



BK 2227 PG 344-356



DEED 2002 16907

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Date
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By SWB

RICHARD H. TARECHI
REGISTER OF DEEDS
SARASOTA COUNTY, FL

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

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Deed

CASH

New # 0J-40707

0J-40707 - new.

FB 0J-40705 also

FEE 134.00

BKP _____ C/O N COMP 2

DEL MD SCAN ✓ FV MD

BLPG MD
VAC MD

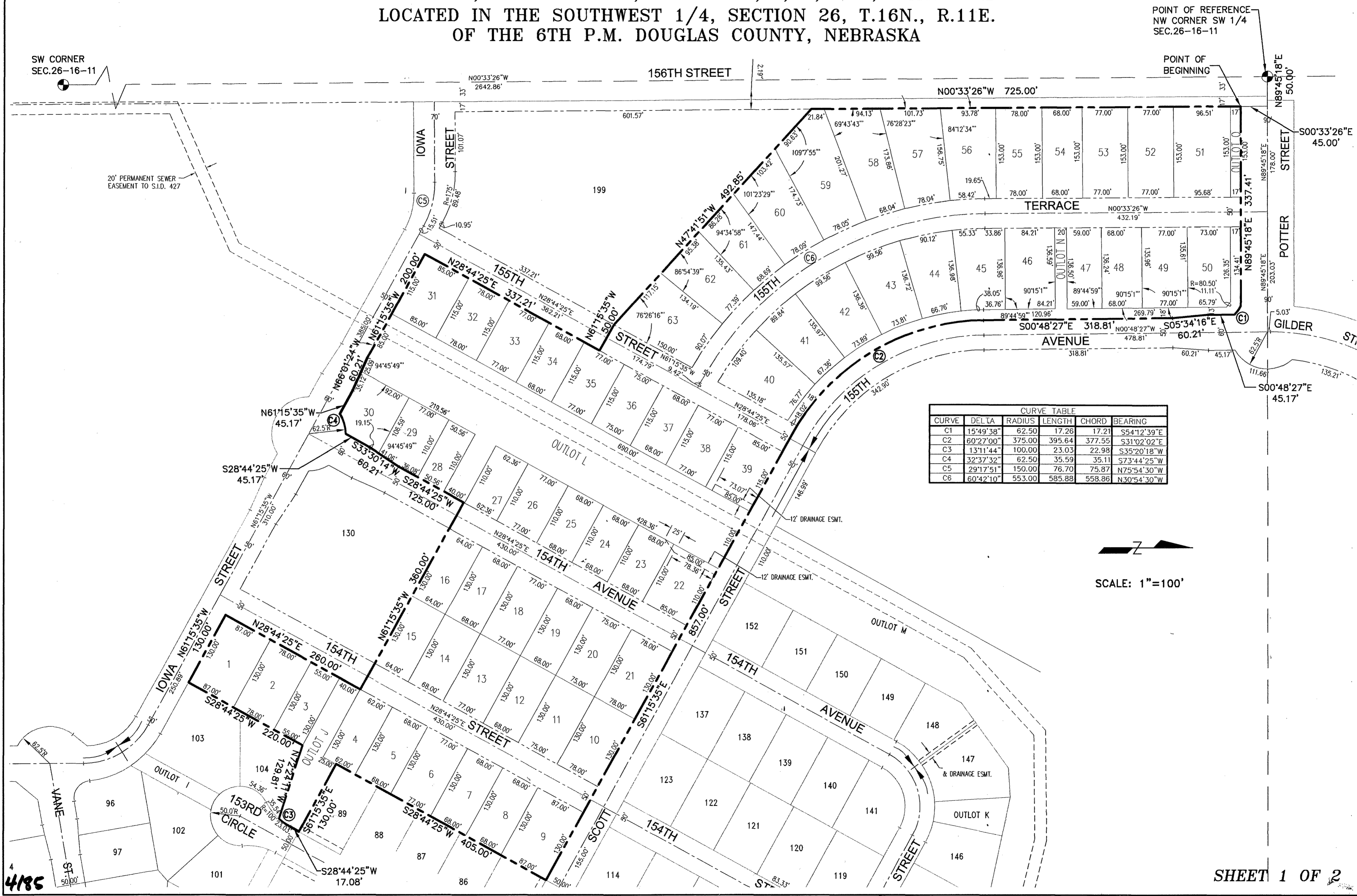
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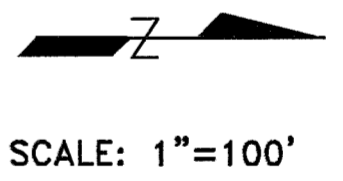
Gene Prosski
11920 Bert St. Sre 165
(402) 614-9100

REPLAT 2 OF WATERFORD

LOTS 1 THRU 63, INCLUSIVE, AND OUTLOTS J, L, N & O, INCLUSIVE,
 BEING A SUBDIVISION OF LOTS 105 THRU 113, 124 THRU 129, 131
 THRU 136, 153 THRU 198, OUTLOTS J, L, N, & O, WATERFORD
 LOCATED IN THE SOUTHWEST 1/4, SECTION 26, T.16N., R.11E.
 OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	15°49'38"	62.50	17.26	17.21	S54°12'39"E
C2	60°27'00"	375.00	395.64	377.55	S31°02'02"E
C3	13°11'44"	100.00	23.03	22.98	S35°20'18"W
C4	32°37'32"	62.50	35.59	35.11	S73°44'25"W
C5	29°17'51"	150.00	76.70	75.87	N75°54'30"W
C6	60°42'10"	553.00	585.88	558.86	N30°54'30"W



POINT OF REFERENCE
 NW CORNER SW 1/4
 SEC.26-16-11

SW CORNER
 SEC.26-16-11

20' PERMANENT SEWER
 EASEMENT TO S.I.D. 427

4185

REPLAT ■ 2 OF WATERFORD

LOTS 1 THRU 63, INCLUSIVE, AND OUTLOTS J, L, N & O, INCLUSIVE, BEING A SUBDIVISION OF LOTS 105 THRU 113, 124 THRU 129, 131 THRU 136, 153 THRU 198, OUTLOTS J, L, N, & O, WATERFORD LOCATED IN THE SOUTHWEST 1/4, SECTION 26, T.16N., R.11E. OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET FROM ANY LOT.
- DIRECT VEHICULAR ACCESS FROM LOTS 9, 10, 21, 22, AND 39 ONTO SCOTT STREET WILL NOT BE ALLOWED.
- DIRECT VEHICULAR ACCESS FROM OUTLOT N ONTO 155TH AVENUE AND OUTLOT O ONTO POTTER STREET WILL NOT BE ALLOWED.
- DIRECT VEHICULAR ACCESS FROM LOTS 1, 30 AND 31 ONTO IOWA STREET WILL NOT BE ALLOWED.
- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY IMPROVEMENT DISTRICT NO. 441 AND THE CITY OF OMAHA, UNLESS SHOWN OTHERWISE.
- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- WALKOUT BASEMENT ELEVATIONS FOR THE FOLLOWING LOTS SHALL BE A MINIMUM OF 1' ABOVE THE FOLLOWING 100 YEAR FLOOD ELEVATION (USGS DATUM):

LOT	100 YR. FLOOD ELEV.
22 AND 39	1146.1
23	1146.2
24 AND 38	1146.3
25 AND 37	1146.4
26 AND 36	1146.8
27 AND 35	1147.4
34	1147.8
28 AND 33	1148.2
29 AND 32	1149.2
30 AND 31	1149.9
- IF BELOW GRADE BASEMENT IS USED IN LIEU OF A WALK OUT BASEMENT, THE WATER PROOFING SHALL EXTEND TO A MINIMUM OF 1' ABOVE THE LISTED FLOOD ELEVATION FOR EACH LOT.

SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOTS 1 THRU 63, INCLUSIVE AND OUTLOTS J, L, N AND O, INCLUSIVE BEING A SUBDIVISION OF LOTS 105 THRU 113, 124 THRU 129, 131 THRU 136, 153 THRU 198, OUTLOTS J, L, N AND O, WATERFORD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE: N89°45'18"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: S00°33'26"E, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF POTTER STREET AND THE POINT OF BEGINNING; THENCE: N89°45'18"E, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 337.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°49'38", A RADIUS OF 62.50 FEET, AN ARC LENGTH OF 17.26 FEET, A CHORD BEARING S54°12'39"E; THENCE: ON SAID CURVE, A DISTANCE OF 17.26 FEET TO THE POINT OF TANGENCY; THENCE: S00°48'27"E, A DISTANCE OF 45.17 FEET; THENCE: S05°34'16"E, A DISTANCE OF 60.21 FEET; THENCE: S00°48'27"E, A DISTANCE OF 318.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 60°27'00", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 395.64 FEET, A CHORD BEARING S31°02'02"E; THENCE: ON SAID CURVE, A DISTANCE OF 395.64 FEET TO THE POINT OF TANGENCY; THENCE: S61°15'35"E, A DISTANCE OF 857.00 FEET; THENCE: S28°44'25"W, A DISTANCE OF 405.00 FEET; THENCE: S61°15'35"E, A DISTANCE OF 130.00 FEET; THENCE: S28°44'25"W, A DISTANCE OF 17.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°11'44", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 23.03 FEET, A CHORD BEARING S28°44'25"W, A DISTANCE OF 22.98 FEET AND A CHORD BEARING S35°20'18"W; THENCE: ON SAID CURVE, A DISTANCE OF 23.03 FEET TO THE POINT OF TANGENCY; THENCE: N72°24'11"W, A DISTANCE OF 129.81 FEET; THENCE: S28°44'25"W, A DISTANCE OF 220.00 FEET; THENCE: N61°15'35"W, A DISTANCE OF 130.00 FEET; THENCE: N28°44'25"E, A DISTANCE OF 280.00 FEET; THENCE: N61°15'35"W, A DISTANCE OF 380.00 FEET; THENCE: S28°44'25"W, A DISTANCE OF 125.00 FEET; THENCE: S33°30'14"W, A DISTANCE OF 60.21 FEET; THENCE: S28°44'25"W, A DISTANCE OF 45.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°37'32", A RADIUS OF 62.50 FEET, AN ARC LENGTH OF 35.59 FEET, A CHORD BEARING S73°44'25"W; THENCE: ON SAID CURVE, A DISTANCE OF 35.59 FEET TO THE POINT OF TANGENCY; THENCE: N61°15'35"W, A DISTANCE OF 45.17 FEET; THENCE: N66°01'24"W, A DISTANCE OF 60.21 FEET; THENCE: N61°15'35"W, A DISTANCE OF 200.00 FEET; THENCE: N28°44'25"E, A DISTANCE OF 337.21 FEET; THENCE: N61°15'35"W, A DISTANCE OF 50.00 FEET; THENCE: N47°41'51"W, A DISTANCE OF 492.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 156TH STREET; THENCE: N00°33'26"W, ON SAID LINE, A DISTANCE OF 725.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 19.757 ACRES MORE OR LESS.

DATED THIS 19th DAY OF SEPTEMBER, 2002, A.D.

R. Russell Orr LS-516
 R. RUSSELL ORR
 R. RUSSELL ORR LAND SURVEYING
 7130 MORTON ST.
 LINCOLN, NE 68507



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, WATERFORD DEVELOPMENT, L.L.C., OWNER OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS REPLAT II OF WATERFORD, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 63, INCLUSIVE AND OUTLOTS J, L, N & O, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUVS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND 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 ENTIRETY; A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE 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 NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS, A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THIS 19th DAY OF September, 2002, A.D.

FOR WATERFORD DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,

BY: *Barbara Udes Shaw*
 BARBARA UDES SHAW, MANAGER

4185

ACKNOWLEDGMENT

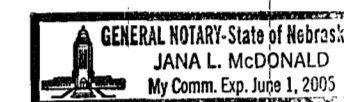
STATE OF NEBRASKA
 COUNTY OF DOUGLAS } SS

ON THIS 19th DAY OF September, 2002, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BARBARA UDES SHAW, AS MANAGER OF WATERFORD DEVELOPMENT L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGER AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT OF WATERFORD DEVELOPMENT, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Jana L. McDonald
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 1st DAY OF June, 2005, A.D.



COUNTY ENGINEER'S CERTIFICATE

THIS REPLAT II OF WATERFORD, LOTS 1 THRU 63, INCLUSIVE, AND OUTLOTS J, L, N, & O, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S

OFFICE ON THIS 20th DAY OF September, 2002, A.D.



APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS REPLAT II OF WATERFORD, LOTS 1 THRU 63, INCLUSIVE, AND OUTLOTS J, L, N, & O, INCLUSIVE, AS TO THE DESIGN STANDARDS THIS 27th DAY OF Sept 2002, A.D.

Henry Vieregger
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 11 DAY OF Nov 2002, A.D.

Henry Vieregger
 CITY ENGINEER

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.

DATED THIS 23 DAY OF Sept, 2002, A.D.

[Signature]
 COUNTY TREASURER



PLANNING DIRECTOR APPROVAL

APPROVED AS A SUBDIVISION OF REPLAT II OF WATERFORD, LOTS 1 THRU 63, INCLUSIVE, AND OUTLOTS J, L, N, & O, INCLUSIVE 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.

[Signature] 11/19/03
 CITY PLANNING DIRECTOR DATE