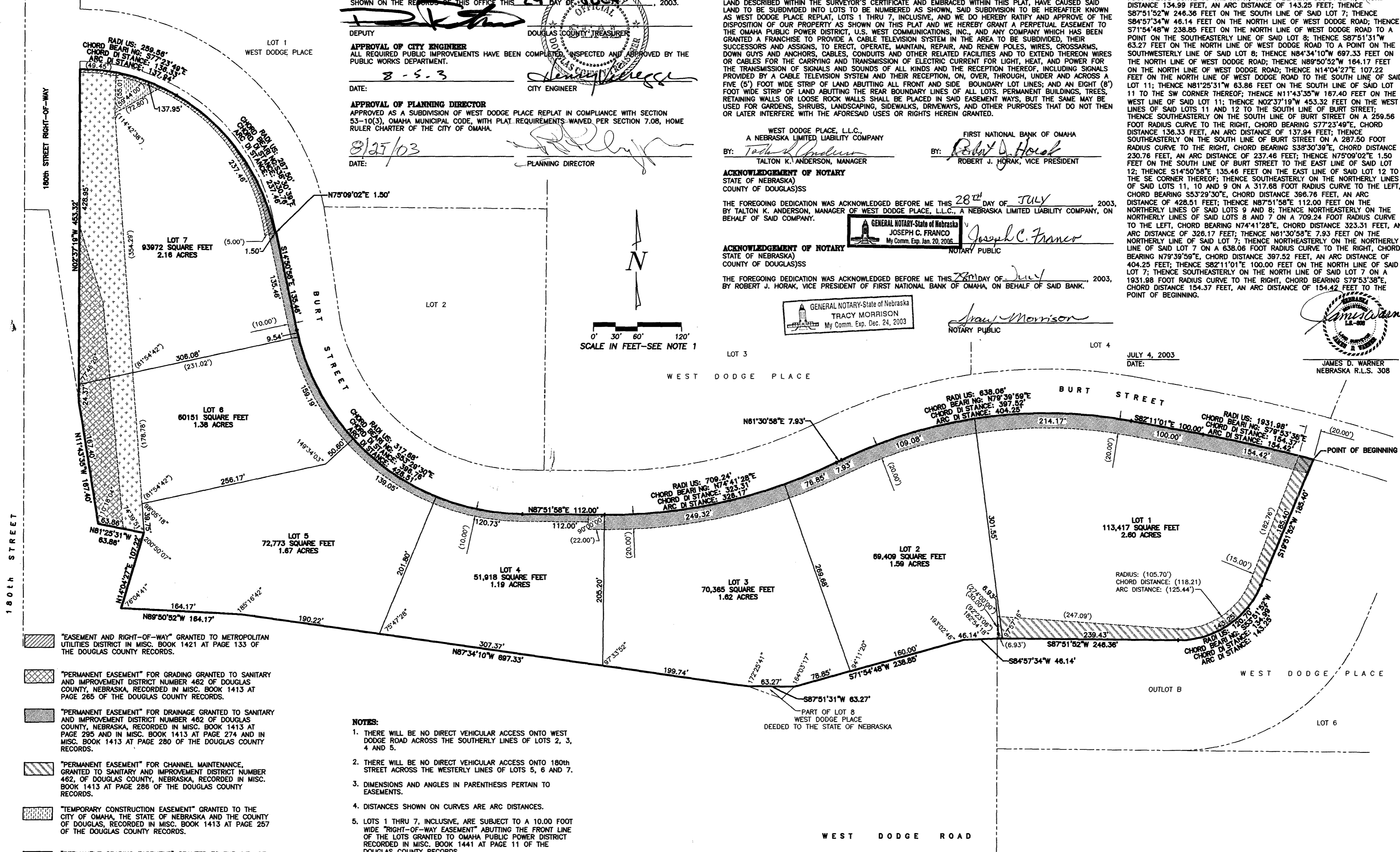
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WEST DODGE PLACE REPLAT, LOTS 1 THRU 7, INCLUSIVE, BEING A REPLAT OF LOTS 7 THRU 11, INCLUSIVE, TOGETHER WITH PART OF LOT 12, WEST DODGE PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R11E OF THE 6th P.M., SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 7; THENCE S19°51'52"W (ASSUMED BEARING) 185.40 FEET ON THE EAST LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE SOUTHEASTERN LINE OF SAID LOT 7 ON A 120.70 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S53°51'52"W, CHORD DISTANCE 134.99 FEET, AN ARC DISTANCE OF 143.25 FEET; THENCE S87°51'52"W 246.36 FEET ON THE SOUTH LINE OF SAID LOT 7; THENCE S84°57'34"W 46.14 FEET ON THE NORTH LINE OF WEST DODGE ROAD; THENCE S71°54'48"W 238.85 FEET ON THE NORTH LINE OF WEST DODGE ROAD TO A POINT ON THE SOUTHEASTERN LINE OF SAID LOT 8; THENCE S87°51'52"W 63.27 FEET ON THE NORTH LINE OF WEST DODGE ROAD TO A POINT ON THE SOUTHWESTERN LINE OF SAID LOT 8; THENCE N84°34'10"W 697.33 FEET ON THE NORTH LINE OF WEST DODGE ROAD; THENCE N89°50'52"W 164.17 FEET ON THE NORTH LINE OF WEST DODGE ROAD; THENCE N14°04'27"E 107.22 FEET ON THE NORTH LINE OF WEST DODGE ROAD TO THE SOUTH LINE OF SAID LOT 11; THENCE N81°25'31"W 63.86 FEET ON THE SOUTH LINE OF SAID LOT 11 TO THE SW CORNER THEREOF; THENCE N11°43'35"W 167.40 FEET ON THE WEST LINE OF SAID LOT 11; THENCE N03°17'19"W 453.32 FEET ON THE WEST LINE OF SAID LOTS 11 AND 12 TO THE SOUTH LINE OF BURT STREET; THENCE SOUTHEASTERLY ON THE SOUTH LINE OF BURT STREET ON A 259.56 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S77°23'49"E, CHORD DISTANCE 136.33 FEET, AN ARC DISTANCE OF 137.94 FEET; THENCE SOUTHEASTERLY ON THE SOUTH LINE OF BURT STREET ON A 287.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S38°30'39"E, CHORD DISTANCE 230.76 FEET, AN ARC DISTANCE OF 237.46 FEET; THENCE N78°09'02"E 1.50 FEET ON THE SOUTH LINE OF BURT STREET TO THE EAST LINE OF SAID LOT 12; THENCE S14°50'58"E 135.46 FEET ON THE EAST LINE OF SAID LOT 12 TO THE SE CORNER THEREOF; THENCE SOUTHEASTERLY ON THE NORTHERLY LINES OF SAID LOTS 11, 10 AND 9 ON A 317.88 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S53°29'30"E, CHORD DISTANCE 396.76 FEET, AN ARC DISTANCE OF 428.51 FEET; THENCE N87°51'58"E 112.00 FEET ON THE NORTHERLY LINES OF SAID LOTS 9 AND 8; THENCE NORTHEASTERLY ON THE NORTHERLY LINES OF SAID LOTS 8 AND 7 ON A 709.24 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N74°41'28"E, CHORD DISTANCE 323.31 FEET, AN ARC DISTANCE OF 326.17 FEET; THENCE N81°30'58"E 7.93 FEET ON THE NORTHERLY LINE OF SAID LOT 7; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 7 ON A 638.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N79°39'59"E, CHORD DISTANCE 397.52 FEET, AN ARC DISTANCE OF 404.25 FEET; THENCE S82°11'01"E 100.00 FEET ON THE NORTH LINE OF SAID LOT 7; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 7 ON A 1931.98 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S79°53'38"E, CHORD DISTANCE 154.37 FEET, AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=60'	DATE: JULY 4, 2003	CHECKED BY: JKW	REVISION:
WEST DODGE PLACE REPLAT		ADMINISTRATIVE APPROVAL	
MINOR PLAT			

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8800 FAX: (402)330-8866
EMAIL: TDORNER@TDORNER.COM WEB: WWW.TDORNER.COM



881-102
C881102.DWG



- "EASEMENT AND RIGHT-OF-WAY" GRANTED TO METROPOLITAN UTILITIES DISTRICT IN MISC. BOOK 1421 AT PAGE 133 OF THE DOUGLAS COUNTY RECORDS.
- "PERMANENT EASEMENT" FOR GRADING GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 462 OF DOUGLAS COUNTY, NEBRASKA, RECORDED IN MISC. BOOK 1413 AT PAGE 265 OF THE DOUGLAS COUNTY RECORDS.
- "PERMANENT EASEMENT" FOR DRAINAGE GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 462 OF DOUGLAS COUNTY, NEBRASKA, RECORDED IN MISC. BOOK 1413 AT PAGE 295 AND IN MISC. BOOK 1413 AT PAGE 274 AND IN MISC. BOOK 1413 AT PAGE 280 OF THE DOUGLAS COUNTY RECORDS.
- "PERMANENT EASEMENT" FOR CHANNEL MAINTENANCE, GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 462, OF DOUGLAS COUNTY, NEBRASKA, RECORDED IN MISC. BOOK 1413 AT PAGE 286 OF THE DOUGLAS COUNTY RECORDS.
- "TEMPORARY CONSTRUCTION EASEMENT" GRANTED TO THE CITY OF OMAHA, THE STATE OF NEBRASKA AND THE COUNTY OF DOUGLAS, RECORDED IN MISC. BOOK 1413 AT PAGE 257 OF THE DOUGLAS COUNTY RECORDS.
- "PERMANENT GRADING EASEMENT" GRANTED TO THE CITY OF OMAHA, THE STATE OF NEBRASKA AND THE COUNTY OF DOUGLAS, RECORDED IN MISC. BOOK 1413 AT PAGE 261 OF THE DOUGLAS COUNTY RECORDS.

- NOTES:**
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST DODGE ROAD ACROSS THE SOUTHERLY LINES OF LOTS 2, 3, 4 AND 5.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 180th STREET ACROSS THE WESTERLY LINES OF LOTS 5, 6 AND 7.
 - DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
 - DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
 - LOTS 1 THRU 7, INCLUSIVE, ARE SUBJECT TO A 10.00 FOOT WIDE "RIGHT-OF-WAY EASEMENT" ABUTTING THE FRONT LINE OF THE LOTS GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 1441 AT PAGE 11 OF THE DOUGLAS COUNTY RECORDS.

M4328