



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 48.⁰⁰ FB 01-60000 - old
7 BKP 26-16-11 C/O COMP *CS*
27 DEL MS SCAN FV
bk pg 3203

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

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:

SWSW

SURVEYOR'S CERTIFICATE

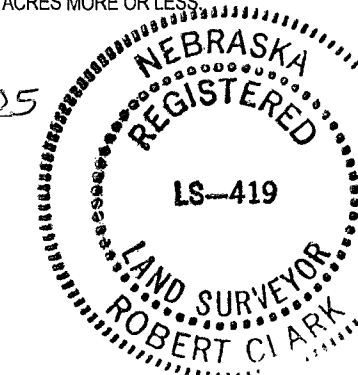
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN 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 N02°52'10"W, A DISTANCE OF 771.71 FEET; THENCE N26°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 DESCRIBED COURSES; THENCE S68°34'30"E, A DISTANCE OF 5.54 FEET; THENCE S63°48'49"E, A DISTANCE OF 398.12 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 95.00 FEET, A DISTANCE OF 101.06 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33°20'22"E, A DISTANCE OF 96.36 FEET; THENCE S35°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 S14°15'10"E, A DISTANCE OF 95.65 FEET; THENCE S02°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.

SAID TRACT OF LAND CONTAINS AN AREA OF 393,743 SQUARE FEET OR 9.039 ACRES MORE OR LESS.

Robert Clark
ROBERT CLARK, LS-419

JAN. 11, 2005
DATE



DEDICATION

I, Know all men by these presents that we, WATERFORD DEVELOPMENT, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WATERFORD CROSSING (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 dedicate to the public for public use the streets, avenues 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, 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; 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 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 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.

In witness whereof, we do set our hands.

WATERFORD DEVELOPMENT, L.L.C.

Barbara Udes Shaw
BARBARA UDES SHAW, MANAGER

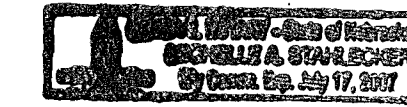
ACKNOWLEDGEMENT OF NOTARY

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 came Barbara Udes 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.

Muhle A. Stahlhuth
Notary Public



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS TO IDA 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.I.D. NO. 441 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF IDA 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.

Charles Kuyal JAN. 21, 2005
CITY ENGINEER DATE

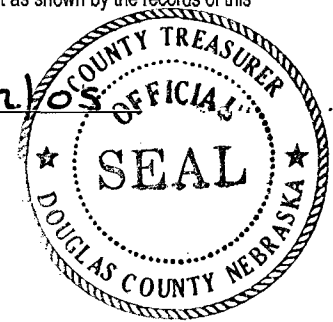
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Michael Pawlens 7-12-05
CITY ENGINEER DATE

COUNTY TREASURER'S CERTIFICATE

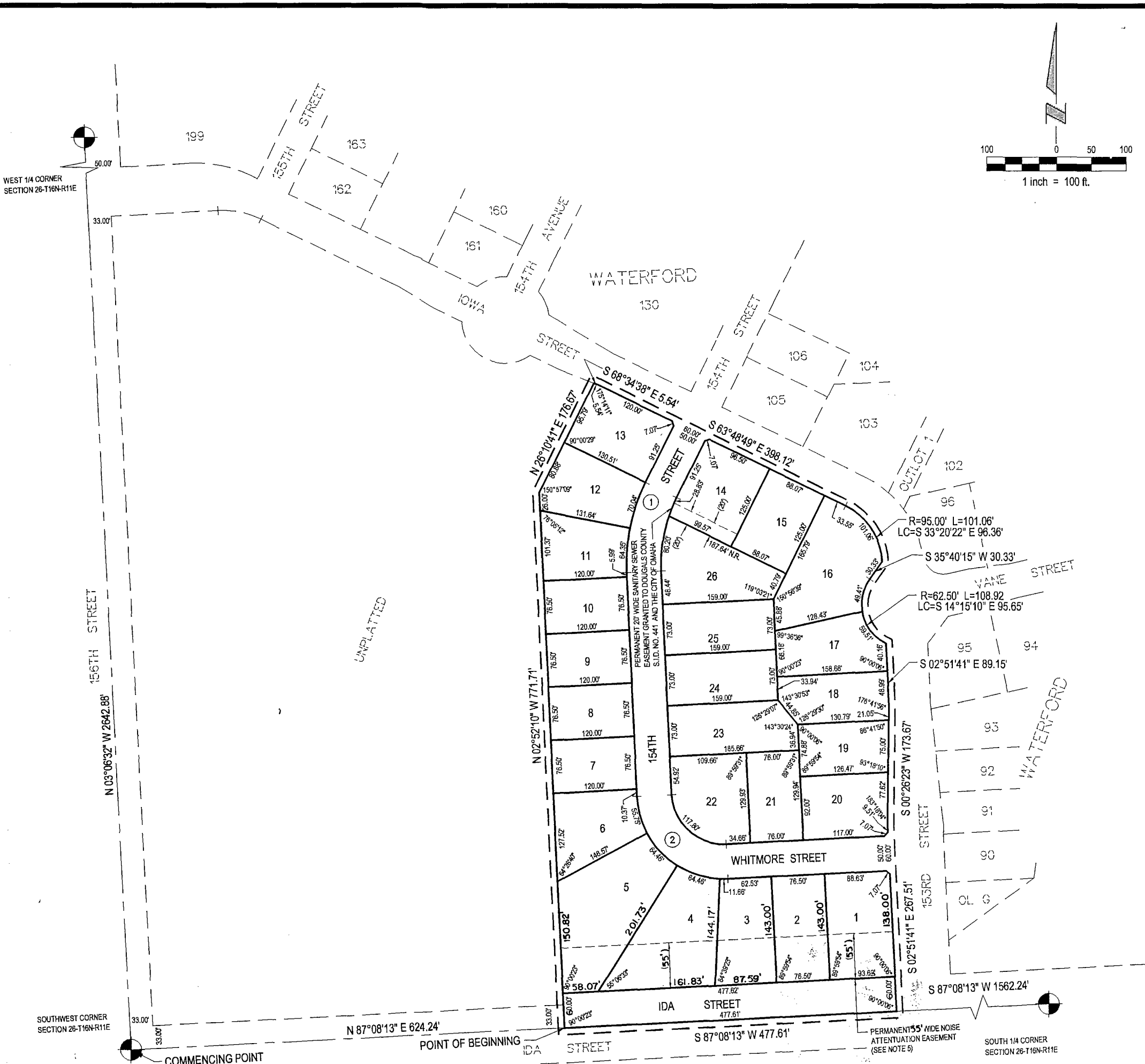
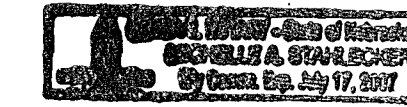
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

[Signature] 7/12/05
COUNTY TREASURER DATE



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

Muhle A. Stahlhuth
Notary Public



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	240.00	121.71	62.19	29°03'21"
2	100.00	157.07	95.99	89°59'31"

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WATERFORD CROSSING (Lots numbered as shown) was approved by the City Planning Board.

Robert Marciano 2/3/05
CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

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

[Signature] 1/11/05
DOUGLAS COUNTY ENGINEER DATE

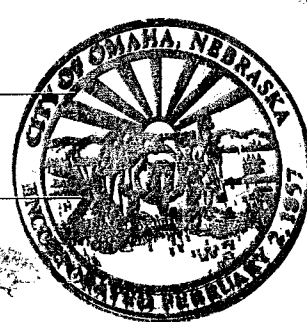
OMAHA CITY COUNCIL ACCEPTANCE

This plat of WATERFORD CROSSING (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Jolley January 2005
MAYOR DATE

ATTEST

[Signature]
CITY CLERK
[Signature]
PRESIDENT OF COUNCIL



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



7130 SOUTH 26TH STREET, SUITE D
LINCOLN, NE 68506-9801
PHONE: (402) 985-2000
FAX: (402) 402-7218

WATERFORD CROSSING
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date	By
1	12-20-04	JDE
2		LDD
3		JS
4		JS
5		JS
6		JS
7		JS
8		JS
9		JS
10		JS
11		JS
12		JS
13		JS
14		JS
15		JS
16		JS
17		JS
18		JS
19		JS
20		JS
21		JS
22		JS
23		JS
24		JS
25		JS
26		JS
27		JS
28		JS
29		JS
30		JS
31		JS
32		JS
33		JS
34		JS
35		JS
36		JS
37		JS
38		JS
39		JS
40		JS
41		JS
42		JS
43		JS
44		JS
45		JS
46		JS
47		JS
48		JS
49		JS
50		JS
51		JS
52		JS
53		JS
54		JS
55		JS
56		JS
57		JS
58		JS
59		JS
60		JS
61		JS
62		JS
63		JS
64		JS
65		JS
66		JS
67		JS
68		JS
69		JS
70		JS
71		JS
72		JS
73		JS
74		JS
75		JS
76		JS
77		JS
78		JS
79		JS
80		JS
81		JS
82		JS
83		JS
84		JS
85		JS
86		JS
87		JS
88		JS
89		JS
90		JS
91		JS
92		JS
93		JS
94		JS
95		JS
96		JS
97		JS
98		JS
99		JS
100		JS