




DEED 2004144504



NOV 04 2004 13:57 P 4

Nebr Doc Stamp Tax
11-4-04
Date
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By C D

Received - RICHARD TAKECHI  
 Register of Deeds, Douglas County, NE  
 11/4/2004 13:57:09.57  
  
 2004144504

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

*Deed* 39.50  
 4 ~~5~~ FEE ~~44.50~~  
 39  
 New - DJ - 40713  
 61st - 05-40705  
 FB  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
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 BK pd 11-5-04  
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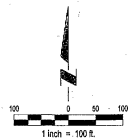
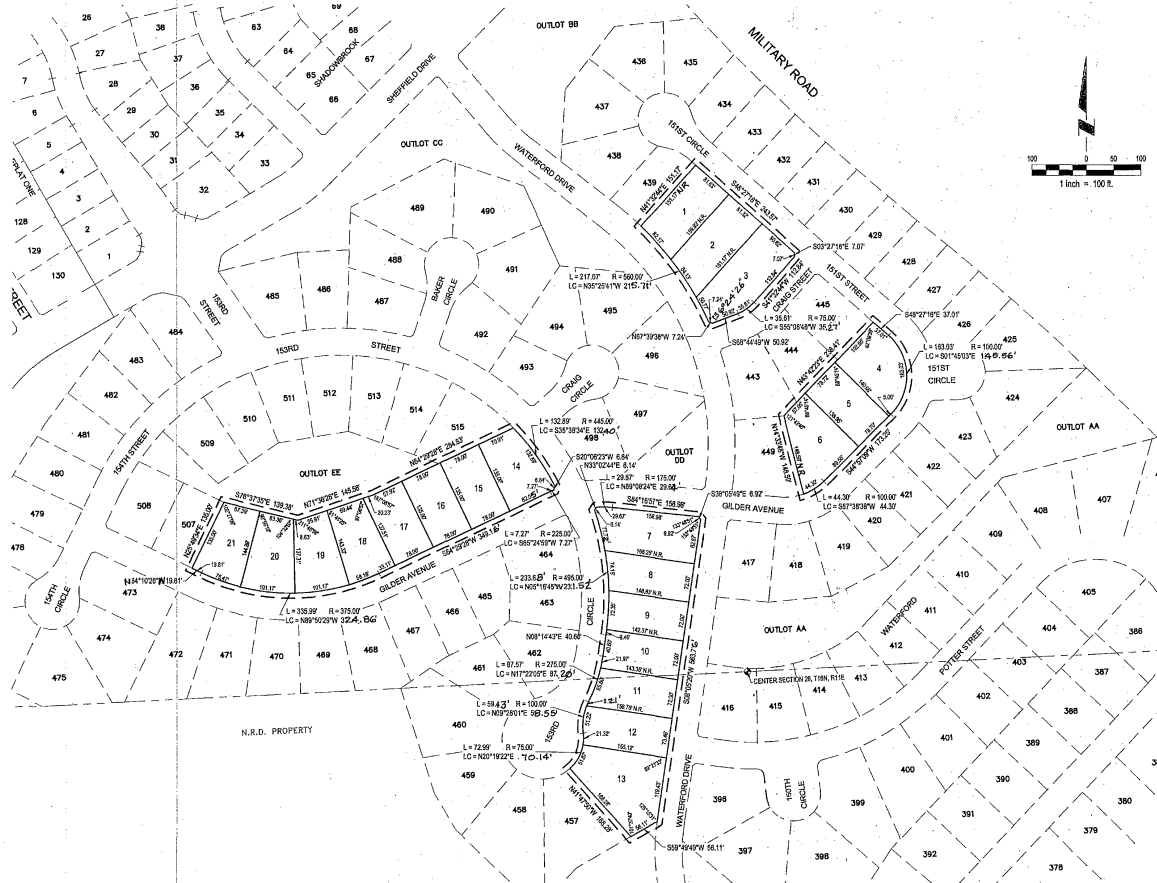
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Return to:  
 E & A Consulting Group  
 12001 G St.  
 Omaha NE 68137

# WATERFORD REPLAT EIGHT

LOTS 1 THRU 21 INCLUSIVE

Being a replat of all of Lots 440 thru 442 inclusive, and Lots 446 thru 448 inclusive, and Lots 450 thru 456 inclusive, and also all of lots 499 thru 506 inclusive, WATERFORD, a subdivision located in Section 26, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



### DEDICATION

Know all men by these presents that we, Waterford Development, LLC, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WATERFORD REPLAT EIGHT, (lots 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 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 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, LLC

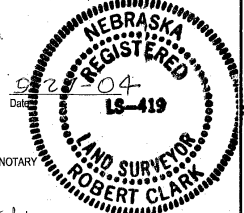
*Barbara Udes Shaw*  
Barbara Udes Shaw, Managing Member

### 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 at all corners of all lots, street, angle points and ends of all curves in WATERFORD REPLAT EIGHT, (lots numbered as shown) being a replat of all of Lots 440 thru 442 inclusive, and Lots 446 thru 448 inclusive, and Lots 450 thru 456 inclusive, and also all of lots 499 thru 506 inclusive, WATERFORD, a subdivision located in Section 26, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 5.581 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419



### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 27 day of September, 2004, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally came Barbara Udes Shaw, Managing Member of Waterford Development, LLC, 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 his voluntary act and deed as such officer of said LLC.

*Jana J. McFarrell*  
Jana J. McFarrell, Notary Public

### APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of WATERFORD REPLAT EIGHT, was approved as a subdivision of WATERFORD in compliance with Section 53-10-9, Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

*Michael J. Mackna*  
Michael J. Mackna, CITY PLANNING DIRECTOR

### NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOTS LINES ARE RADIAL TO CURVED STRAIGHT LINES UNLESS SHOWN AS (N.R.).



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.

*James H. Haney*  
James H. Haney, COUNTY TREASURER

### APPROVAL OF CITY ENGINEER OF OMAHA

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

*[Signature]*  
CITY ENGINEER

WM 4546

**E&A CONSULTING GROUP, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 725 S. 12TH STREET  
 LINCOLN, NE 68504  
 PHONE: (402) 421-7171  
 FAX: (402) 421-7170

**WATERFORD REPLAT EIGHT,**  
 OMAHA, NEBRASKA

MINOR PLAT

Prepared by	Date
Checked by	Date
Drawn by	Date
Scale	Sheet