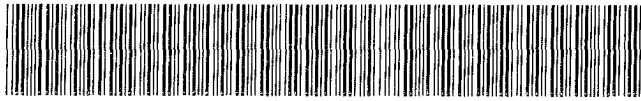




DEED 2007003809



JAN 10 2007 11:25 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
1/10/2007 11:25:02.03



2007003809

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed.*

*OC-41870 -new*  
*OC-41863 -w.B.S.*  
*OC-41864 -Rep.1*  
*OC-41869 -Rep.2.* } *old.*

FEE 48.00 FB \_\_\_\_\_

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP SB

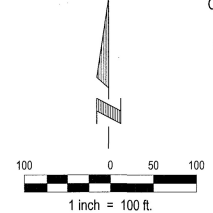
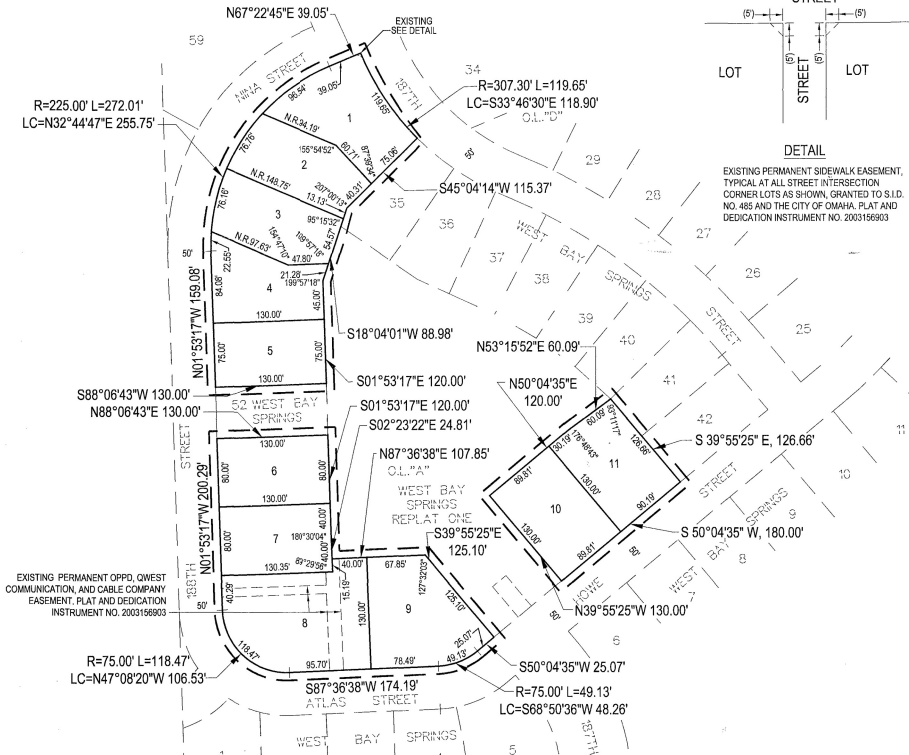
DEL SD SCAN \_\_\_\_\_ FV \_\_\_\_\_

*K7*  
*26*

EACG1

# WEST BAY SPRINGS REPLAT THREE LOTS 1 THRU 11 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 43 THRU 45 INCLUSIVE AND LOT 58, WEST BAY SPRINGS, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 32; AND ALSO TOGETHER WITH LOT 1, WEST BAY SPRINGS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SW 1/4 OF SECTION 32; AND ALSO TOGETHER WITH LOTS 1 THRU 10 INCLUSIVE, WEST BAY SPRINGS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SW 1/4 OF SECTION 32; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



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

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 Land Surveyor's Certificate and endorsed in this plat, as shown by the records of his office, this 17th day of December, 2006.  
*Robert M. Hanson*  
Douglas County Treasurer



APPROVAL OF CITY PLANNING DIRECTOR  
This plat of WEST BAY SPRINGS REPLAT THREE, was approved as a subdivision of WEST BAY SPRINGS, WEST BAY SPRINGS REPLAT ONE, AND WEST BAY SPRINGS REPLAT TWO 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.  
*Chris Weaner* 1/3/07  
City Planning Director 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 THREE (lots numbered as shown) being a replat of all of Lots 43 thru 45 inclusive, and Lot 58, West Bay Springs, a subdivision located in the SW 1/4 of Section 32; and also together with Lot 1, West Bay Springs Replat One, a subdivision located in said SW 1/4 of Section 32; and also together with Lots 1 thru 10 inclusive, West Bay Springs Replat Two, a subdivision located in said SW 1/4 of Section 32; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 131,583 square feet or 3.020 acres, more or less.  
*Robert Clark*  
ROBERT CLARK, LS-419  
APPROVAL OF CITY ENGINEER OF DOUGLAS COUNTY, NEBRASKA  
Date: Dec. 04, 2006

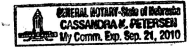
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*Charles Karpis* 12/24/06  
CITY ENGINEER DATE

DEDICATION  
Know all men by these presents that we, WEST BAY SPRINGS, L.L.C., RICHARD V. CORNELL and DEBRA M. CORNELL, 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 THREE, 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, 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 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.

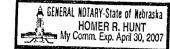
WEST BAY SPRINGS, L.L.C.  
*Timothy W. Young*  
By: Timothy W. Young Managing Member

*Richard V. Cornell*  
Richard V. Cornell  
*Debra M. Cornell*  
Debra M. Cornell

ACKNOWLEDGMENT OF NOTARY  
State of Nebraska )  
                          ) SS  
County of Douglas )  
On this 6th day of December, 2006, before me, a Notary Public, duly commissioned and qualified in and 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 L.L.C.  
*Cassandra K. Petersen*  
Cassandra K. Petersen  
Notary Public



ACKNOWLEDGMENT OF NOTARY  
State of Nebraska )  
                          ) SS  
County of Douglas )  
On this 9th day of DECEMBER, 2006, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Richard V. Cornell and Debra M. Cornell, 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.  
*Homer R. Hunt*  
Homer R. Hunt  
Notary Public



Proj No:	P2002.137.001
Date:	11-28-06
Designed By:	HRH
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1

Revisions	
(No)	Date

WEST BAY SPRINGS REPLAT THREE  
OMAHA, NEBRASKA

**E&A CONSULTING GROUP, INC.**

ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154  
PHONE: (402) 895-4700 FAX: (402) 895-3599  
www.eacg.com