

# THE RESIDENCES AT WEST DODGE STATION REPLAT 6

LOTS 1, 2 AND 3  
BEING A REPLAT OF LOTS 4, 5 AND 6, THE RESIDENCES AT WEST DODGE STATION REPLAT ONE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION 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 THE RESIDENCES AT WEST DODGE STATION REPLAT 6, LOTS 1, 2 AND 3, BEING A REPLATING OF LOTS 4, 5 AND 6, THE RESIDENCES AT WEST DODGE STATION REPLAT ONE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 4;

THENCE N24°15'56"W (ASSUMED BEARING) 166.90 FEET ON THE WESTERLY LINES OF SAID LOTS 4 AND 5 TO THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE N44°58'06"E 190.91 FEET ON THE NORTHWESTERLY LINES OF SAID LOTS 5 AND 6 TO THE MOST NORTHERLY CORNER OF SAID LOT 6;

THENCE S44°01'18"E 162.76 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 6 TO THE MOST EASTERLY CORNER THEREOF;

THENCE S45°58'42"W 3.56 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 6;

THENCE SOUTHWESTERLY ON THE EASTERLY LINES OF SAID LOTS 4, 5 AND 6 ON A 125.00 FOOT RADIUS CURVE TO THE LEFT: CHORD BEARING S14°46'11"W, CHORD DISTANCE 129.54 FEET, AN ARC DISTANCE OF 136.17 FEET TO THE SE CORNER OF SAID LOT 4;

THENCE S73°33'40"W 149.98 FEET ON THE SOUTHERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

SEPTEMBER 23, 2008

DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE DAVE PAIK BUILDERS, INC., BEING THE OWNERS 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 THE RESIDENCES AT WEST DODGE STATION REPLAT 6 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, QUEST CORPORATION 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, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A 5.00 FOOT WIDE STRIP OF LAND ABUTTING 183rd CIRCLE. NO 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 THEREIN GRANTED.

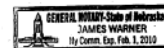
DAVE PAIK BUILDERS, INC.

BY: *DR*  
DAVID R. PAIK, PRESIDENT

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

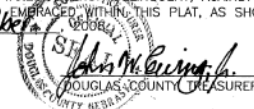
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF SEPT., 2008 BY DAVID R. PAIK, PRESIDENT OF DAVE PAIK BUILDERS, INC., ON BEHALF OF SAID CORPORATION.



*James Warner*  
NOTARY PUBLIC

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES UNPAID 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 7 DAY OF October, 2008.



DEPUTY

## APPROVAL OF CITY ENGINEER

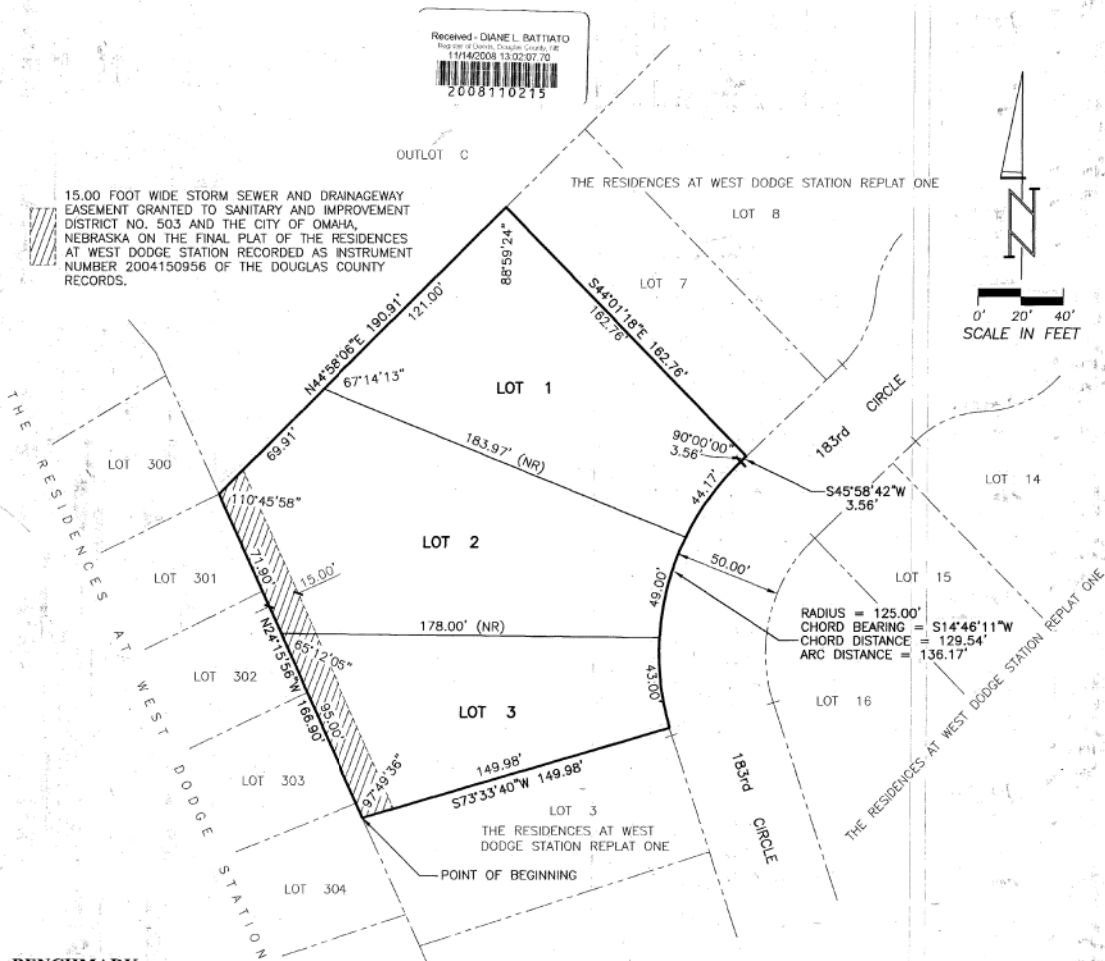
ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

DATE: 10/13/2008

*Charles Kozub*  
CITY ENGINEER

Dead OC-22832 - New  
FEE 2250 FB OC-22827 - Old  
BHP 60 C/O COME 60  
DEL 2 SCAN FY

Received - DANIEL BATTIATO  
Rep. of Douglas County, NE  
11/14/2008 13:02:07.70  
2008110215



15.00 FOOT WIDE STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 503 AND THE CITY OF OMAHA, NEBRASKA ON THE FINAL PLAT OF THE RESIDENCES AT WEST DODGE STATION RECORDED AS INSTRUMENT NUMBER 2004150956 OF THE DOUGLAS COUNTY RECORDS.

## BENCHMARK:

DESCRIPTION: THE RIM OF THE MANHOLE IN THE CENTER OF 184th STREET IN FRONT OF LOT 301, THE RESIDENCES AT WEST DODGE STATION.

ELEVATION = 1205.25

## NOTES:

- MINIMUM BASEMENT FLOOR ELEVATIONS:  
LOT 1 NO MINIMUM FLOOR ELEVATION  
LOT 2 1195.2  
LOT 3 1197.2

THESE ELEVATIONS ARE AS SHOWN ON THE FINAL PLAT OF THE RESIDENCES AT WEST DODGE STATION RECORDED AS INSTRUMENT NO. 2004150956 OF THE DOUGLAS COUNTY RECORDS.

- (NR) DENOTES NON-RADIAL LINES.

## APPROVAL OF PLANNING DIRECTOR

THIS PLAT OF THE RESIDENCES AT WEST DODGE STATION REPLAT 6 WAS APPROVED AS A SUBDIVISION OF THE RESIDENCES AT WEST DODGE STATION REPLAT ONE, IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

DATE: 10/21/08

*Chris Warner*  
PLANNING DIRECTOR

DATE	9/23/08
DRAWN BY	RJR
CHECKED BY	DHN
REVISION	

THE RESIDENCES AT WEST DODGE STATION REPLAT 6  
MINOR PLAT ADMINISTRATIVE APPROVAL

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
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P: 402.330.8860 F: 402.330.5666 WWW.TD2CO.COM



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