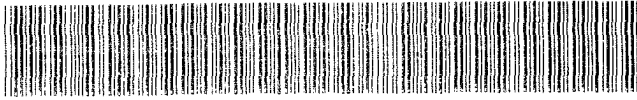




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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/17/2006 11:20:58.90



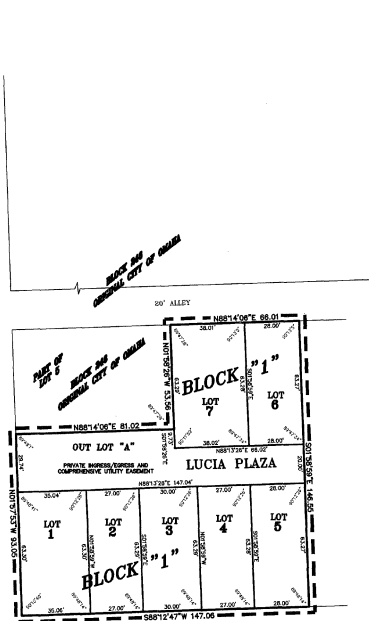
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FINAL PLAT THE TOWNS AT LITTLE ITALY

A CLUSTER SUBDIVISION,
BLOCKS 1, 2 AND 3, BEING A REPLAT OF:
PORTIONS OF BLOCK 246, ORIGINAL CITY OF OMAHA, AND ADJOINING PORTIONS OF PIERCE
AND 7TH STREETS VACATED RIGHT-OF-WAYS,
AND PORTIONS OF BLOCK 247 AND ADJOINING PORTIONS OF THE VACATED ALLEY AND
PIERCE, 7TH, PACIFIC AND 8TH STREETS VACATED RIGHT-OF-WAYS,
DOUGLAS COUNTY, NEBRASKA.



DEDICATION

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.

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 DESCRIBED HEREON, AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENTS DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC POWER DISTRICT, ONEI CORPORATION, METROPOLITAN UTILITIES DISTRICT AND ANY 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 BURY AND OPERATE, MAINTAIN, REPAIR AND REPLACE UNDERGROUND CABLES OR CONDUITS, SUPPORTS, SUSTAINING MASTS, CROSS ARMS, PITS AND ANCHORS AND OTHER INSTRUMENTALITIES AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEIPTION OR OTHER THROUGH UNDER 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 WAYS, BUT THE SAME MAY BE USED FOR STREETS SIDEWALKS, PARKING GARAGES, SHOPS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT IN OR AFTER 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 BURY, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE, HYDRAWAYS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH, UNDER AND ACROSS ALL OF OUTLOTS "A", "B" AND "C". NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR STREETS SIDEWALKS, PARKING GARAGES, SHOPS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT IN OR AFTER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS

THIS 7th DAY OF August 2006, A.D.

FOR: CANIGLIA LITTLE ITALY, LLC
BY: Christian Christensen, MANAGER

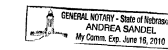
CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
ON THIS 7th DAY OF August, 2006 A.D.,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED Christian Christensen
WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS APPLIED FOR THE INSTRUMENT AS Manager

OWNERS OF SAID PROPERTY, AND HE/HE/SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DAY AFORESAID.

NOTARY PUBLIC Andrea Samdel
MY COMMISSION EXPIRES ON THE 14th DAY OF June, 2010, A.D.



SURVEYOR'S CERTIFICATE

I, WILLIAM A. WHITE, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY TO VERIFY PREVIOUS RECENT PLATTINGS OF THE OUTER BOUNDARIES OF THIS PLAT OF THE TOWNS AT LITTLE ITALY

HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TRIBUTAL POINTS OF ALL CURVES AS SHOWN ON THE PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SAID SUBDIVISION ARE AS FOLLOWS:

THE TOWNS AT LITTLE ITALY, A CLUSTER SUBDIVISION, LOTS 1 THROUGH 7 AND OUT LOT "A", BLOCK 1, LOTS 8 THROUGH 17 AND OUT LOT "B", BLOCK 2, AND LOTS 18 THROUGH 35 AND OUT LOT "C", BLOCK 3, BEING A REPLAT OF:

ALL LOTS 1, 2, 3, 4 AND 8, AND THE EAST HALF (E1/2) OF LOT 7, IN BLOCK 247, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED, IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE WEST 30 FEET OF THE NORTH 60 FEET OF SAID LOT 4, AND EXCEPT THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHEAST, ON A CURVE TO THE LEFT HAVING A RADIUS OF 15 FEET, TO A POINT 15 FEET EAST AND 15 NORTH OF SAID SOUTHWEST CORNER OF LOT 2; THENCE NORTH, 32 FEET; THENCE EAST, 18 FEET; THENCE SOUTH, 32 FEET; THENCE SOUTHWEST, ON A CURVE TO THE LEFT HAVING A RADIUS OF 15 FEET, TO A POINT ON THE SOUTH LOT LINE, 48 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE WEST, TO THE POINT OF BEGINNING;
TOGETHER WITH ALL OF THE VACATED ALLEY ADJACENT TO SAID LOT 1 ON THE SOUTH AND ADJACENT TO SAID LOT 8 ON THE NORTH;

AND, TOGETHER WITH THE VACATED SOUTH 15 FEET OF PACIFIC STREET ADJACENT TO SAID LOTS 1, 2 AND 3 AND EAST 48 FEET OF LOT 4 ON THE NORTH;

AND, TOGETHER WITH THE VACATED WEST 15 FEET OF 7TH STREET ADJACENT TO SAID LOTS 1 AND 8 AND VACATED ALLEY ON THE EAST;

AND, TOGETHER WITH THE VACATED NORTH 15 FEET OF PIERCE STREET ADJACENT TO SAID LOTS 6 AND EAST HALF OF LOT 7 ON THE SOUTH;

AND, TOGETHER WITH THE VACATED EAST 15 FEET OF 8th STREET ADJACENT PORTION OF LOT 4 ON THE WEST;

AND ALSO
ALL OF LOTS 5 AND 6, IN BLOCK 246, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED, IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE NORTH 53.7 FEET OF SAID LOT 5,
TOGETHER WITH THE VACATED EAST 15 FEET OF 7TH STREET ADJACENT TO SAID PORTION OF LOT 5 ON THE WEST;
AND, TOGETHER WITH THE VACATED NORTH 15 FEET OF PIERCE STREET ADJACENT TO SAID LOTS 5 AND 8 ON THE SOUTH;

AND ALSO
THE WEST HALF (W1/2) OF LOT 7, IN BLOCK 247, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE VACATED NORTH 15 FEET OF PIERCE STREET ADJACENT THERETO ON THE SOUTH.

WILLIAM A. WHITE, JR., L.S., S.D. 2006
DATE: 7-10-06

- NOTES:
1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF THE TOWNS AT LITTLE ITALY WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA ON THIS 02 DAY OF August, 2006 A.D.
CHAIRMAN: [Signature]

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF THE TOWNS AT LITTLE ITALY WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA ON THIS 3rd DAY OF October, 2006 A.D.
MAYOR: [Signature]
CITY ENGINEER: [Signature]
CITY COUNCIL PRESIDENT: [Signature]

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 THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
DATED THIS 12 DAY OF July, 2006 A.D.
COUNTY TREASURER: [Signature]



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF THE TOWNS AT LITTLE ITALY WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 7th DAY OF August, 2006 A.D.
COUNTY ENGINEER: [Signature]

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE TOWNS AT LITTLE ITALY AS TO THE DESIGN STANDARDS ON THIS 26th DAY OF July, 2006 A.D.
CITY ENGINEER: [Signature]
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 63 OF THE OMAHA MUNICIPAL CODE ON THIS 17th DAY OF October, 2006 A.D.
CITY ENGINEER: [Signature]



PROJECT NO. EGA051322	BY	DATE	REVISIONS
			NO.
			DESCRIPTION

EHRHART GRIFFIN & ASSOCIATES

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

- ENGINEERING
- PLANNING
- LAND SURVEYING

FINAL PLAT
THE TOWNS AT LITTLE ITALY
7TH & PACIFIC STREETS
OMAHA, NEBRASKA

DATE: DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:



SHEET NO.
1 OF 1