



DEED 2004130569



OCT 04 2004 10:38 P 7

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| Nebr Doc Stamp Tax |
| <u>10-4-04</u> Date |
| \$ <u>EX-4</u> |
| By <u>LS</u> |

Received - RICHARD TAKECHI
 Register of Deeds, Douglas County, NE
 10/4/2004 10:38:35.99

 2004130569

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

deed ^a
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FEE 45.00 FB New - 00 - 41869
00 - 41863 - old

BKP _____ C/O _____ COMP MS

DEL MS SCAN _____ FV _____

REPRG
 10-6-4
 JM -

Temp. 12.4.01

Return to:
 E & A Consulting Group
 12001 Q Street
 Omaha NE 68137

WEST BAY SPRINGS REPLAT TWO

LOTS 1 THRU 10 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 47 THRU 51 INCLUSIVE, AND ALSO LOTS 53 THRU 57 INCLUSIVE, WEST BAY SPRINGS (LOTS 1 THRU 158 INCLUSIVE), A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SQUARE FOOTAGE

- LOT 1, 8581 SF
- LOT 2, 10471 SF
- LOT 3, 8078 SF
- LOT 4, 8062 SF
- LOT 5, 8060 SF
- LOT 6, 8060 SF
- LOT 7, 8063 SF
- LOT 8, 9274 SF
- LOT 9, 9317 SF
- LOT 10, 9727 SF

DEDICATION

Know all men by these presents that we, WEST BAY SPRINGS, 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 to be numbered and named as shown, said subdivision to be hereafter known as WEST BAY SPRINGS REPLAT TWO, and we do hereby ratify and approve of the disposition of our property as shown on this 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 lot lines; except those side boundary lot lines which are occupied by the common wall between the duplex units; 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 out-of-lot 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.

WEST BAY SPRINGS, L.L.C.

By: *Timothy W. Young*
 Timothy W. Young, Managing Member

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or special tax delinquency against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 21st day of Sept., 2004

Robert Clark
 Douglas County Treasurer



APPROVAL OF CITY ENGINEER OF OMAHA

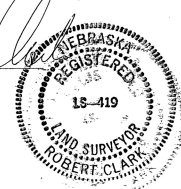
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

for *Michael Mackens* 10/1/04
 CITY ENGINEER DATE

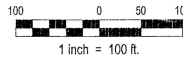
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundaries of the within plat and at all corners of all lots, streets, angle points and ends of all curves in WEST BAY SPRINGS REPLAT TWO (lots numbered as shown) being a replat of all of Lots 47 thru 51 inclusive, and also Lots 53 thru 57 inclusive, West Bay Springs, a subdivision located in the SW 1/4 of Section 32, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska. Said tract of land contains an area of 87,893 square feet or 2.013 acres, more or less.

Robert Clark
 Robert Clark, LS-419



SEPT 17, 2004
 Date



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS N.R.

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
 County of Douglas)

On this 21st day of Sept., 2004, before me, a Notary Public, duly commissioned and qualified for said County, appeared Timothy W. Young, Managing Member, WEST BAY SPRINGS, L.L.C., who (are/is) personally known to me to be the identical person(s) whose name(s) are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary act and deed as said officer of said Corporation.

Heather R. Westergard
 Notary Public



APPROVAL OF CITY PLANNING DIRECTOR

This plat of WEST BAY SPRINGS REPLAT TWO, was approved as a subdivision of WEST BAY SPRINGS, 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. 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.

[Signature]
 City Planning Director Date 10/1/04

M 4545

Proj No: 2002137.01
 Date: 09/14/04
 Designed By:
 Drawn By: KG
 Scale: 1" = 100'

Revisions
 (No) Date

MINOR PLAT

WEST BAY SPRINGS REPLAT TWO

DOUGLAS COUNTY, NEBRASKA



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

12001 Q STREET
 OMAHA, NE 68137
 PHONE: (402) 895-4700
 FAX: (402) 895-3569

7130 SOUTH 28TH STREET, SUITE D
 LINCOLN, NE 68516-5841
 PHONE: (402) 423-7217
 FAX: (402) 423-7218