



DEED 2005070855



JUN 20 2005 13:21 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
6/20/2005 13:21:02.31



2005070855

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

Deed.	FEE	<u>130.<sup>00</sup></u>	FB	<u>01-32825<sup>new</sup></u>
7	BKP	<u>17-15-1<sup>1<sup>st</sup></sup></u>	COMP	<u>01-60000-<sup>old</sup></u>
190	DEL	<u>MS</u>	SCAN	<u>        </u>
			FV	<u>        </u>

RETURN:       S & A Consulting        
      12001 Q St.        
      Omaha NE 68137

# THE RESIDENCES AT WEST DODGE STATION

LOTS 325 THRU 508 INCLUSIVE & OUTLOTS 'D' THRU 'I' INCLUSIVE

BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

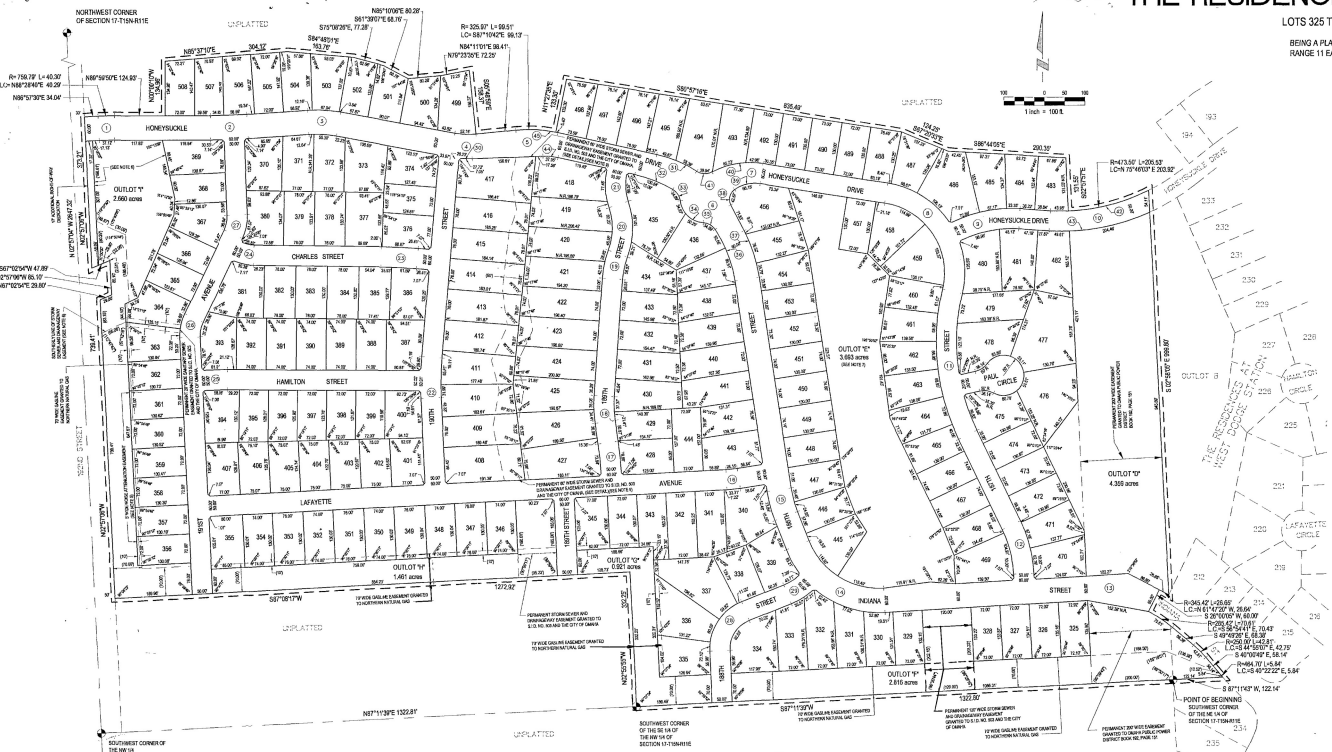
E & C CONSULTING GROUP, INC.  
ENGINEERS - PLANNERS - SURVEYORS



THE RESIDENCES AT WEST DODGE STATION  
LOTS 325 THRU 508 INCLUSIVE AND OUTLOTS 'D' THRU 'I' INCLUSIVE

NEBRASKA REGISTERED LAND SURVEYOR  
15-419  
ROBERT CLAYTON

FINAL PLAT



**SURVEYORS CERTIFICATE**  
HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE EQUIPMENT OF THE WITHIN PLOT AND THAT I HAVE BEEN FURNISHED TO THE CITY OF OMAHA BY THE CITY ENGINEER WITH A COPY OF THIS FINAL PLAT AND A COPY OF THESE MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND PLATTED PORTIONS OF ALL CORNERS OF THE RESIDENCES AT WEST DODGE STATION IN LOTS 325 THRU 508 INCLUSIVE AS SHOWN BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 17, SAID PLOT ALSO BEING THE NORTHWEST CORNER OF THE WEST DOGUE STATION, A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 17, AND ALSO PART OF THE NW 1/4 OF SAID SECTION 17, THENCE S87°17'09\"/>

*Robert Clayton*  
JAN 12 2005  
DATE  
NEBRASKA REGISTERED LAND SURVEYOR 15-419  
ROBERT CLAYTON

**DEDICATION**  
Know all men by these presents that JMC, LLC, 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 named and opened as shown, said subdivision to be hereafter known as THE RESIDENCES AT WEST DODGE STATION (lots to be numbered as shown), and we do hereby fully 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 in the Omaha Public Power District, Omaha Conservation 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 adjoining all front and side boundary lot lines, an eight-foot (8') wide strip of land adjoining the rear boundary lines of all interior lots except lots 335 thru 337 inclusive and also lots 345 thru 364 inclusive, to avoid the gas pipelines, and a sixteen-foot (16') wide strip of land adjoining 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 adjoining all lot-dead streets. No permanent buildings or structures will be placed in the said easement way, 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.

APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of THE RESIDENCES AT WEST DODGE STATION (lots numbered as shown) was approved by the City Planning Board.  
*Robert J. Mancuso* 1/14/05  
CHAIRMAN OF CITY PLANNING BOARD DATE

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 12th day of JAN, 2005 before me, the undersigned, a Notary Public in and for said County of Douglas, Nebraska, Tom Falcone, member of JMC, LLC, who is personally known to me the Notary Public, whose name is affixed to the Dedication on the plat and acknowledged the same to be his voluntary act and deed as said member of said LLC.  
WITNESS my hand and Notarial Seal the day and year first above written.  
*Tom Falcone*  
Notary Public

LOT	BEARING	DISTANCE	1/4 CORNER	1/2 CORNER
1	78°11'	30.71	19.38	37.52
2	102°34'	60.57	38.76	75.04
3	206.09	121.14	77.52	150.08
4	212.64	121.97	78.39	155.97
5	285.52	163.79	102.78	205.56
6	290.33	163.79	102.78	205.56
7	180.00	121.14	60.57	121.14
8	180.00	121.14	60.57	121.14
9	206.09	121.14	77.52	150.08
10	206.09	121.14	77.52	150.08
11	206.09	121.14	77.52	150.08
12	206.09	121.14	77.52	150.08
13	206.09	121.14	77.52	150.08
14	206.09	121.14	77.52	150.08
15	206.09	121.14	77.52	150.08
16	206.09	121.14	77.52	150.08
17	206.09	121.14	77.52	150.08
18	206.09	121.14	77.52	150.08
19	206.09	121.14	77.52	150.08
20	206.09	121.14	77.52	150.08
21	206.09	121.14	77.52	150.08
22	206.09	121.14	77.52	150.08
23	206.09	121.14	77.52	150.08
24	206.09	121.14	77.52	150.08
25	206.09	121.14	77.52	150.08
26	206.09	121.14	77.52	150.08
27	206.09	121.14	77.52	150.08
28	206.09	121.14	77.52	150.08
29	206.09	121.14	77.52	150.08
30	206.09	121.14	77.52	150.08
31	206.09	121.14	77.52	150.08
32	206.09	121.14	77.52	150.08
33	206.09	121.14	77.52	150.08
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42	206.09	121.14	77.52	150.08
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48	206.09	121.14	77.52	150.08
49	206.09	121.14	77.52	150.08
50	206.09	121.14	77.52	150.08
51	206.09	121.14	77.52	150.08
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55	206.09	121.14	77.52	150.08
56	206.09	121.14	77.52	150.08
57	206.09	121.14	77.52	150.08
58	206.09	121.14	77.52	150.08
59	206.09	121.14	77.52	150.08
60	206.09	121.14	77.52	150.08

**NOTES:**  
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN OTHERWISE.  
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.  
4. DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO HONEYUCKLE STREET FROM ANY LOTS ADJOINING SAID STREET.  
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.M.C. AND TO THE CITY OF OMAHA, IN THE PORTION OF THE EASEMENT TO HONEYUCKLE STREET, BEING SWING SETS, PLAYSTANDS, POLES, ETC. AS FAR AWAY FROM TRAFFIC AS FEASIBLE TO BE MAINTAINED. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIERS IN THE FUTURE IF THE OWNERS OF S.I.M.C. SUBJECT TO THE EASEMENT EVER REQUEST THE CITY OF OMAHA TO REMOVE THEM, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PERMITS.  
6. PERPETUAL STREAM BEDS AND DRAINAGE WAY CHANNEL EASEMENT GRANTED TO THE HAWP MESSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, MAINTENANCE AND IMPROVEMENT DISTRICT NO. 405 AND ITS SUCCESSIONS AND ASSIGNS FROM THAT DISTRICT. PORTION OF LOT 'D' ADJOINING HONEYUCKLE STREET SHALL BE USED TO ENTER THE SEWER AND DRAINAGE WAY CHANNEL EASEMENT AREA AND BEING ON THE LEFT AND TO HINDER CONSTRUCTION, MAINTENANCE, REPAIR AND OTHER RELATED OPERATIONS. ALL TREES, BEARING WALLS, CRUISE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENTS WAY, EXCEPT AS APPROVED BY THE CITY OF OMAHA PARKS DEPARTMENT, BUT IN THE SAME WAY AS USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.  
7. A PERMANENT STREAM BEDS AND DRAINAGE WAY CHANNEL EASEMENT GRANTED TO S.I.M.C. AND TO THE CITY OF OMAHA OUTLOT 'D'.  
8. OUTLOTS 'D' THRU 'I' INCLUSIVE SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE SAID OUTLOTS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SAID OUTLOTS INCLUDING MONUMENTS, TREE REMOVAL AND OTHER EASEMENTS AS A CREER OR NATURAL DRAINAGE CANAL. SPALE SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THESE OUTLOTS WHICH WILL BE LIMITED TO A CURVE RADIUS FROM WITHIN THE DRAINAGE WAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUNDS AS A NATURAL DRAINAGE CANAL. ANY CHANGE, MAY MEANER OUT OF THE BOUNDARIES OF THE OUTLOT, THE PPLICANT HAS NO RESPONSIBILITY TO RETURN SUCH MEASUREMENTS.  
9. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 486 THRU 497 INCLUSIVE SHALL BE PROPERLY MAINTAINED BY THE ADJACENT LOT OWNERS. (SEE DETAIL).  
10. THE CHANGERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT THE FEET TO PAWS FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

CITY ENGINEER APPROVAL  
*Michael J. Meckine* 1/12/05  
DATE  
CITY ENGINEER  
*Charles Keegan* 4/1/05  
DATE  
CITY ENGINEER  
REVIEW OF DOUGLAS COUNTY PLANNING BOARD  
This plat of THE RESIDENCES AT WEST DODGE STATION (lots numbered as shown) was reviewed by the Douglas County Planning Board.  
*Robert J. Mancuso* 1/14/05  
CHAIRMAN OF CITY PLANNING BOARD DATE  
APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of THE RESIDENCES AT WEST DODGE STATION (lots numbered as shown) was approved by the City Planning Board.  
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