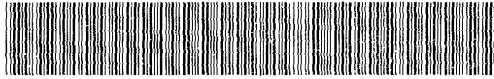




DEED 2004047159



APR 14 2004 12:49 P 7

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
4/14/2004 12:49:31.94



2004047159

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

Deed a  
 17 FEE 38.00 New-02-43918  
 FB 0C-43909-old  
 BKP \_\_\_\_\_ CIO \_\_\_\_\_ COMP 875-  
 6 DEL MS SCAN \_\_\_\_\_ FV \_\_\_\_\_

BKPA 4/15/04  
CW

Temp. 12.4.01

Birchwood Homes  
11205 S 150 #100  
Omaha, ne  
68135

# WHISPERING RIDGE REPLAT TWO

LOTS 1 THRU 3, INCLUSIVE

Being a replat of Lots 298, 299, and 300, Whispering Ridge (Lots 191 thru 309 inclusive and Outlots "B", "C", "D", "E"), a subdivision located in part of the NE 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

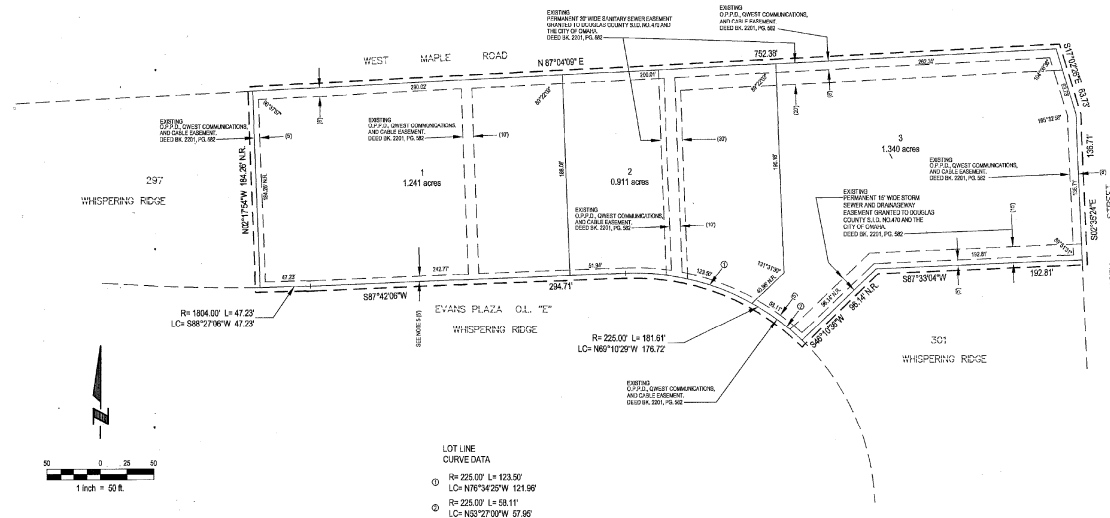
## SURVEYOR'S CERTIFICATE

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 at all corners of all lots, streets, angle points and ends of all curves in WHISPERING RIDGE REPLAT TWO (lots numbered as shown) being a replat of Lots 298, 299, and 300, Whispering Ridge (Lots 191 thru 309 inclusive and Outlots "B", "C", "D", "E"), a subdivision located in part of the NE 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said subdivision contains an area of 4.30 acres, more or less.

*Robert Clapp*  
 Robert Clapp, Surveyor  
 State of Nebraska  
 No. 113  
 My Comm. Expires 12/31/2007

DEC 16, 2003  
 Date



### 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.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST MAPLE ROAD OR TO 168TH STREET FROM ANY LOT ABUTTING SAID STREETS.
- A PERMANENT EASEMENT IS GRANTED TO THE UTILITIES COMPANIES AS LISTED IN THE DEDICATION AND ALSO A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER THE 5' WIDE EASEMENT ADJACENT TO OUTLOT 'E' AS SHOWN ON PLAT.

### APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of WHISPERING RIDGE REPLAT TWO was approved as a subdivision of WHISPERING RIDGE (Lots 191 thru 309 inclusive and Outlots "B", "C", "D", "E") 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.

*Robert Clapp* 4/15/04  
 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 in the records of this office.

*John H. ...* 3-18-04  
 COUNTY TREASURER Date

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 16 day of December 2003 before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torczon, Managing Member of M.J.A., L.L.C., 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 managing member of said L.L.C.

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

*Doris J. ...*  
 Notary Public SEAL

### DEDICATION

Know all men by these presents that we, M.J.A., 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 and streets to be numbered and named as shown, said subdivision to be hereafter known as WHISPERING RIDGE REPLAT TWO (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 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 within 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.

M.J.A., L.L.C.  
*Gerald L. Torczon*  
 GERALD L. TORCZON, MANAGING MEMBER

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



WHISPERING RIDGE REPLAT TWO

MINOR PLAT

Plan No.	2003016	Revision	
Date	03/10/03	By	
Checked By		Date	
Drawn By		Scale	1" = 60'
Sheet	1	of	1

M 4448