

WATERFORD CROSSING

LOTS 27 THRU 31 INCLUSIVE & OUTLOT A

BEING A PLATTING OF PART OF THE SW1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

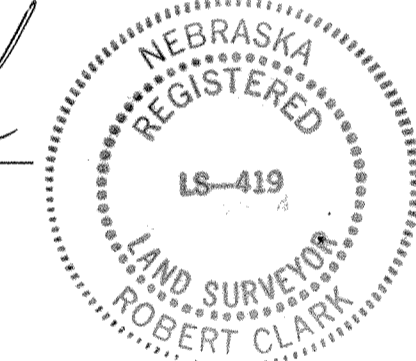
SURVEYOR'S CERTIFICATE

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 WATERFORD CROSSING (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE SW1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N03°06'32"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 26, A DISTANCE OF 50.00 FEET; THENCE N87°08'13"E, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF IDA STREET AND THE EAST RIGHT-OF-WAY LINE 156TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N03°06'32"W ALONG SAID EAST LINE OF 156TH STREET, A DISTANCE OF 1151.27 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF IDA STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET; THENCE N86°53'20"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, A DISTANCE OF 136.75 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 63.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S78°27'45"E, A DISTANCE OF 63.22 FEET; THENCE S63°48'49"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, A DISTANCE OF 220.08 FEET; THENCE S59°03'00"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, A DISTANCE OF 60.21 FEET; THENCE S63°48'49"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, A DISTANCE OF 45.17 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 62.50 FEET, A DISTANCE OF 133.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S63°48'49"E, A DISTANCE OF 109.66 FEET; THENCE S63°48'49"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, A DISTANCE OF 45.17 FEET; THENCE S68°34'38"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, A DISTANCE OF 54.67 FEET; THENCE S26°10'41"W, A DISTANCE OF 176.67 FEET; THENCE S02°52'10"E, A DISTANCE OF 721.71 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IDA STREET; THENCE S87°08'13"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF IDA STREET, A DISTANCE OF 574.45 FEET TO THE POINT OF BEGINNING.

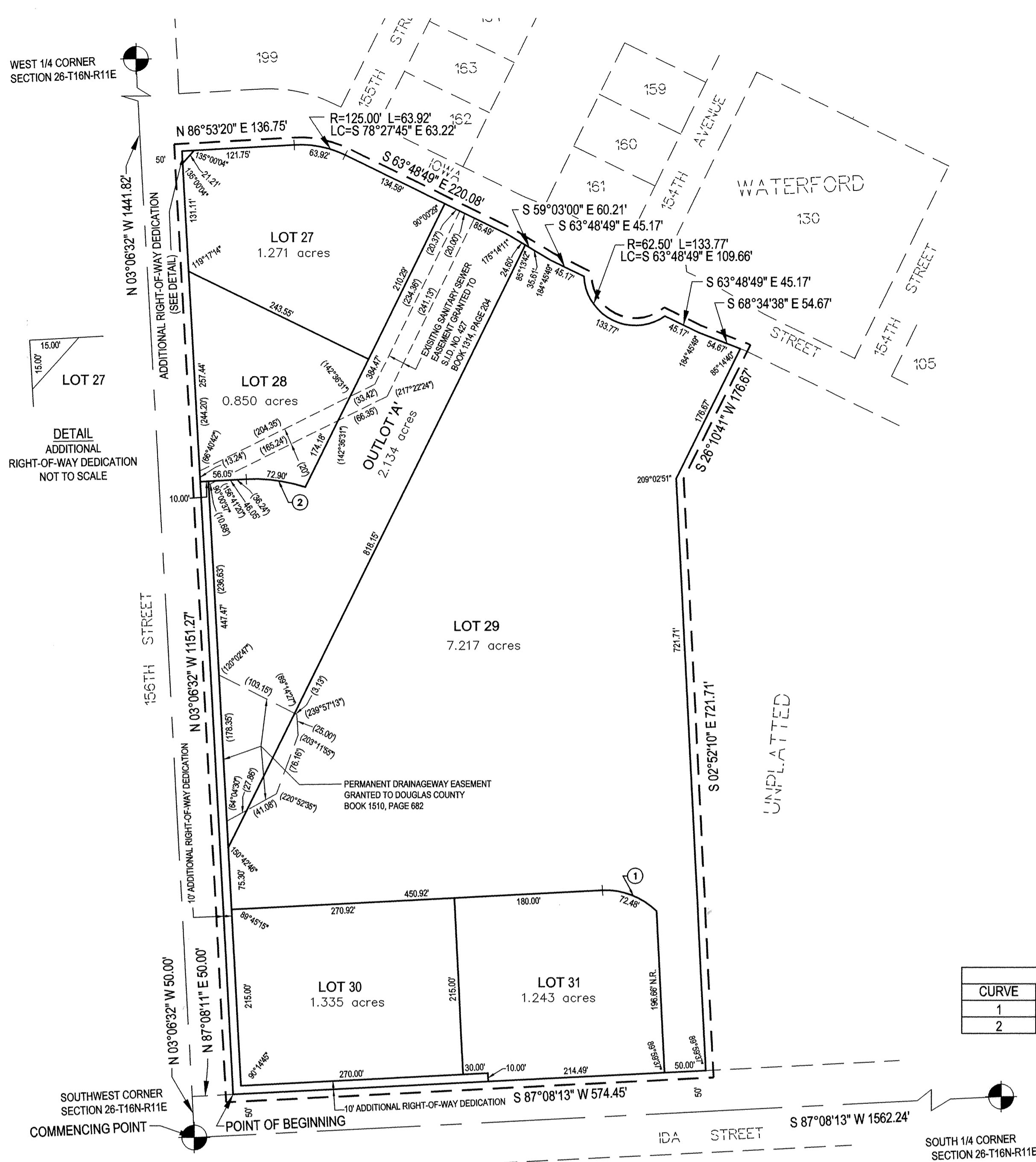
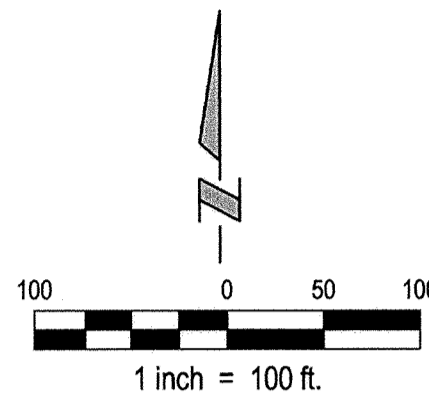
SAID TRACT OF LAND CONTAINS AN AREA OF 622,616 SQUARE FEET OR 14.293 ACRES MORE OR LESS.

FEB. 10, 2005 *Robert Clark*
DATE: ROBERT CLARK L.S. 419



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- DIRECT VEHICULAR ACCESS TO IDA STREET IS NOT ALLOWED EXCEPT FROM ONE DRIVEWAY TO LOT 29; AND DIRECT VEHICULAR ACCESS TO 156TH STREET IS NOT ALLOWED EXCEPT FROM ONE DRIVEWAY IN OUTLOT "A", AND SAID ACCESSES WILL BE RIGHT-IN / RIGHT-OUT ONLY WHEN FUTURE STREET IMPROVEMENTS ARE COMPLETED.
- A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 441 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
- OUTLOT "A" 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 ITS 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.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS, THEIR GUESTS AND INVITEES OVER ALL OF LOTS 27 THRU 31, INCLUSIVE, AND OUTLOT "A", WATERFORD CROSSING, EXCEPT THOSE PARTS OF SAID LOTS 27 THRU 31, INCLUSIVE, AND OUTLOT "A", WATERFORD CROSSING, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	87.50'	72.48'	38.46'	47°27'38"
2	192.50'	72.90'	36.89'	21°41'49"



APPROVAL OF OMAHA CITY PLANNING BOARD

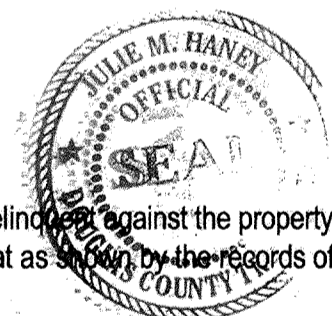
This plat of WATERFORD CROSSING (Lots numbered as shown) was approved by the City Planning Board.

Robert A. Marcus 3/2/05
CHAIRMAN OF CITY PLANNING BOARD 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.

Julie M. Haney 2-15-06
COUNTY TREASURER DATE



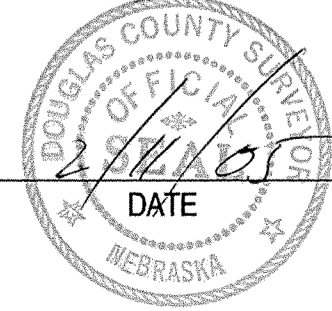
APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WATERFORD CROSSING (lots numbered as shown) as to the Design Standards.

Mill Parker 2-23-05
CITY ENGINEER DATE

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

Charles Koppit 2-17-06
CITY ENGINEER DATE



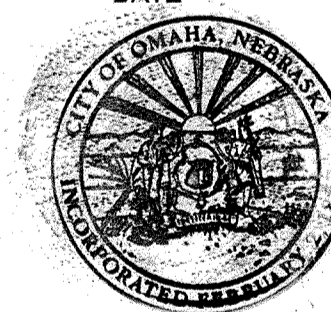
OMAHA CITY COUNCIL ACCEPTANCE

This plat of WATERFORD CROSSING (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Mahoney November 15, 2005
MAYOR DATE

ATTEST: *Barbara Udes Shaw*
CITY CLERK

Doug W...
PRESIDENT OF COUNCIL



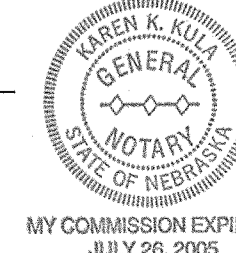
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 14th day of Feb., 2005, before me, the undersigned, a Notary Public in and for said County, personally came Barbara Udes Shaw, manager, of Waterford Development, L.L.C., 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 her voluntary act and deed as such officer of said L.L.C..

WITNESS my hand and Notarial Seal the day and year last above written.

Barbara Udes Shaw
Notary Public



DEDICATION

Know all men by these presents that we, WATERFORD DEVELOPMENT, L.L.C., owners 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 WATERFORD CROSSING (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; 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, 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 rights herein granted.

In witness whereof, we do set our hands.

WATERFORD DEVELOPMENT, L.L.C.

Barbara Udes Shaw
BARBARA UDES SHAW, MANAGER

ENGINEERING, INC.
11920 Burr Street Suite 100 · Omaha, NE 68154 · 402.565.4355

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

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WATERFORD CROSSING
LOTS 27 THRU 31 INCLUSIVE & OUTLOT A
OMAHA, NEBRASKA

FINAL PLAT

Proj No:	2004062.01	Revisors	
Date:	01/26/2005	Date	
Designed By:	JDE		
Drawn By:	LDD		
Scale:	1" = 100'		
Sheet	1	of	1

G21 #35