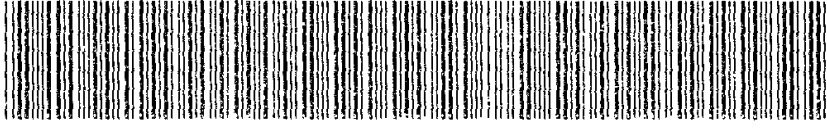



DEED 2005081635



JUL 12 2005 15:01 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/12/2005 15:01:31.85

2005081635

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

Deed FEE 48.³⁰ FB 01-60000 - old
7 BKP 26-16-11 C/O COMP *CD*
27 DEL MS SCAN FV
dk pg cd
3203

RD Engineering
11920 Burt St, Ste. 180
Omaha NE 68154



Project No.	2004082.01
Date	12-20-04
Designed By	JDE
Drawn By	LDK
Scale	1" = 100'
Sheet 1 of 1	

WATERFORD CROSSING

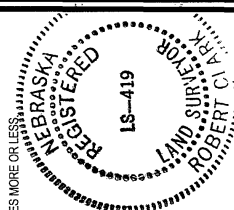
LOT 1, THRU 26 INCLUSIVE

A PLATTING OF PART OF THE SW1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE ENTIRE 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 WATERFORD CROSSING (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE SW1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE N87°08'13"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 26, A DISTANCE OF 624.24 FEET TO THE POINT OF BEGINNING, THENCE N2°32'10"W, A DISTANCE OF 771.71 FEET, THENCE N2°10'41"E, A DISTANCE OF 176.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STREET, AND ALSO THE WESTERLY RIGHT-OF-WAY LINE OF 153RD STREET AND THE SOUTHERLY EXTENSION THEREOF ON THE FOLLOWING BEARING AND DISTANCE: N89°53'16"E, A DISTANCE OF 154.35 FEET, THENCE N89°53'16"E, A DISTANCE OF 384.18 FEET, THENCE SOUTHERLY ALONG THE SOUTHERLY BOUNDARY OF 85.00 FEET, A DISTANCE OF 101.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S32°22'22"E, A DISTANCE OF 96.36 FEET, THENCE S32°40'15"W, A DISTANCE OF 30.33 FEET, THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 62.50 FEET, A DISTANCE OF 108.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S44°15'10"E, A DISTANCE OF 95.65 FEET, THENCE S32°51'41"E, A DISTANCE OF 89.15 FEET, THENCE S00°26'23"W, A DISTANCE OF 173.67 FEET, THENCE S02°51'41"E, A DISTANCE OF 267.51 FEET TO A POINT ON SAID SOUTH LINE OF THE SW1/4 OF SECTION 26, THENCE S87°08'13"W ALONG SAID SOUTH LINE OF THE SW1/4 OF SECTION 26, A DISTANCE OF 477.61 FEET TO THE POINT OF BEGINNING.



JAN. 11, 2005
DATE

ROBERT CLARK, LS-419

DEDICATION

I, the undersigned, do hereby dedicate to the City of Omaha, Nebraska, for public use, the streets, sidewalks, and other improvements shown on this plat, and we do hereby dedicate to the public for public use the streets, sidewalks 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, Quest 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, over, through, under and across a five-foot (5') wide strip of land adjoining all from and side boundary of lines, an eight-foot (8') wide strip of land adjoining the center line of a street or road, and a five-foot (5') wide strip of land adjoining the center line of all other public ways, and also the right to use the same for the purposes of the above-described addition. Said Waterford Crossing (65) 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, through, under, and across a five-foot (5') wide strip of land abutting all cut-off 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.

WATERFORD DEVELOPMENT, L.L.C.

Barbara Ludes Shaw
BARBARA LUDÉS SHAW, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 12 day of January, 2005, before me, the undersigned, a Notary Public in and for said County, personally appeared Barbara Ludes Shaw, manager, of Waterford Development, L.L.C., 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 her voluntary act and deed as such officer of said L.L.C.

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

Marilyn A. Stahlhut
Notary Public



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS TO DA STREET WILL NOT BE ALLOWED FROM LOTS 1 THRU 5 INCLUSIVE, OR TO 153RD STREET FROM LOT 1.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.D. NO. 441 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, POOLS, DECKS, SWING SETS, PLAYGROUNDS, PATIOS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF DA STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

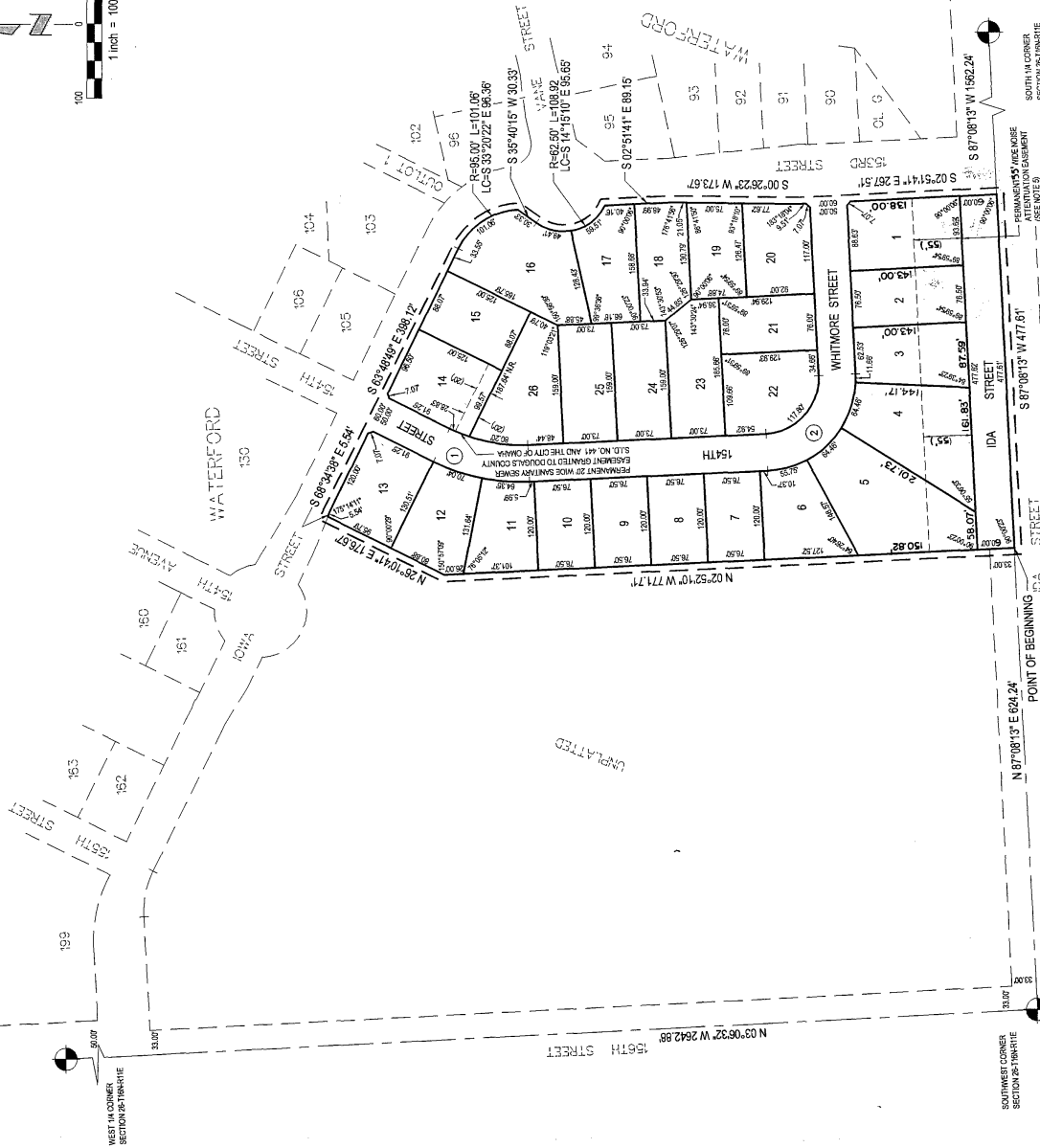
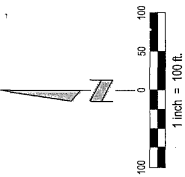
APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WATERFORD CROSSING (lots numbered as shown) as to the Design Standards.

Cherie Kaye
CITY ENGINEER
DATE: JAN. 21, 2005

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

Michael Padwa
CITY ENGINEER
DATE: 7-12-05



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	240.00'	121.71'	62.19'	20°03'21"
2	100.00'	157.07'	99.96'	89°55'51"

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of WATERFORD CROSSING (lots numbered as shown) was approved by the City Planning Board.

Scott Mancuso
CHAIRMAN OF CITY PLANNING BOARD
DATE: 1/3/05



This plat of WATERFORD CROSSING (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Michael Padwa
DOUGLAS COUNTY ENGINEER
DATE: 1/11/05

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and endorsed in this plat as shown by the records of this office.

D. R. Potts
COUNTY TREASURER
DATE: 7-11-05



OMAHA CITY COUNCIL ACCEPTANCE
This plat of WATERFORD CROSSING (lots numbered as shown) was approved by the City Council of Omaha.

Mike Jolley
MAYOR
DATE: January 2005



Betsy Dean
CITY CLERK

James J. White
PRESIDENT OF COUNCIL