



DEED 2005135027



OCT 26 2005 10:23 P 7

Nebr Doc  
Stamp Tax

10-26-05  
Date

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By CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/26/2005 10:23:53.01



2005135027

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

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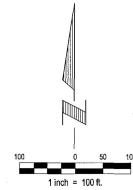
FEE 73.<sup>50</sup> FB 01-60000 *new*  
 BKP 32-15-11 *✓SN* C/O COMP *old*  
 DEL ~~AK~~ SCAN          FV MCS

EACG 1

# WEST BAY WOODS 2 REPLAT ONE

LOTS 1 THRU 74 INCLUSIVE

Being a replating of all of Lots 1 thru 74 inclusive, WEST BAY WOODS 2, a subdivision located in the North 1/2 of Section 32, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska



**DETAIL**  
PERMANENT 12' WIDE STORM SEWER EASEMENT GRANTED TO S.D. NO. 463 AND TO THE CITY OF OMAHA.

### BOUNDARY DIMENSIONS

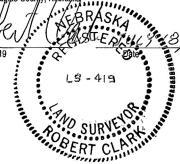
- ① N 02°43'30" W 82.67
- ② R=325.00 L=48.58
- ③ N 07°07'32" W 48.34
- ④ N 07°07'32" W 48.34
- ⑤ N 07°07'32" W 48.34
- ⑥ N 07°07'32" W 48.34
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PERMANENT 12' WIDE STORM SEWER EASEMENT GRANTED TO S.D. NO. 463 AND TO THE CITY OF OMAHA.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary 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 lines of WEST BAY WOODS 2 REPLAT ONE (the lot numbers as shown) being a replating of all of Lots 1 thru 74 inclusive, WEST BAY WOODS 2, a subdivision located in the North 1/2 of Section 32, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



### DEDICATION

Know all men by these presents that we, Lanoha Development Company, Inc., 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 WEST BAY WOODS 2 REPLAT ONE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of my property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and drives, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Omaha 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. 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 set our hand.

LANOHA DEVELOPMENT COMPANY, INC.

By: David F. Lanoha, President

### 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.

Chloe Kuyt 10/12/05  
CITY ENGINEER DATE

### APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of WEST BAY WOODS 2 REPLAT ONE was approved as a subdivision of WEST BAY WOODS 2 in compliance with Section 53-19 (3), Omaha Municipal Code, with plat requirements waived per Section 2406, Home Rule Charter of the City of Omaha. This minor subdivision plat is valid if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

10/12/2005  
CITY PLANNING DIRECTOR 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.

8-3-05  
COUNTY TREASURER DATE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 28th day of July, 2005, before me, the undersigned, a Notary Public in and for said County, personally came David F. Lanoha, President of Lanoha Development Company, Inc., 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.

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

Notary Public



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N,R).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - PERMANENT 12' WIDE LANDSCAPE AND SIDEWALK EASEMENT GRANTED TO WEST BAY WOODS 2 HOMEOWNERS ASSOCIATION AND TO THE PUBLIC, AS SHOWN.
  - POSITIVE DRAINAGE OVER THE EASEMENTS AS SHOWN BETWEEN LOTS 4 AND 5 AND BETWEEN LOTS 13 AND 14 SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS.
  - POSITIVE DRAINAGE OVER THE EASEMENTS AS SHOWN ALONG THE REAR LOT LINES OF LOTS 47 THRU 74 INCLUSIVE SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS.

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



WEST BAY WOODS 2 REPLAT ONE  
OMAHA, NEBRASKA

MINOR PLAT

Plan No.	20051001	Date	
Date	08/30/2005	DN	
Drawn By		LCD	
Scale	1" = 100'	Sheet	1 of 1

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