



DEDICATION

Know all men by these presents that we, West Bay, Inc., owner, 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 WALNUT GROVE PLAZA (lots 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, 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, 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 cut-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.

WEST BAY, INC.

[Signature]
 THOMAS E. SMITH, PRESIDENT

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the temporary monuments have been placed on the bond has been furnished to the City of Omaha to monuments and stakes at all corners of all lots, streets, curves in WALNUT GROVE PLAZA (the lots numbered as the SW 1/4 of Section 2, Township 14 North, Range 11 County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SW 1/4 of (assumed bearing) along the West line of said SW 1/4 of feet to the point of beginning; thence continuing N00°15' SW 1/4 of Section 2, a distance of 1757.60 feet; thence 1134.37 feet; thence N00°15'38"E, a distance of 805.10 of said SW 1/4 of Section 2, said point also being on Summerwood, a subdivision located in the NW 1/4 of said along said North line of the SW 1/4 of Section 2, said 1 said Summerwood, a distance of 564.21 feet; thence S00° feet to a point on the South line of said SW 1/4 of Set said South line of the SW 1/4 of Section 2, a distance along the North right-of-way line of "Q" Street and the distance of 50.00 feet to a point on said North right-of-way line of 589°31'31"W along said North right-of-way line of "Q" S the point of intersection of said North right-of-way line 156th Street, a distance of 32.78 feet; thence N89°44'22 line of 156th Street and the Westerly extension thereof, c point of beginning.

Said tract of land contains an area of 81/459 acres, mo

Robert Clark, LS-419 Date