



DEED 2005129222



OCT 14 2005 08:19 P 7


Nebr Doc  
Stamp Tax

10-14-05  
Date

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By cl

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/14/2005 08:19:11.51



2005129222

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

*f*

Deed FEE 51<sup>00</sup> New OC-32827  
FB OC-32826-01d

7 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BW  
32 DEL JA SCAN \_\_\_\_\_ FV \_\_\_\_\_

RETURN: #4 - NHTA  
\_\_\_\_\_  
\_\_\_\_\_

# THE RESIDENCES AT WEST DODGE STATION REPLAT ONE

LOTS 1 THRU 16 INCLUSIVE

Being a replatting of Lots 309 thru 324 inclusive, The Residences At West Dodge Station, a subdivision located in Section 17, Township 15 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 TEMPORARY 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 THE RESIDENCES AT WEST DODGE STATION REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 309 THRU 324 INCLUSIVE, THE RESIDENCES AT WEST DODGE STATION, A SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 4.131 ACRES, MORE OR LESS.

ERIC A. SCHABEN, L.S. 505  


AUGUST 23, 2005  
 DATE

### DEDICATION

Know all men by these presents that We, David Paik Builders, Inc., owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots as shown, said subdivision to be hereafter known as THE RESIDENCES AT WEST DODGE STATION REPLAT ONE (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 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 except Lots 9, 10, and 11, to avoid the gas pipe line; 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 I 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.

DAVID PAIK BUILDERS, INC

David R. Paik, President

APPROVAL OF CITY ENGINEER OF OMAHA

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

Charles Berglund, August 31st, 2005  
 CITY ENGINEER DATE

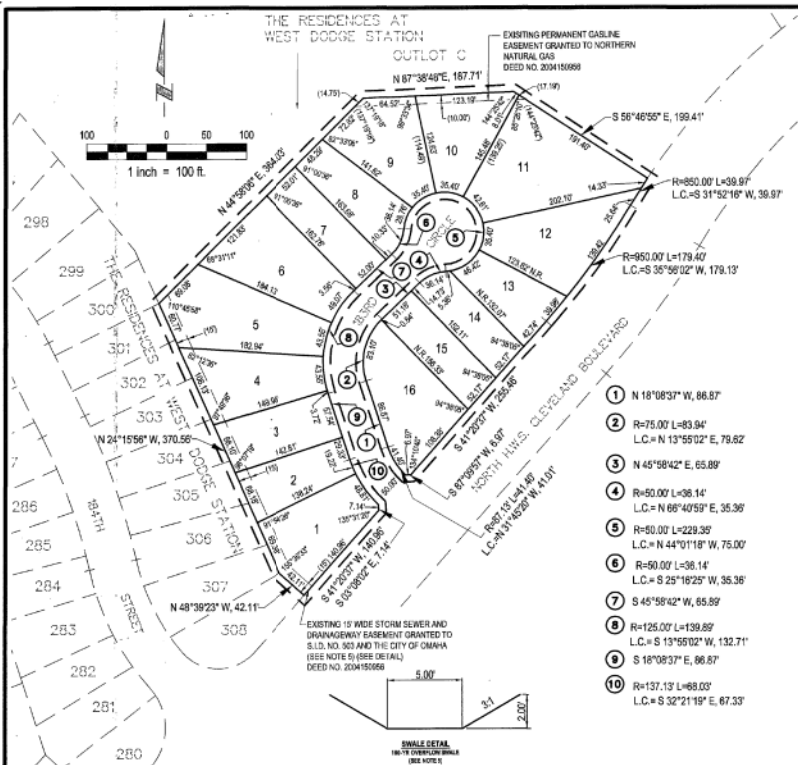
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )

On this 23<sup>RD</sup> day of AUG, 2005, before me, the undersigned, a Notary Public in and for said County, personally came David R. Paik, President of David Paik Builders, Inc., 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 his voluntary act and deed as officer of said corporation.

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

Notary Public  


- ① N 18°08'37" W, 86.87'
- ② R=75.00' L=83.94'  
L.C.= N 13°55'02" E, 79.62'
- ③ N 45°58'42" E, 65.89'
- ④ R=50.00' L=36.14'  
L.C.= N 66°40'59" E, 35.36'
- ⑤ R=50.00' L=229.35'  
L.C.= N 44°01'18" W, 75.00'
- ⑥ R=50.00' L=36.14'  
L.C.= S 25°16'25" W, 35.36'
- ⑦ S 45°58'42" W, 65.89'
- ⑧ R=125.00' L=139.69'  
L.C.= S 13°55'02" W, 132.71'
- ⑨ S 18°08'37" E, 86.87'
- ⑩ R=137.13' L=88.03'  
L.C.= S 32°21'19" E, 67.33'

### NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO NORTH H.W.S. CLEVELAND BOULEVARD FROM ANY LOTS ABUTTING SAID BOULEVARD.
5. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 1 THRU 5 INCLUSIVE SHALL BE PERPETUALLY MAINTAINED BY THE ASSOCIATION. (SEE DETAIL)

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of THE RESIDENCES AT WEST DODGE STATION REPLAT ONE was approved as a subdivision of THE RESIDENCES AT WEST DODGE STATION, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.06, 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

  
 CITY PLANNING DIRECTOR DATE 9/6/2005

COUNTY TREASURER'S CERTIFICATE  
 This is to certify that I find no record of 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.

  
 COUNTY TREASURER DATE 8/23/2005

Proj No:	2003144.06	Revisions	
Date:	08/15/2005	(%)	Date
Designed By:	JDE		
Drawn By:	TRH		
Scale:	1" = 100'		
Sheet	1 of 1		

MINOR PLAT

THE RESIDENCES AT WEST DODGE STATION  
 REPLAT ONE  
 OMAHA, NEBRASKA



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

12001 Q STREET  
 OMAHA, NE 68137  
 PHONE: (402) 895-4700  
 FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D  
 LINCOLN, NE 68516-5941  
 PHONE: (402) 429-7217  
 FAX: (402) 429-7218