



DEED 2006135985



NOV 30 2006 15:07 P 9

Nebr Doc Stamp Tax
11/30/06
Date
\$ E4
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/30/2006 15:07:28.67



2006135985

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

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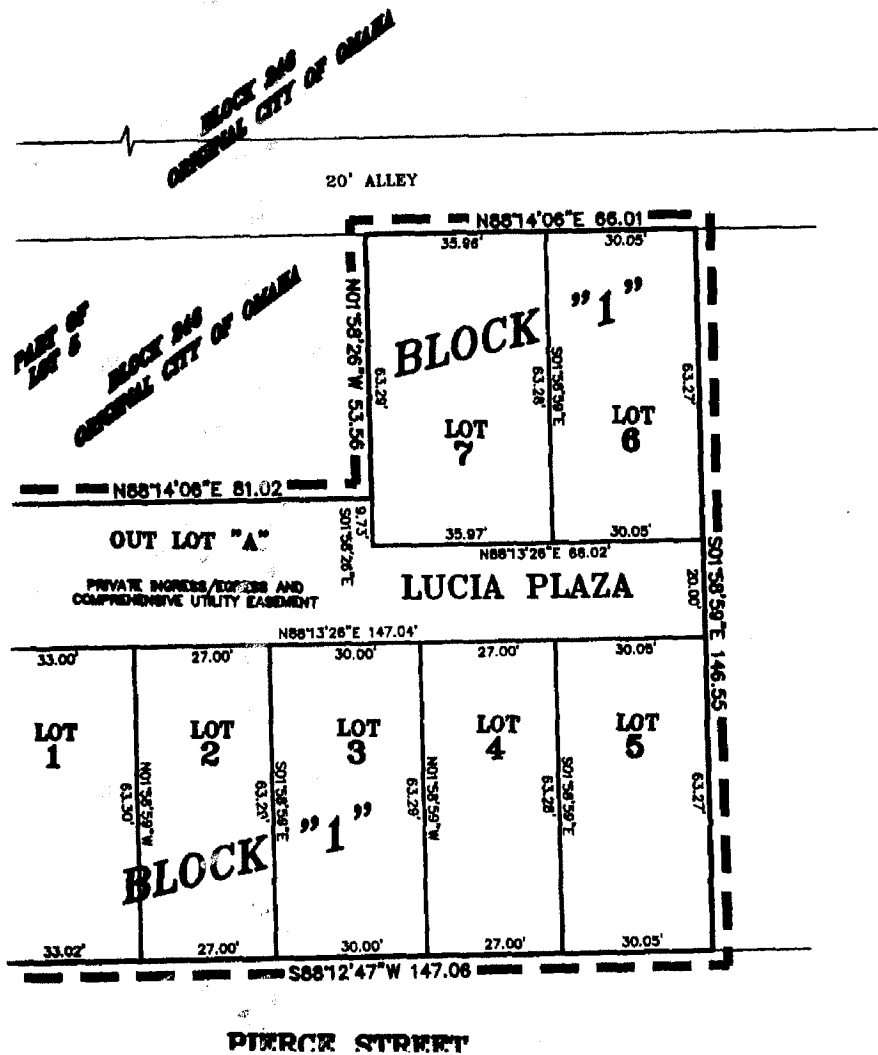
B 9/70 BKP _____ C/O _____ COMP _____ *JK*

DEL _____ SCAN _____ FV _____

E TOWNS AT LITTL

LOTS 1 THROUGH 7 B

THE TOWNS AT



**ADMINISTRATIVE MINOR PLAT
E ITALY REPLAT 1**

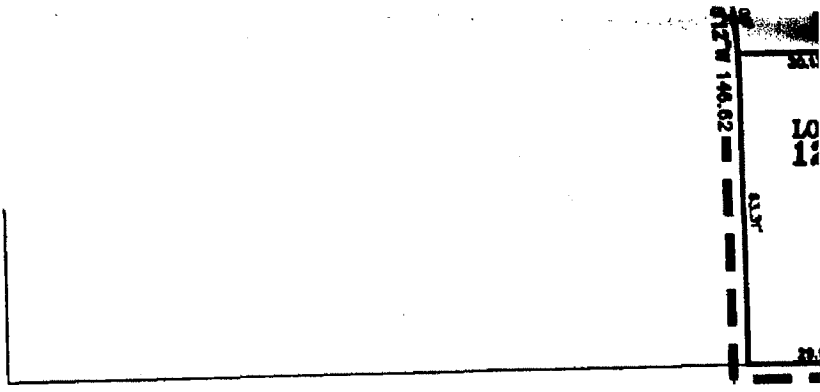
A CLUSTER SUBDIVISION

**BEING A REPLATTING OF:
BLOCK 1, LOTS 8 THROUGH 17, BLOCK 2
AND LOTS 18 THROUGH 35, BLOCK 3,
LITTLE ITALY, A CLUSTER SUBDIVISION,
DOUGLAS COUNTY, NEBRASKA.**



NORTH

SCALE 1" = 30'



PIERCE ST
100' WIDE RIGHT-OF-WAY

OWNER'S CERTIFICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,
CANOLIA LITTLE ITALY, LLC

BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS

THE TOWNS AT LITTLE ITALY REPLAT 1

THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 35 INCLUSIVE AND OUT LOTS "A", "B" AND "C"), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY RESERVE FOR PRIVATE USE THE STREETS AND ALLEYS AS DEPICTED HEREON. AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, METROPOLITAN UTILITIES DISTRICT AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS THE UTILITY EASEMENTS AND OUT LOTS "A", "B" AND "C" AS DEPICTED HEREON, AND NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR STREETS, SIDEWALKS, PARKING, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE 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 ALL OF OUTLOTS "A", "B" AND "C". NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR STREETS, SIDEWALKS, PARKING, 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 HEREBY SET OUR HANDS

THIS 13th DAY OF October 2006, A.D.

FOR: CANOLIA LITTLE ITALY, LLC

BY: [Signature]
CHRISTIAN CHRISTENSEN, MANAGER



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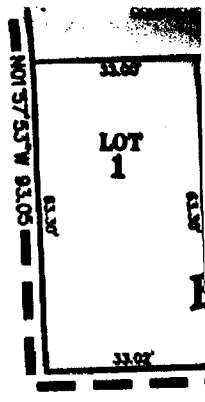
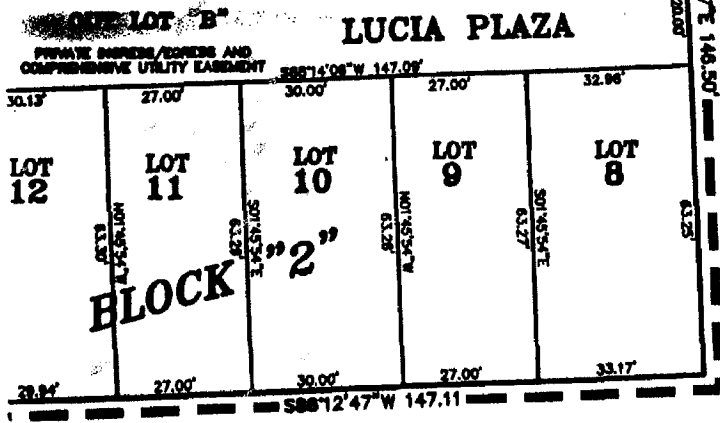
AS :
A CC
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TO B
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DAY

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MY C

COL
COUNTY TREASURER
DOUGLAS COUNTY NEBRASKA



ACKNOWLEDGMENT BY CORPORATION

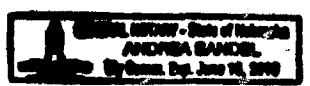
STATE OF NEBRASKA }
 COUNTY OF DOUGLAS } S.S.
 ON THIS 13th DAY OF October, 2006, A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

Christian Christensen
 S: Manager OF: Caniglia Little Italy, LLC
 CORPORATION, TO BE PERSONALLY KNOWN TO BE PRESIDENT AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE OWNERS CERTIFICATION, AND HE/SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SUCH OFFICER, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

Andrea Sandel
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 16th DAY OF June, 2010 A.D.

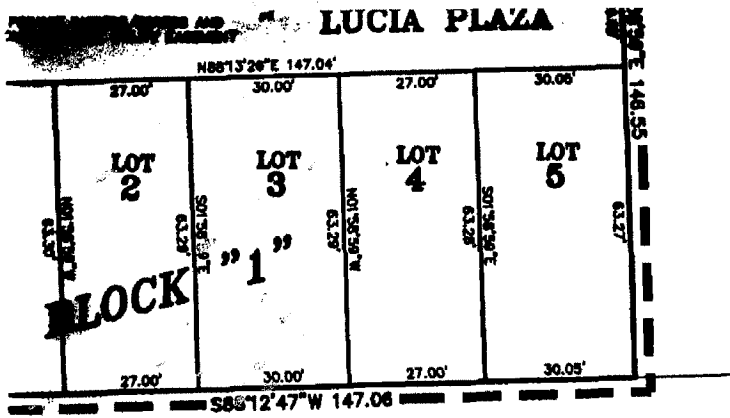


COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 25 DAY OF October, 2006, A.D.
 COUNTY TREASURER

Julie M. Kasey



APPROVAL OF THE CITY PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF
THE TOWNS AT LITTLE ITALY REPLAT 1

IN COMPLIANCE WITH SECTION 53-10 (3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS
WAIVED PER SECTION 7.08, HOME CHARTER RULE OF THE CITY OF OMAHA.

11/8/06
DATE

Charles Weaver
PLANNING DIRECTOR

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF
THE TOWNS AT LITTLE ITALY REPLAT 1
AS TO THE DESIGN STANDARDS.

THIS 30th DAY OF DECEMBER 2006 A.D.

Charles Krajick
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER
53 OF THE OMAHA MUNICIPAL CODE

THIS _____ DAY OF _____ 20____, A.D.

CITY ENGINEER

2 FEB 23

2 FEB 23

7/9

LEGAL DESCRIPTION

THE TOWNS AT LITTLE ITALY REPLAT 1, LOTS 1 THROUGH 7, BLOCK 1, LOTS 8 THROUGH 17, BLOCK 2 AND LOTS 18 THROUGH 35, BLOCK 3, BEING A REPLATTING OF LOTS 1 THROUGH 7, BLOCK 1, LOTS 8 THROUGH 17, BLOCK 2 AND LOTS 18 THROUGH 35, BLOCK 3, THE TOWNS AT LITTLE ITALY, A CLUSTER SUBDIVISION, DOUGLAS COUNTY, NEBRASKA. CONTAINING 1.818 ACRES, MORE OR LESS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

10-12-06
DATE

William A. White, Jr.
WILLIAM A. WHITE, JR. R.L.S. NO. 510