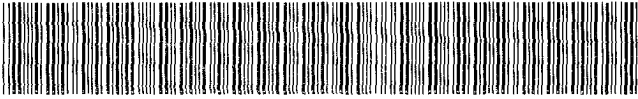




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Nebr Doc
Stamp Tax
<u>11/30/06</u>
Date
\$ <u>E-4</u>
By <u>JB</u>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
11/30/2006 15:07:28.67



2006135985

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PAGE DOWN FOR BALANCE OF INSTRUMENT

*Deed*

*23-38863*

FEE 80.00 FB 23-38862 - add

*B* *9/70* BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_ *JK*

DEL MS SCAN \_\_\_\_\_ FV \_\_\_\_\_

# ADMINISTRATIVE MINOR PLAT THE TOWNS AT LITTLE ITALY REPLAT 1

A CLUSTER SUBDIVISION  
BEING A REPLATTING OF:  
LOTS 1 THROUGH 7 BLOCK 1, LOTS 8 THROUGH 17, BLOCK 2  
AND LOTS 18 THROUGH 35, BLOCK 3,  
THE TOWNS AT LITTLE ITALY, A CLUSTER SUBDIVISION,  
DOUGLAS COUNTY, NEBRASKA.

PROJECT NO.  
EGA061079

NO.	REVISIONS	DESCRIPTION	DATE	BY

**EHRHART  
GRIFFIN &  
ASSOCIATES**

3552 Farnam Street  
Omaha, Nebraska 68131  
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**THE TOWNS AT LITTLE ITALY  
REPLAT 1**  
 ADMINISTRATIVE MINOR PLAT  
 7TH & PACIFIC STREETS, OMAHA, NEBRASKA

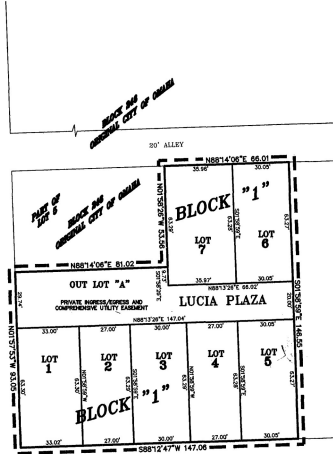
DATE:  
DESIGNED BY:

DRAWN BY:  
WAW  
CHECKED BY:

CREW:



SHEET NO.  
1 OF 1



**OWNER'S CERTIFICATION**

KNOW ALL MEN THESE PRESENTS, THAT WE, CANIGLIA LITTLE ITALY, LLC, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS THE TOWNS AT LITTLE ITALY REPLAT 1.

THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 35 INCLUSIVE AND OUT LOTS "A", "B" AND "C"), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY RESERVE FOR PRIVATE USE THE STREETS AND ALLEYS AS SHOWN HEREON, AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, METROPOLITAN UTILITIES DISTRICT AND AMT COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, JOISTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHTING, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL PURPOSES INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEIPTION OR OVER-THROUGH LINEAR AND ACROSS THE UTILITY EASEMENTS AND OUT LOTS "A", "B" AND "C" AS DESCRIBED HEREON, AND NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT AREAS, BUT THE SAME MAY BE USED FOR STREETS, SIDEWALKS, PARKING, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE 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, PA, THROUGH UNDER AND ACROSS ALL OF OUTLOTS "A", "B" AND "C". NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR STREETS, SIDEWALKS, PARKING, 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 HEREBY SET OUR HANDS

THIS 13th DAY OF October 2010 A.D.

FOR: CANIGLIA LITTLE ITALY, LLC  
CHRISTIAN CHRISTENSEN, MANAGER

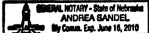


**ACKNOWLEDGMENT BY CORPORATION**

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } S.S.  
ON THIS 13th DAY OF October 2010 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME, Christian Christensen, Manager of Caniglia Little Italy, LLC

AS A CORPORATION, TO-BE PERSONALLY KNOWN TO BE PRESIDENT AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE OWNERS CERTIFICATION, AND HE/ SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SUCH OFFICER, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.  
Andrea Sandoz  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON THE 10th DAY OF June 2010 A.D.



**APPROVAL OF THE CITY PLANNING DIRECTOR**

APPROVED AS A SUBDIVISION OF THE TOWNS AT LITTLE ITALY REPLAT 1 IN COMPLIANCE WITH SECTION 53-10 (3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME CHARTER, RULE OF THE CITY OF OMAHA.  
11/8/06  
Chad Weary  
PLANNING DIRECTOR

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF THE TOWNS AT LITTLE ITALY REPLAT 1 AS TO THE DESIGN STANDARDS.  
THIS 30th DAY OF October 2010 A.D.  
Chad Weary  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ A.D.  
CITY ENGINEER

**LEGAL DESCRIPTION**

THE TOWNS AT LITTLE ITALY REPLAT 1, LOTS 1 THROUGH 7, BLOCK 1, LOTS 8 THROUGH 17, BLOCK 2 AND LOTS 18 THROUGH 35, BLOCK 3, BEING A REPLATTING OF LOTS 1 THROUGH 7, BLOCK 1, LOTS 8 THROUGH 17, BLOCK 2 AND LOTS 18 THROUGH 35, BLOCK 3, THE TOWNS AT LITTLE ITALY, A CLUSTER SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, CONTAINING 1.819 ACRES, MORE OR LESS.

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

10-13-06  
DATE: William A. White, Jr.  
WILLIAM A. WHITE, JR.  
S.L.S. NO. 510