



2144 382 DEED



01752 00 382-388

Nebr Doc Stamp Tax
2/15/00
Date
\$ Ex 4.86
By <i>[Signature]</i>

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 FEB 15 PM 2:37

RECEIVED

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

1752
W

MD MI-44666 new. -SB.
~~MI 44~~ MI-44625-old
~~Comp.~~ ~~SB.~~
~~AD~~ ~~SB.~~

WOOD CREEK REPLAT TEN

LOTS 1 THRU 12 INCLUSIVE

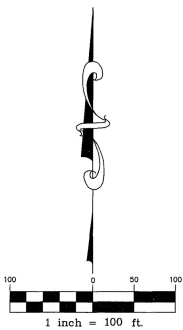
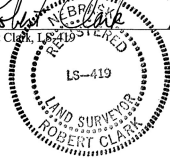
BEING A REPLAT OF LOTS 4, 5, 6, 30, 31, AND 32, WOOD CREEK REPLAT TWO, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

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 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 curves in WOOD CREEK REPLAT TEN (the lots numbered as shown) being a replat of lots 4, 5, 6, 30, 31, 32, WOOD CREEK REPLAT TWO, a subdivision located in the NW 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

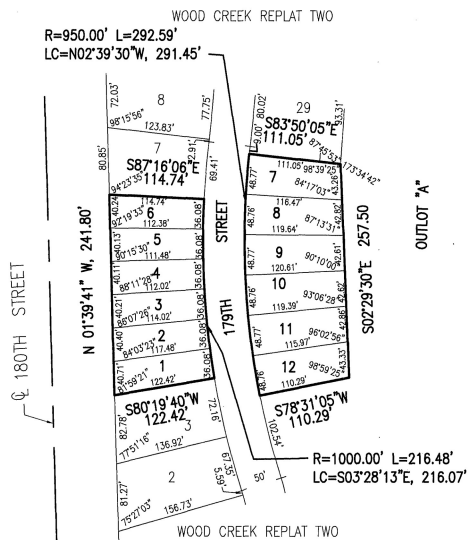
Said tract of land contains an area of 58,341 Square Feet or 1.340 acres, more or less.

Robert Clark, LS 419, FEB 1 2000
Date



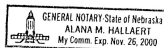
SQUARE FOOTAGES

- LOT 1 4,582 SF
- LOT 2 4,413 SF
- LOT 3 4,304 SF
- LOT 4 4,253 SF
- LOT 5 4,260 SF
- LOT 6 4,325 SF
- LOT 7 5,224 SF
- LOT 8 5,407 SF
- LOT 9 5,495 SF
- LOT 10 5,490 SF
- LOT 11 5,391 SF
- LOT 12 5,197 SF



ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)



On this 3rd day of February, 2000, before me, a Notary Public, duly commissioned a qualified for said County, appeared Chad Larsen, manager of Village Homes, 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 manager of said L.L.C.

Alana M. Hallaert 2-3-2000
Notary Public Date

3665

DEDICATION

Know all men by these presents that we, VILLAGE HOMES, L.L.C., owners of, mortgagee 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 WOOD CREEK REPLAT TEN (lots numbered as shown), and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, 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 cut-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.

VILLAGE HOMES, L.L.C.

Chad Larsen
CHAD LARSEN MANAGER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Survey Certificate and embraced in this plat, as shown by the records of this office, this 7th day of FEB

[Signature]
Douglas County Treasurer



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

Date 2/11/2000
[Signature]
City Engineer

APPROVAL OF CITY PLANNING DIRECTOR

This plat of WOOD CREEK REPLAT TEN, was approved as a subdivision of WOOD CREEK 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.

[Signature] 2.15.00
City Planning Director Date

Project No. 92053.5
Date: 01-28-2000
Designed By:
Drawn By: MMH
Checked By:
Scale: 1" = 100'

MINOR PLAT

WOOD CREEK
REPLAT TEN

DOUGLAS COUNTY, NEBRASKA



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

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OMAHA, NE 68137-3542
PHONE: (402) 895-4700
FAX: (402) 895-3599

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LINCOLN, NE 68518-5841
PHONE: (402) 420-7217
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