

WALNUT GROVE PLAZA REPLAT THREE

LOTS 1 THRU 5 INCLUSIVE
 SECTION 16, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, RECORDED 6-25-99, BOOK 2125 PAGE 140

DEDICATION

Know all men by these presents that we, WEST BAY, INC., owners of and GREAT WESTERN BANK, mortgagee of the property described in the Certification of Survey and endorsed within the plat, have caused to be prepared and recorded this replat of the above described land and subdivision in the City of Omaha, Nebraska, to be known as WALNUT GROVE PLAZA REPLAT THREE (hereinafter referred to as "this replat"). We do hereby 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, repair and current for light, heat and power for the use of 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, and to install, operate, maintain, repair and replace a five-foot (5') wide strip of land abutting all front and side boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said five-foot (5') wide easement will be reduced to an eight-foot (8') wide strip when the easement is used for the installation, operation, maintenance and repair of a five-foot (5') wide strip of land abutting all cut-dwse streets. No permanent building or retaining wall shall be placed in the said easement ways, but the same may be used for gardens, walks, landscaping and other purposes that do not then or their interference with the abovementioned easement.

In witness whereof, we do set our hand:

West Bay, Inc. *[Signature]* PRESIDENT
 THOMAS E. SMITH
 GREAT WESTERN BANK *[Signature]* VICE PRESIDENT
 TIM FRIESEN

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or special taxes due or delinquent against the proceeds of this replat, as shown by the records of this office, this _____ day of _____, 2000.

[Signature]
 Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for its compliance with Chapter 21 of the Omaha Municipal Code.

Date: *6-11-2000*
[Signature]
 City Engineer

APPROVAL OF CITY PLANNING DIRECTOR

This plat of WALNUT GROVE PLAZA REPLAT THREE, was approved as a subdivision of WALNUT GROVE PLAZA, in accordance with Section 21-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This Minor Subdivision Plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's Signature.

[Signature]
 City Planning Director

ACKNOWLEDGMENT OF NOTARY

State of Nebraska) SS
 County of Douglas)
 On this *13th* day of *May*, 2000, before me, a Notary Public, duly commissioned and qualified for said County, appeared *Thomas E. Smith, President of West Bay Inc., who (herein personally known to me to be the identical person(s) whose name(s) are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary act and deed as said officer of said corporation.*

[Signature]
 Notary Public

ACKNOWLEDGMENT OF NOTARY

State of Nebraska) SS
 County of Douglas)
 On this *13th* day of *May*, 2000, before me, a Notary Public, duly commissioned and qualified for said County, appeared *Thomas E. Smith, Vice President of GREAT Western Bank, who (herein personally known to me to be the identical person(s) whose name(s) are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary act and deed as said officer of said corporation.*

[Signature]
 Notary Public

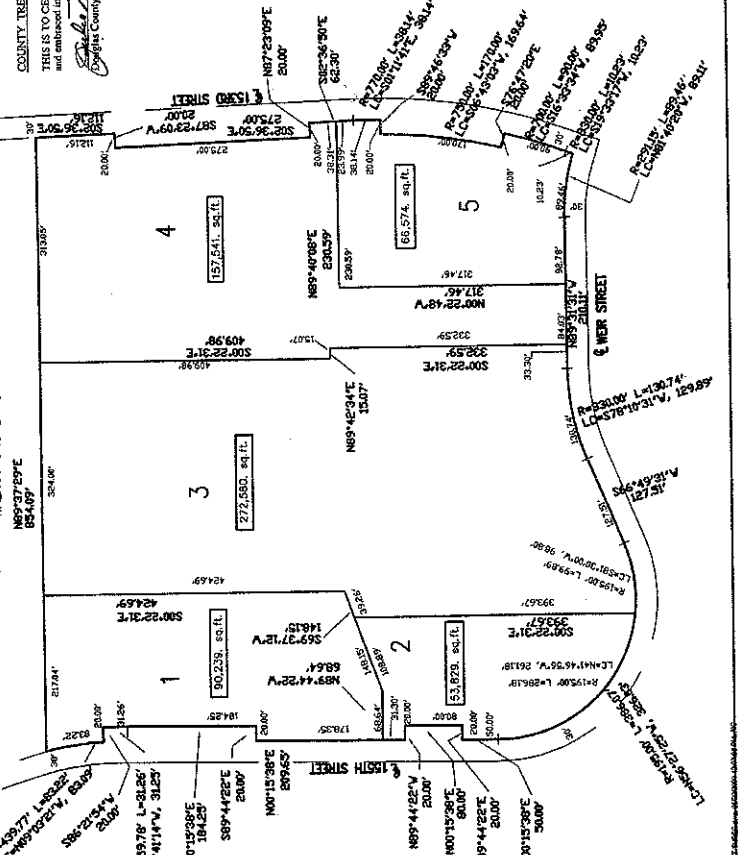
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivisions described herein and that permanent monument have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to insure proper placement and maintenance of the monuments. I have also caused to be recorded a copy of this replat and a copy of the plat of the original subdivision of Walnut Grove Plaza Replat Three (this one numbered as shown) being a replat of all of Lots 2 thru 7, inclusive, Walnut Grove Plaza, a subdivision located in the SW 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

[Signature]
 Robert J. Clark
 Date: *MAY 22, 2000*



LOT 18 WALNUT GROVE PLAZA



Stamp: 00 AUG 30 PM 2:55 RECEIVED REGISTER OF DEEDS DOUGLAS COUNTY, NE

Stamp: 612-59

Stamp: 5136

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

WALNUT GROVE PLAZA REPLAT THREE

MINOR PLAT

Recorded No. 021083
 Date: 12-25-98
 Defined By: M.L.B.
 Checked By:
 Reviewer:
 Date:
 Sheet: 01 of 01
 Scale: 1"=100'