



DEED

2006010901



JAN 31 2006 11:07 P 7

Nebr Doc Stamp Tax
1/31/06 Date
\$ Ex 4
By JB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
1/31/2006 11:07:00.79



2006010901

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

*Deed*  
*7*  
*B 12.*

FEE 41.00 FB OC - 34517 - new.  
BKP            C/O            COMP 88  
DEL 10 SCAN            FV MLS

*OC - 34516 - old*

EACG1

# SAGEWOOD REPLAT ONE

LOTS 1 THRU 6 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 315 THRU 320 INCLUSIVE, SAGEWOOD, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

## DEDICATION

Know all men by these presents that we, Sagewood Development Company, LLC, a Nebraska Limited Liability Corporation, owner of the property described in the Certification of Survey and embraced within the plat, has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SAGEWOOD REPLAT ONE (lots to be 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 dedicate to the public for public use the streets, avenues and circles, 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 on Lots 1 thru 6, inclusive; 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.

SAGEWOOD DEVELOPMENT COMPANY, LLC  
A Nebraska Limited Liability Corporation

By: CJ INVESTMENTS, LLC  
A Nebraska Limited Liability Corporation  
Managing Member

*Robert P. Horgan*  
Robert P. Horgan, Manager

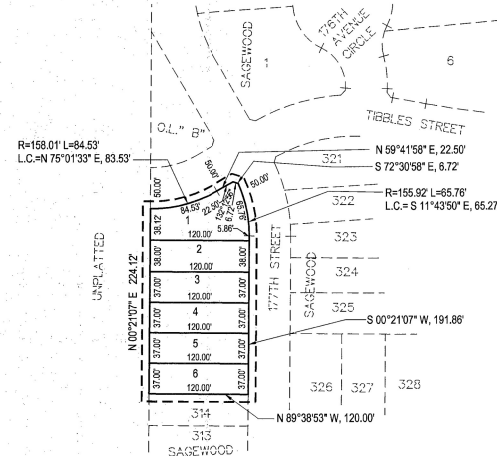
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 28th day of December, 2005, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert P. Horgan, Manager of CJ Investments, LLC, a Nebraska Limited Liability Corporation Managing Member of Sagewood Development Company, LLC, a Nebraska Limited Liability Corporation, known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledge the execution thereof to be his voluntary act and deed as such officer of said limited liability corporation.

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

*Donna M. Nussen*  
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.

## 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.

*Charles Kozicki*  
CITY ENGINEER DATE 1/10/06

## 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.

*Julie M. Haney*  
COUNTY TREASURER DATE 1-13-06



## 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 SAGEWOOD REPLAT ONE (lots numbered as shown) being a replat of all of Lots 315 thru 320 inclusive, Sagewood, a subdivision located in the North 1/2 of Section 4, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 0.651 acres, more or less.

*E.A. Schaben*  
Eric A. Schaben, LS-608



DECEMBER 27, 2005  
Date

## APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of SAGEWOOD REPLAT ONE was approved as a subdivision of SAGEWOOD 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

*Chad Wean*  
CITY PLANNING DIRECTOR DATE 1/26/06

Proj No: 2003194.01  
Date: 12-22-05  
Designed By: MAW  
Drawn By: TRH  
Scale: 1" = 100'  
Sheet 1 of 1

Revisions  
No Date

MINOR PLAT

SAGEWOOD REPLAT ONE  
OMAHA, NEBRASKA



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

12001 Q STREET  
OMAHA, NE 68137  
PHONE: (402) 895-4700  
FAX: (402) 895-3599

7130 SOUTH 28TH STREET, SUITE D  
LINCOLN, NE 68516-5841  
PHONE: (402) 420-7217  
FAX: (402) 420-7218