

# WATERFORD ESTATES ADDITION

FINAL PLAY  
(THIS PLAY BASED UPON PRELIMINARY  
PLAT NO. 04011 FOR WATERFORD  
ESTATES ADDITION)

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WATERFORD ESTATES, A SUBDIVISION COMPOSED OF LOT 14 1/2, A PORTION OF LOT 3 1/2, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST, ALL LOCATED IN THE EAST HALF OF SAID SECTION 23, LOT 8 1/2, A PORTION OF LOT 11 1/2, AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST, ALL LOCATED IN THE WEST HALF OF SAID SECTION 24, ALL LOCATED IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WATERFORD ESTATES ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2006-59989, 2006-59990 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND REINFORCEMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

## PINNACLE BANK

BY: *Stephanie M. Nelson*  
STEPHANIE M. NELSON  
VICE PRESIDENT

## ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May, 2007, BY LYNNETTE M. NELSON, VICE PRESIDENT, FOR PINNACLE BANK, ON BEHALF OF SAID BANK.

*Lynn C. Boblik*  
LYNN C. BOBLIK  
NOTARY PUBLIC



200449-1

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Instr # 200705461 Fr-I Nov 18 15:31:40 CST 2007  
Filed for Record at Lincoln, Nebraska  
Lynn C. Boblik, Notary Public  
#4521

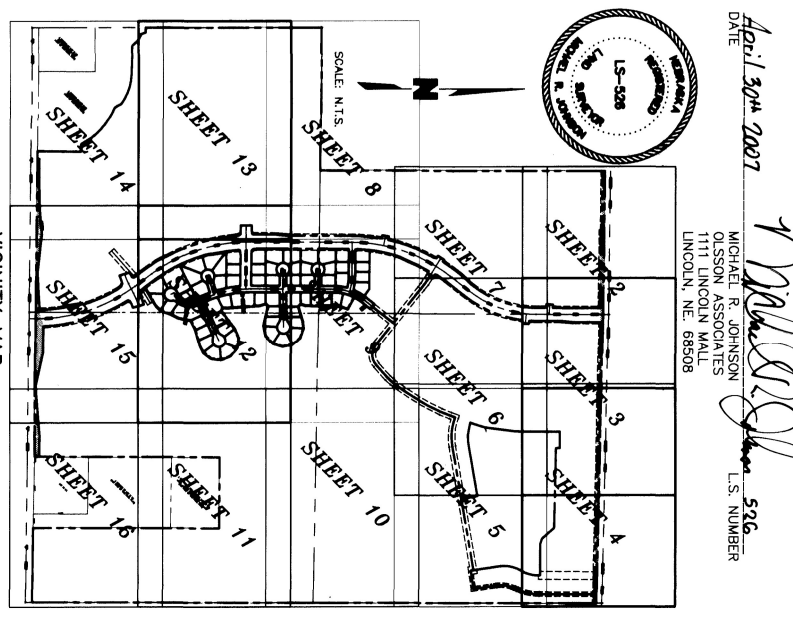
2,933.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 1/2, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 10 MINUTES TO SECONDS WEST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, AND THE EAST LINE OF LOT 11 1/2, A DISTANCE OF 4,275.00 FEET TO THE POINT OF BEGINNING, SAID PLOT CONTAINS A CALCULATED AREA OF 22,024,193.00 SQUARE FEET OR 503.81 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO ENSURE THE PLACING OF THE METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

APRIL 30th 2007  
MICHAEL R. JOHNSON  
L.S. NUMBER 596  
MICKEL R. JOHNSON  
1111 LINCOLN MAIN  
LINCOLN, NE 68508



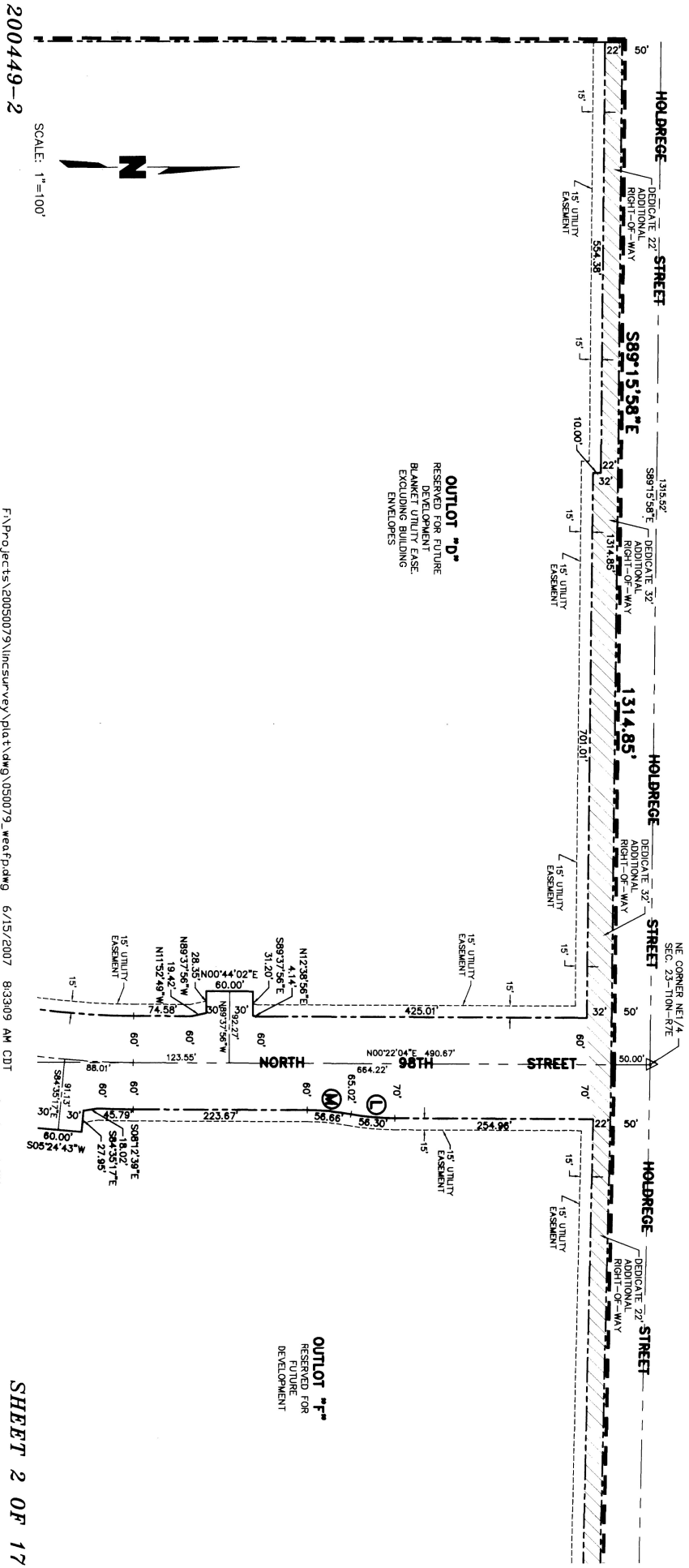
SHEET 1 OF 17

# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)

PLANNING DIRECTOR'S APPROVAL  
THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN  
MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.  
*[Signature]*  
PLANNING DIRECTOR  
DATE **OCTOBER 15, 2007**



**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE  
EXCLUDING BUILDING  
ENVELOPES

**OUTLOT "F"**  
RESERVED FOR  
FUTURE  
DEVELOPMENT



SCALE: 1"=100'

200449-2

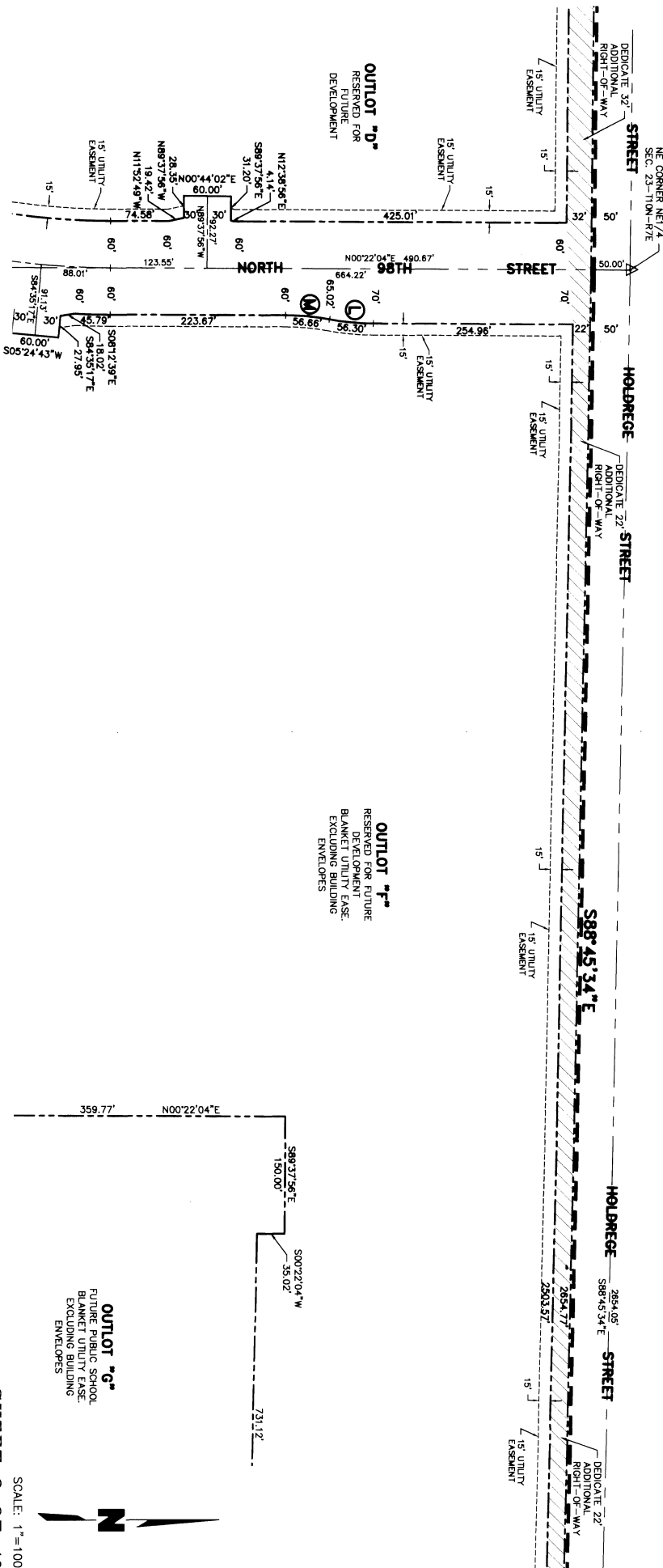
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SHEET 2 OF 17

# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)



200449-3

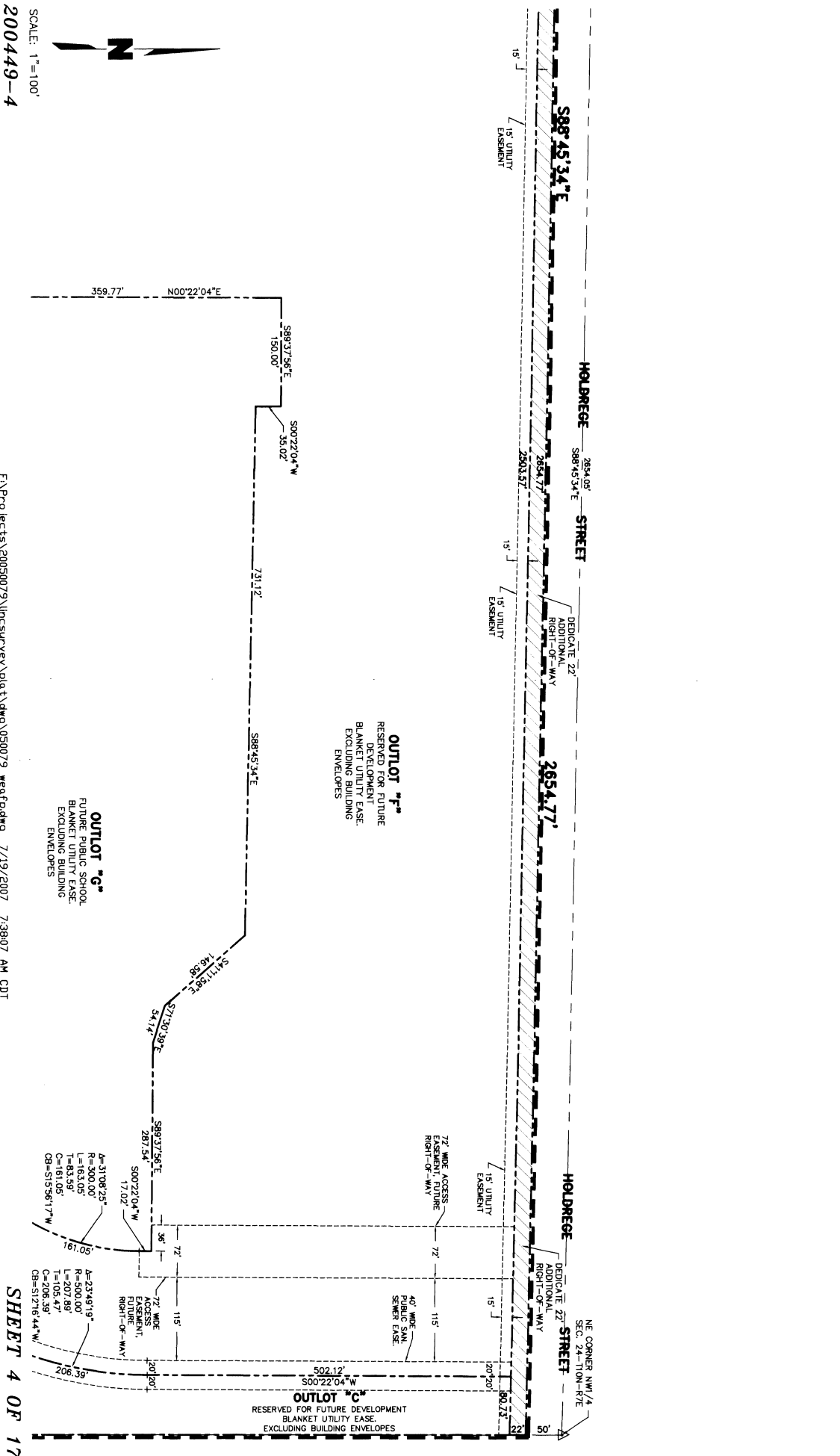
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SHEET 3 OF 17  
SCALE: 1"=100'

# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)



SCALE: 1"=100'  
200449-4

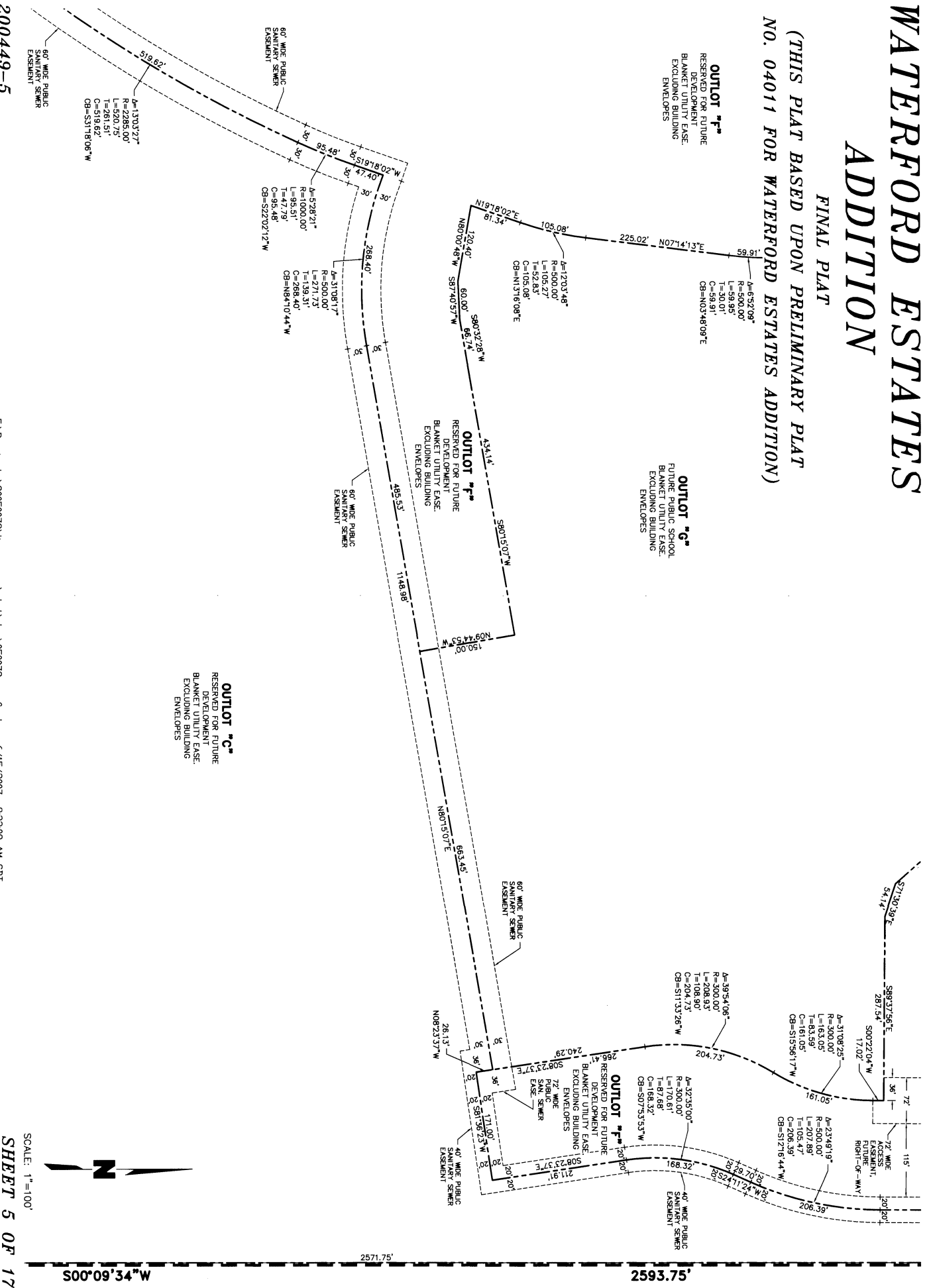
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SHEET 4 OF 17



# WATERFORD ESTATES ADDITION

**FINAL PLAT**  
 (THIS PLAT BASED UPON PRELIMINARY PLAT  
 NO. 04011 FOR WATERFORD ESTATES ADDITION)



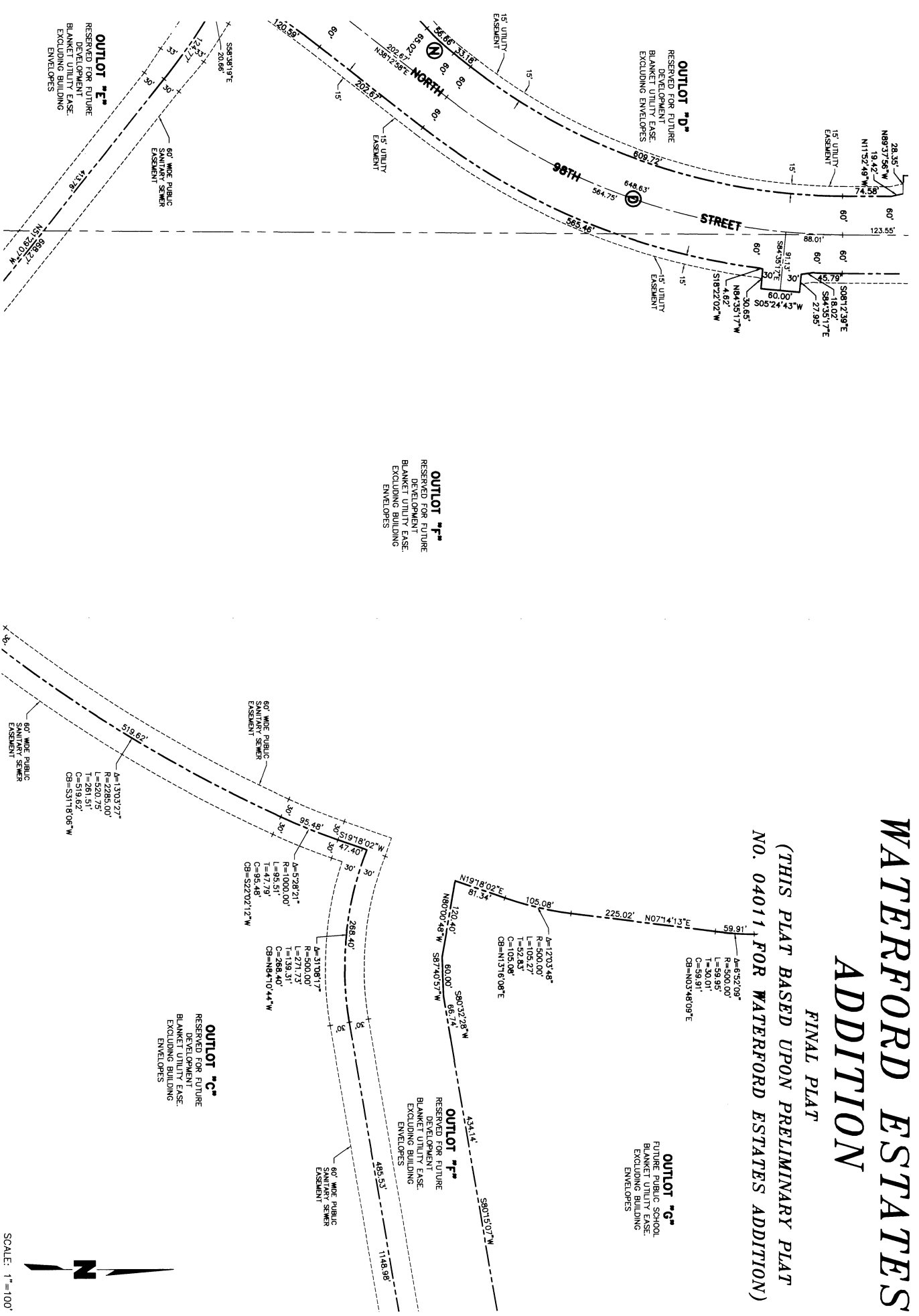
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SCALE: 1"=100'  
**SHEET 5 OF 17**

# WATERFORD ESTATES ADDITION

FINAL PLAT  
(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)



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SCALE: 1"=100'  
SHEET 6 OF 17

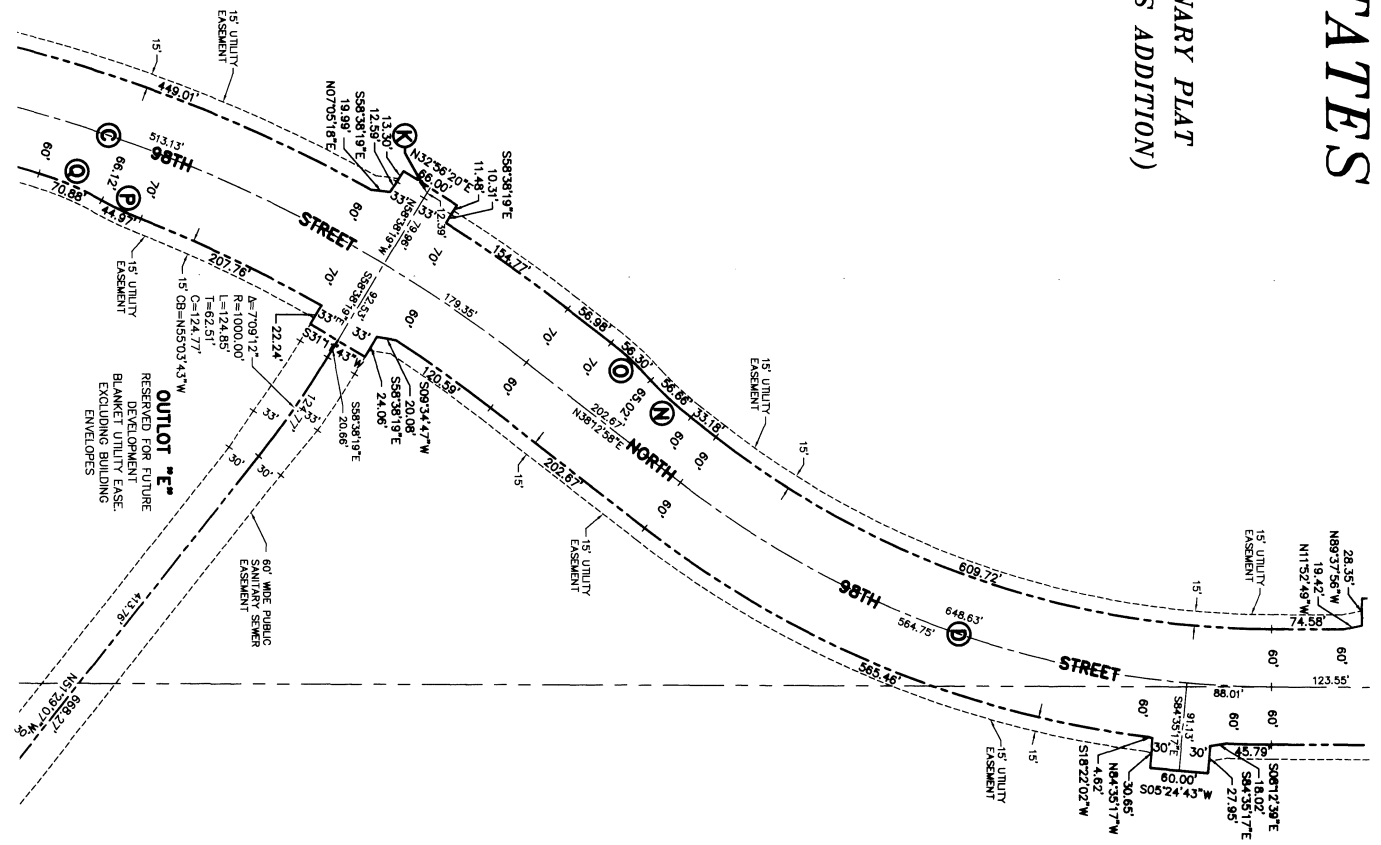
# WATERFORD ESTATES ADDITION

FINAL PLAT  
(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)

**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE  
EXCLUDING BUILDING  
ENVELOPES

**OUTLOT "F"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE  
EXCLUDING BUILDING  
ENVELOPES

**OUTLOT "E"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE  
EXCLUDING BUILDING  
ENVELOPES



SCALE: 1"=100'



200449-7

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SHEET 7 OF 17

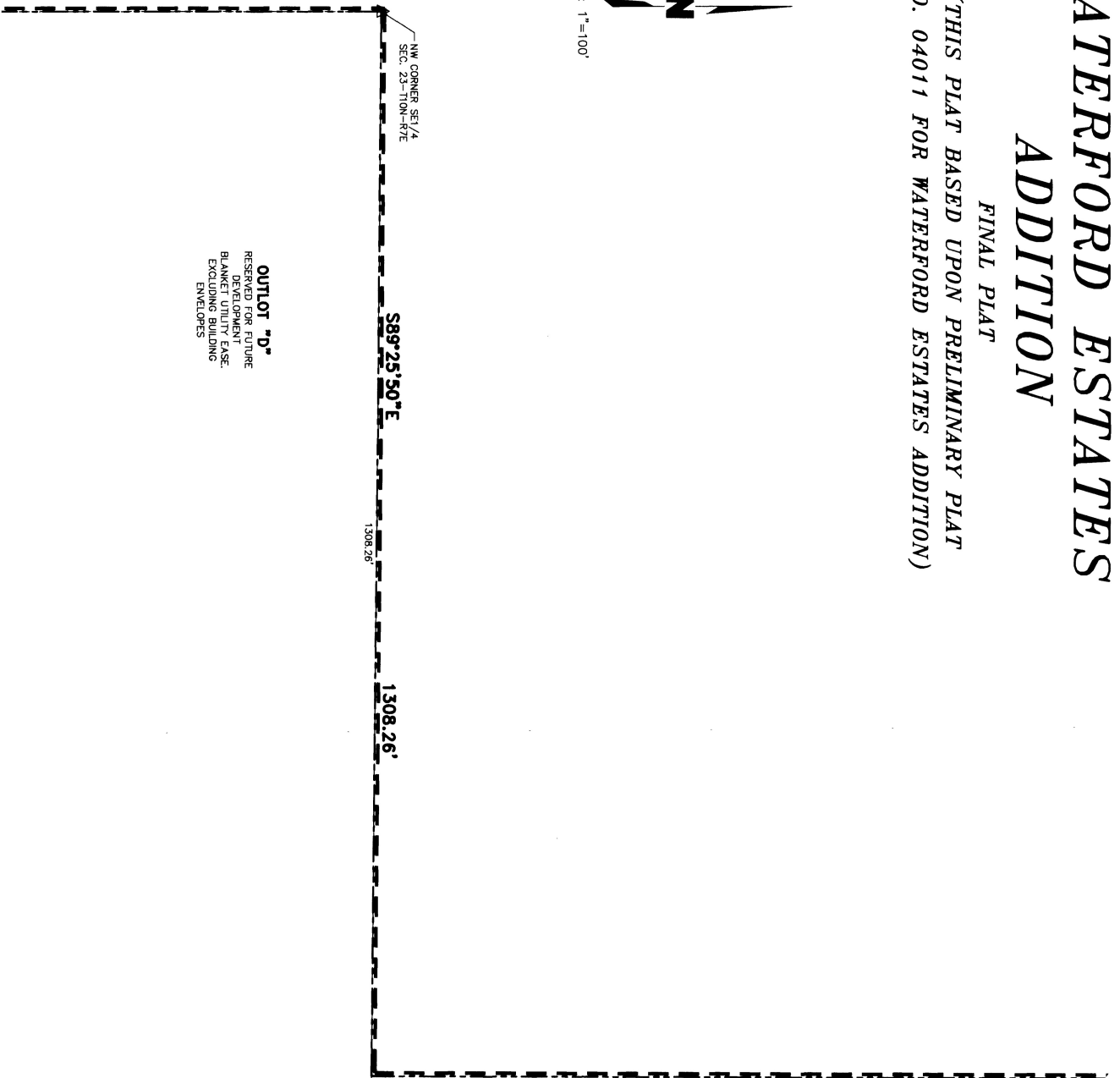
# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)



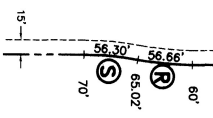
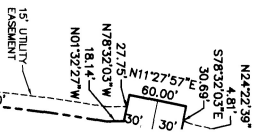
SCALE: 1"=100'



**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE,  
EXCLUDING BUILDING  
ENVELOPES

OUTLOT "A" RESERVED FOR FUTURE  
DEVELOPMENT BLANKET UTILITY  
EASEMENT EXCLUDING BUILDING  
ENVELOPES  
**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE,  
EXCLUDING BUILDING  
ENVELOPES

OUTLOT "B" RESERVED FOR FUTURE  
DEVELOPMENT BLANKET UTILITY  
EASEMENT EXCLUDING BUILDING  
ENVELOPES



200449-8

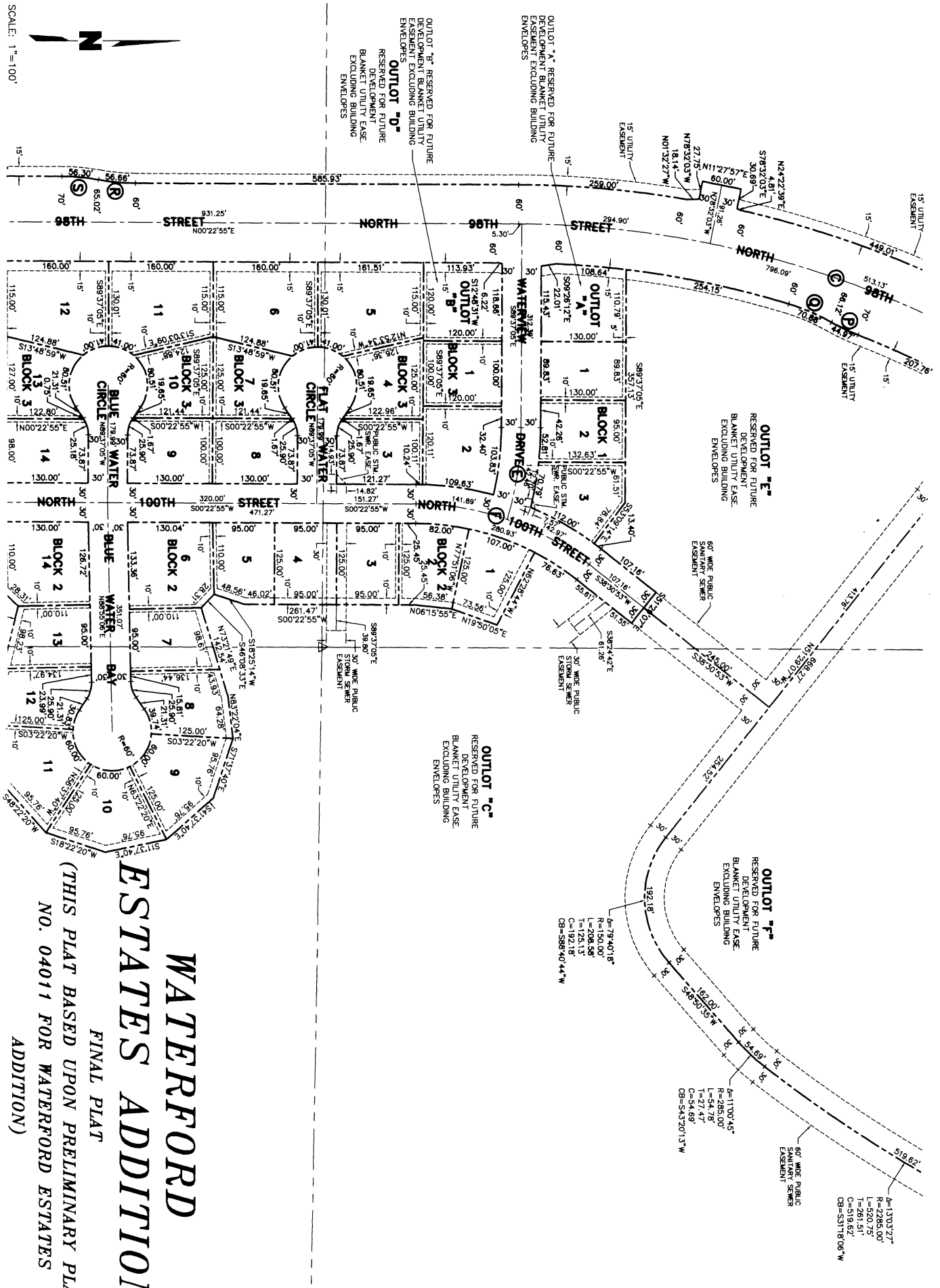
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SHEET 8 OF 17



SCALE: 1"=100'

200449-9



# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES  
ADDITION)

SHEET 9 OF 17

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A=1303.27"  
 R=2285.00"  
 L=520.75"  
 T=261.51"  
 O=519.62"  
 CB=S3178.08"W

80' WIDE PUBLIC  
 RIGHT OF WAY  
 EASEMENT

# WATERFORD ESTATES ADDITION

FINAL PLAT  
 (THIS PLAT BASED UPON PRELIMINARY PLAT  
 NO. 04011 FOR WATERFORD ESTATES ADDITION)

S00°09'34"W

### CURVE DATA

- A** Δ=36°26'28"  
 R=1500.00"  
 L=954.03"  
 T=493.77"  
 O=938.03"  
 CB=N1815.38"W
- B** Δ=36°51'48"  
 R=1500.00"  
 L=965.08"  
 T=499.90"  
 O=948.52"  
 CB=S1802°59"E
- C** Δ=37°50'03"  
 R=1500.00"  
 L=990.50"  
 T=514.06"  
 O=972.60"  
 CB=S1917°57"W
- D** Δ=37°50'54"  
 R=1000.00"  
 L=660.58"  
 T=342.85"  
 O=648.63"  
 CB=N1917°31"E
- E** Δ=16°22'51"  
 R=500.00"  
 L=142.95"  
 T=71.97"  
 O=142.46"  
 CB=N81°25'39"W
- F** Δ=38°07'58"  
 R=430.00"  
 L=286.18"  
 T=148.62"  
 O=280.93"  
 CB=S19°26'54"W
- G** Δ=27°33'01"  
 R=1070.00"  
 L=514.50"  
 T=262.32"  
 O=509.56"  
 CB=S13°23'35"E
- H** Δ=90°28'11"  
 R=150.00"  
 L=136.85"  
 T=151.23"  
 O=213.00"  
 CB=N18°04'00"E
- I** Δ=11°10'52"  
 R=635.00"  
 L=123.92"  
 T=62.16"  
 O=123.17"  
 CB=N88°18'56"E
- J** Δ=10°58'02"  
 R=500.00"  
 L=55.71"  
 T=48.00"  
 O=95.56"  
 CB=N68°12'32"E
- K** Δ=1°34'39"  
 R=450.00"  
 L=12.39"  
 T=6.19"  
 O=12.39"  
 CB=S57°51'00"E
- L** Δ=10°09'28"  
 R=320.00"  
 L=56.73"  
 T=28.44"  
 O=56.66"  
 CB=N43°17'42"E
- M** Δ=10°09'28"  
 R=320.00"  
 L=56.73"  
 T=28.44"  
 O=56.66"  
 CB=N43°17'42"E
- N** Δ=10°09'28"  
 R=320.00"  
 L=56.73"  
 T=28.44"  
 O=56.66"  
 CB=N43°17'42"E
- O** Δ=12°43'03"  
 R=320.00"  
 L=71.03"  
 T=35.66"  
 O=70.58"  
 CB=S23°27'27"W
- P** Δ=8°06'32"  
 R=318.00"  
 L=45.01"  
 T=22.54"  
 O=44.97"  
 CB=N07°37'51"W
- Q** Δ=12°43'03"  
 R=320.00"  
 L=71.03"  
 T=35.66"  
 O=70.88"  
 CB=S09°56'06"E
- R** Δ=10°09'28"  
 R=320.00"  
 L=56.73"  
 T=28.44"  
 O=56.66"  
 CB=N05°27'39"E
- S** Δ=10°09'28"  
 R=318.00"  
 L=56.38"  
 T=28.26"  
 O=56.30"  
 CB=S43°17'42"W
- T** Δ=8°06'32"  
 R=318.00"  
 L=45.01"  
 T=22.54"  
 O=44.97"  
 CB=N07°37'51"W
- U** Δ=12°43'03"  
 R=320.00"  
 L=71.03"  
 T=35.66"  
 O=70.88"  
 CB=S09°56'06"E
- V** Δ=8°16'09"  
 R=320.00"  
 L=46.18"  
 T=23.13"  
 O=46.14"  
 CB=N24°21'41"W
- W** Δ=10°10'03"  
 R=318.00"  
 L=56.43"  
 T=28.29"  
 O=56.36"  
 CB=N08°19'29"W
- X** Δ=16°04'15"  
 R=327.00"  
 L=91.72"  
 T=46.16"  
 O=91.42"  
 CB=N11°16'35"W
- Y** Δ=10°10'03"  
 R=318.00"  
 L=56.43"  
 T=28.29"  
 O=56.36"  
 CB=N08°19'29"W
- Z** Δ=34°09'30"  
 R=480.77"  
 L=286.62"  
 T=147.71"  
 O=282.40"  
 CB=N7°05'23.7"W
- A1** Δ=41°08'48"  
 R=640.44"  
 L=459.92"  
 T=240.38"  
 O=450.11"  
 CB=N47°38'05"W
- A2** Δ=34°09'30"  
 R=480.77"  
 L=286.62"  
 T=147.71"  
 O=282.40"  
 CB=N7°05'23.7"W

**OUTLOT "C"**  
 RESERVED FOR FUTURE  
 DEVELOPMENT  
 BLANKET UTILITY EASE-  
 EXCLUDING BUILDING  
 ENVELOPES

NE CORNER SW 1/4  
 SEC. 24-T10N-R7E



SCALE: 1"=100'

200449-10

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SHEET 10 OF 17

# WATERFORD ESTATES ADDITION

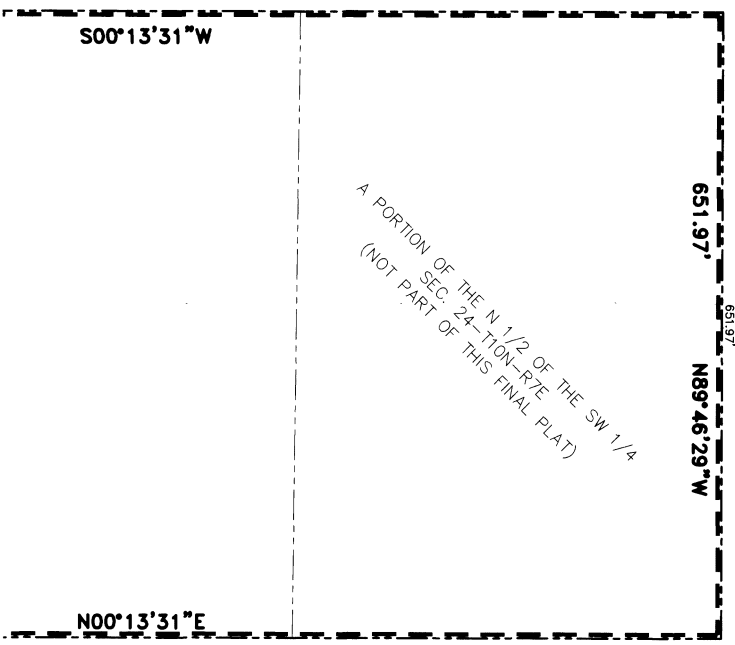
FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)

**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE,  
EXCLUDING BUILDING  
ENVELOPES



SCALE: 1"=100'  
200449-11



MINIMUM LOT OPENING ELEVATION TABLE	
BLOCK 1	
LOT NUMBER	MINIMUM OPENING ELEVATION
LOT 1	1208
LOT 2	1208
LOT 3	1208
BLOCK 2	
LOT NUMBER	MINIMUM OPENING ELEVATION
LOT 1	1204
LOT 2	1204
LOT 3	1204
LOT 4	1204
LOT 5	1204
LOT 6	1204
LOT 7	1204
LOT 8	1204
LOT 9	1204
LOT 10	1204
LOT 11	1204
LOT 12	1204
LOT 13	1204
LOT 14	1204
LOT 15	1204
LOT 16	1204
LOT 17	1204
LOT 18	1204
LOT 19	1204
LOT 20	1204
LOT 21	1204
LOT 22	1204
LOT 23	1204
LOT 24	1204
LOT 25	1204
LOT 26	1204
LOT 27	1204
LOT 28	1204
LOT 29	1204
LOT 30	1204
LOT 31	1204
LOT 32	1204
LOT 33	1204
LOT 34	1204
LOT 35	1204
LOT 36	1204
LOT 37	1204
LOT 38	1204
LOT 39	1204
LOT 40	1204
LOT 41	1204
LOT 42	1204
LOT 43	1204

2575.43'

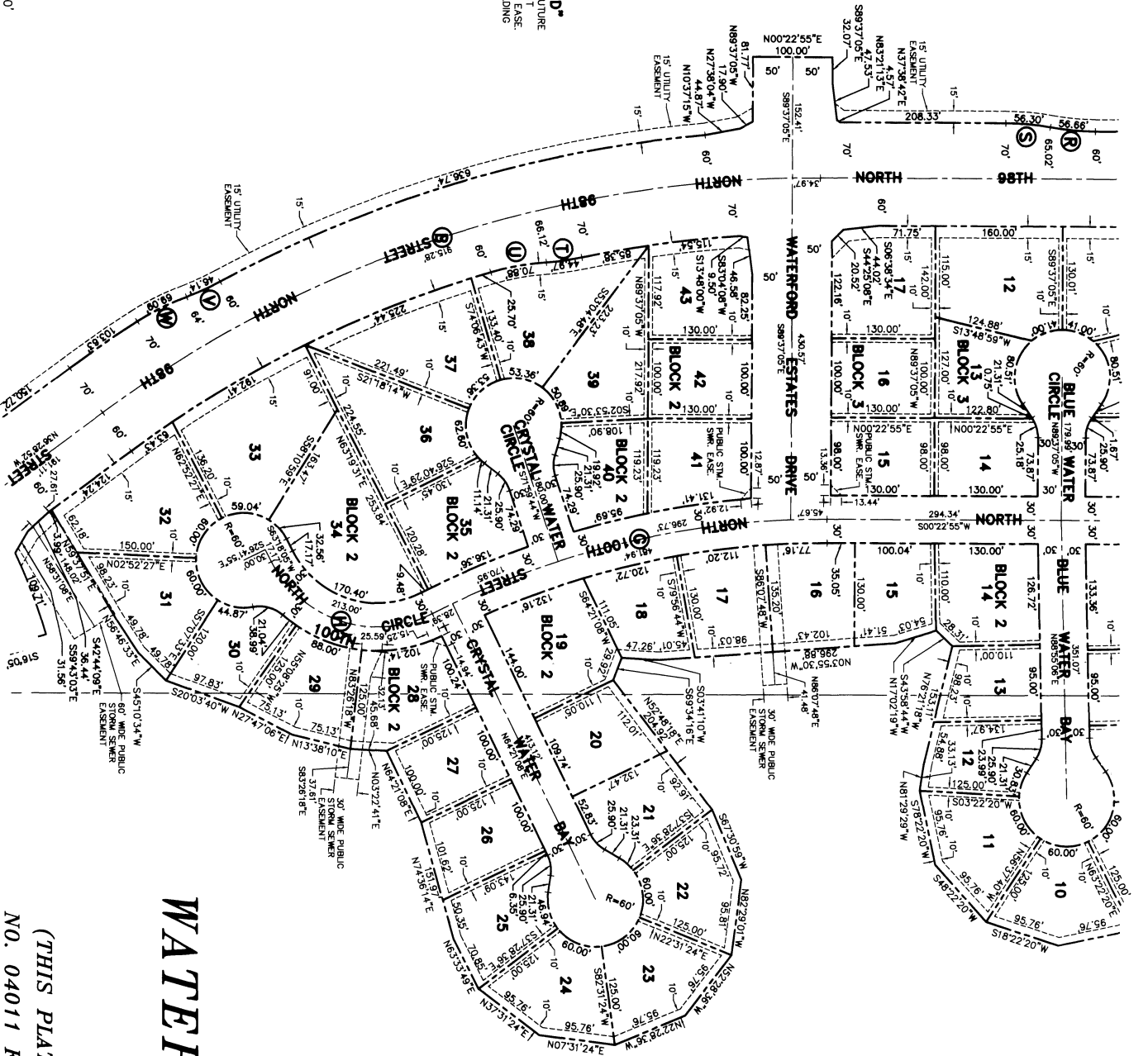
2575.43'

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SCALE: 1"=100'  
200449-12

**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT. EASE  
EXCLUDING BUILDING  
ENVELOPES



**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT. EASE  
EXCLUDING BUILDING  
ENVELOPES

# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)  
SHEET 12 OF 17

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N00°01'21"E

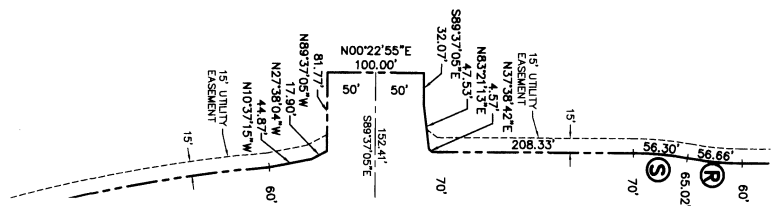
1612.34'

SCALE: 1"=100'



LOT AREA TABLE			BLOCK 1			BLOCK 2			BLOCK 3		
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	11,677.79 SF.±	0.27 AC.±	LOT 1	12,000.00 SF.±	0.28 AC.±	LOT 1	14,799.22 SF.±	0.34 AC.±	LOT 1	12,000.00 SF.±	0.28 AC.±
LOT 2	12,396.20 SF.±	0.28 AC.±	LOT 2	13,080.18 SF.±	0.30 AC.±	LOT 2	12,200.38 SF.±	0.28 AC.±	LOT 2	21,107.14 SF.±	0.48 AC.±
LOT 3	13,139.78 SF.±	0.30 AC.±	LOT 3	21,071.01 SF.±	0.48 AC.±	LOT 3	20,911.01 SF.±	0.48 AC.±	LOT 3	12,033.04 SF.±	0.28 AC.±
			BLOCK 2								
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	11,440.36 SF.±	0.26 AC.±	LOT 4	11,875.00 SF.±	0.27 AC.±	LOT 4	12,928.35 SF.±	0.30 AC.±	LOT 4	12,033.04 SF.±	0.28 AC.±
LOT 2	11,899.83 SF.±	0.27 AC.±	LOT 5	11,875.00 SF.±	0.27 AC.±	LOT 5	12,033.04 SF.±	0.28 AC.±	LOT 5	12,033.04 SF.±	0.28 AC.±
LOT 3	11,875.00 SF.±	0.27 AC.±	LOT 6	16,921.02 SF.±	0.39 AC.±	LOT 6	20,911.01 SF.±	0.48 AC.±	LOT 6	12,033.04 SF.±	0.28 AC.±
LOT 4	11,875.00 SF.±	0.27 AC.±	LOT 7	11,331.14 SF.±	0.26 AC.±	LOT 7	11,331.14 SF.±	0.26 AC.±	LOT 7	12,272.29 SF.±	0.28 AC.±
LOT 5	11,331.14 SF.±	0.26 AC.±	LOT 8	13,471.58 SF.±	0.31 AC.±	LOT 8	12,884.10 SF.±	0.29 AC.±	LOT 8	12,740.00 SF.±	0.29 AC.±
LOT 6	16,921.02 SF.±	0.39 AC.±	LOT 9	15,227.54 SF.±	0.35 AC.±	LOT 9	15,227.54 SF.±	0.35 AC.±	LOT 9	12,740.00 SF.±	0.29 AC.±
LOT 7	11,331.14 SF.±	0.26 AC.±	LOT 10	15,227.54 SF.±	0.35 AC.±	LOT 10	15,227.54 SF.±	0.35 AC.±	LOT 10	18,158.74 SF.±	0.42 AC.±
LOT 8	13,471.58 SF.±	0.31 AC.±	LOT 11	12,322.42 SF.±	0.28 AC.±	LOT 11	12,322.42 SF.±	0.28 AC.±	LOT 11	15,073.12 SF.±	0.35 AC.±
LOT 9	15,227.54 SF.±	0.35 AC.±	LOT 12	11,636.09 SF.±	0.27 AC.±	LOT 12	11,636.09 SF.±	0.27 AC.±	LOT 12	14,395.93 SF.±	0.33 AC.±
LOT 10	15,227.54 SF.±	0.35 AC.±	LOT 13	12,498.26 SF.±	0.29 AC.±	LOT 13	12,498.26 SF.±	0.29 AC.±	LOT 13	8,634,668.65 SF.±	198.22 AC.±
LOT 11	12,322.42 SF.±	0.28 AC.±	LOT 14	14,501.97 SF.±	0.33 AC.±	LOT 14	14,501.97 SF.±	0.33 AC.±	LOT 14	7,115,117.65 SF.±	163.34 AC.±
LOT 12	11,636.09 SF.±	0.27 AC.±	LOT 15	14,022.72 SF.±	0.32 AC.±	LOT 15	14,022.72 SF.±	0.32 AC.±	LOT 15	2,877,806.75 SF.±	66.07 AC.±
LOT 13	12,498.26 SF.±	0.29 AC.±	LOT 16	12,724.65 SF.±	0.29 AC.±	LOT 16	12,724.65 SF.±	0.29 AC.±	LOT 16	986,207.60 SF.±	22.18 AC.±
LOT 14	14,501.97 SF.±	0.33 AC.±	LOT 17	13,307.86 SF.±	0.31 AC.±	LOT 17	13,307.86 SF.±	0.31 AC.±	LOT 17		
LOT 15	14,022.72 SF.±	0.32 AC.±	LOT 18	14,371.82 SF.±	0.33 AC.±	LOT 18	14,371.82 SF.±	0.33 AC.±	LOT 18		
LOT 16	12,724.65 SF.±	0.29 AC.±	LOT 19	15,227.54 SF.±	0.35 AC.±	LOT 19	15,227.54 SF.±	0.35 AC.±	LOT 19		
LOT 17	13,307.86 SF.±	0.31 AC.±	LOT 20	15,227.54 SF.±	0.35 AC.±	LOT 20	15,227.54 SF.±	0.35 AC.±	LOT 20		
LOT 18	14,371.82 SF.±	0.33 AC.±	LOT 21	15,227.54 SF.±	0.35 AC.±	LOT 21	15,227.54 SF.±	0.35 AC.±	LOT 21		
LOT 19	15,227.54 SF.±	0.35 AC.±	LOT 22	15,227.54 SF.±	0.35 AC.±	LOT 22	15,227.54 SF.±	0.35 AC.±	LOT 22		
LOT 20	15,227.54 SF.±	0.35 AC.±	LOT 23	15,227.54 SF.±	0.35 AC.±	LOT 23	15,227.54 SF.±	0.35 AC.±	LOT 23		
LOT 21	15,227.54 SF.±	0.35 AC.±	LOT 24	15,227.54 SF.±	0.35 AC.±	LOT 24	15,227.54 SF.±	0.35 AC.±	LOT 24		
LOT 22	15,227.54 SF.±	0.35 AC.±	LOT 25	14,181.10 SF.±	0.33 AC.±	LOT 25	14,181.10 SF.±	0.33 AC.±	LOT 25		
LOT 23	15,227.54 SF.±	0.35 AC.±	LOT 26	13,404.30 SF.±	0.31 AC.±	LOT 26	13,404.30 SF.±	0.31 AC.±	LOT 26		
LOT 24	15,227.54 SF.±	0.35 AC.±	LOT 27	12,800.00 SF.±	0.29 AC.±	LOT 27	12,800.00 SF.±	0.29 AC.±	LOT 27		
LOT 25	14,181.10 SF.±	0.33 AC.±	LOT 28	15,267.74 SF.±	0.35 AC.±	LOT 28	15,267.74 SF.±	0.35 AC.±	LOT 28		
LOT 26	13,404.30 SF.±	0.31 AC.±	LOT 29	14,726.37 SF.±	0.34 AC.±	LOT 29	14,726.37 SF.±	0.34 AC.±	LOT 29		
LOT 27	12,800.00 SF.±	0.29 AC.±	LOT 30	12,322.36 SF.±	0.28 AC.±	LOT 30	12,322.36 SF.±	0.28 AC.±	LOT 30		
LOT 28	15,267.74 SF.±	0.35 AC.±	LOT 31	15,464.19 SF.±	0.36 AC.±	LOT 31	15,464.19 SF.±	0.36 AC.±	LOT 31		
LOT 29	14,726.37 SF.±	0.34 AC.±	LOT 32	21,863.46 SF.±	0.50 AC.±	LOT 32	21,863.46 SF.±	0.50 AC.±	LOT 32		
LOT 30	12,322.36 SF.±	0.28 AC.±	LOT 33	26,079.50 SF.±	0.60 AC.±	LOT 33	26,079.50 SF.±	0.60 AC.±	LOT 33		
LOT 31	15,464.19 SF.±	0.36 AC.±	LOT 34	24,910.27 SF.±	0.57 AC.±	LOT 34	24,910.27 SF.±	0.57 AC.±	LOT 34		
LOT 32	21,863.46 SF.±	0.50 AC.±	LOT 35	17,449.44 SF.±	0.40 AC.±	LOT 35	17,449.44 SF.±	0.40 AC.±	LOT 35		
LOT 33	26,079.50 SF.±	0.60 AC.±	LOT 36	20,187.45 SF.±	0.46 AC.±	LOT 36	20,187.45 SF.±	0.46 AC.±	LOT 36		
LOT 34	24,910.27 SF.±	0.57 AC.±	LOT 37	20,689.31 SF.±	0.47 AC.±	LOT 37	20,689.31 SF.±	0.47 AC.±	LOT 37		
LOT 35	17,449.44 SF.±	0.40 AC.±	LOT 38	20,580.36 SF.±	0.47 AC.±	LOT 38	20,580.36 SF.±	0.47 AC.±	LOT 38		
LOT 36	20,187.45 SF.±	0.46 AC.±	LOT 39	16,795.92 SF.±	0.39 AC.±	LOT 39	16,795.92 SF.±	0.39 AC.±	LOT 39		
LOT 37	20,689.31 SF.±	0.47 AC.±	LOT 40	14,080.53 SF.±	0.32 AC.±	LOT 40	14,080.53 SF.±	0.32 AC.±	LOT 40		
LOT 38	20,580.36 SF.±	0.47 AC.±	LOT 41	14,077.72 SF.±	0.32 AC.±	LOT 41	14,077.72 SF.±	0.32 AC.±	LOT 41		
LOT 39	16,795.92 SF.±	0.39 AC.±	LOT 42	13,000.00 SF.±	0.30 AC.±	LOT 42	13,000.00 SF.±	0.30 AC.±	LOT 42		
LOT 40	14,080.53 SF.±	0.32 AC.±	LOT 43	16,183.68 SF.±	0.37 AC.±	LOT 43	16,183.68 SF.±	0.37 AC.±	LOT 43		

**OUTLOT "D"**  
 RESERVED FOR FUTURE  
 DEVELOPMENT  
 BLANKET UTILITY EASE,  
 EXCLUDING BUILDING  
 ENVELOPES



# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
 NO. 04011 FOR WATERFORD ESTATES ADDITION)

200449-13

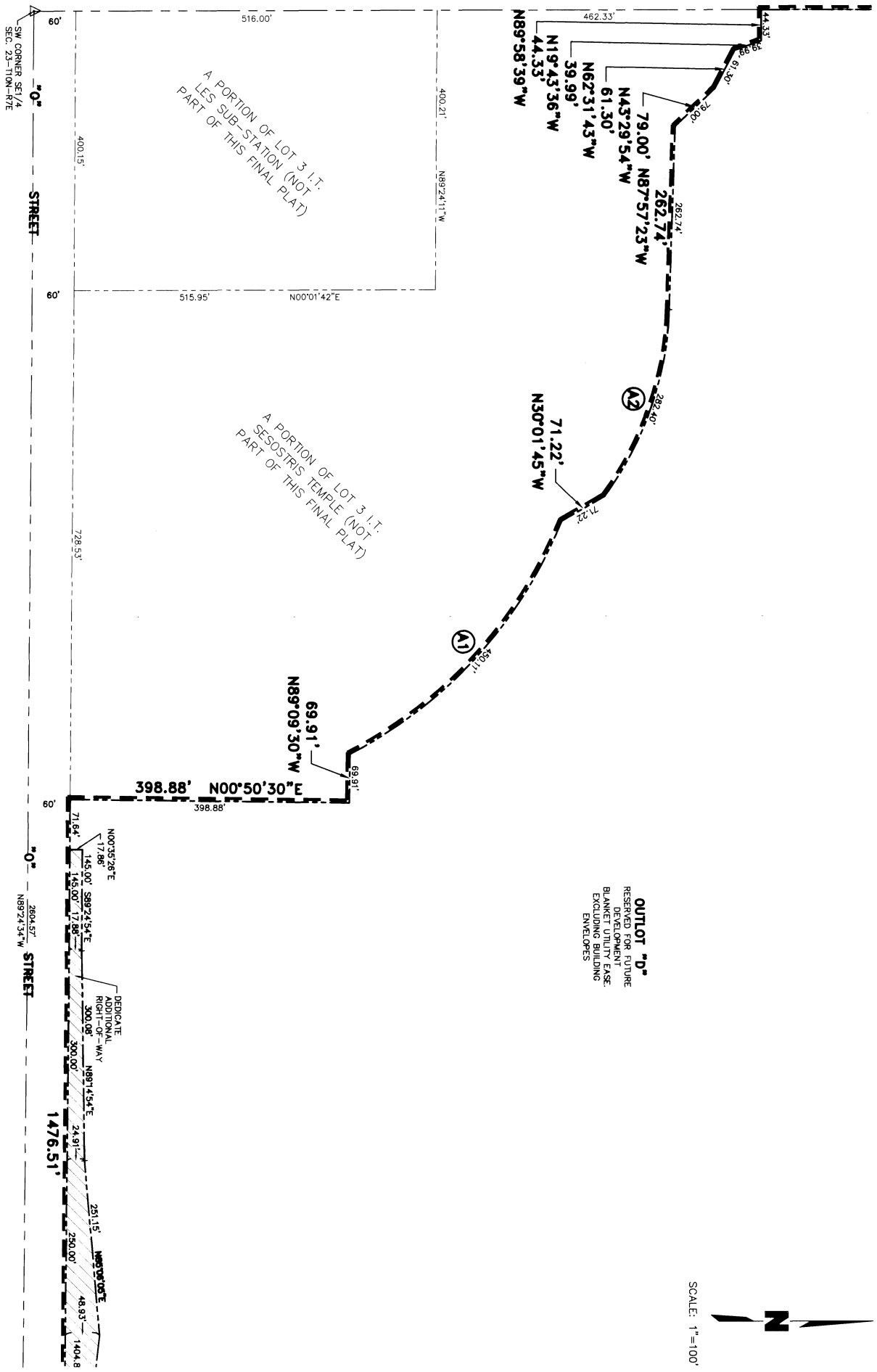
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SHEET 13 OF 17



SCALE: 1"=100'

**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE,  
EXCLUDING BUILDING  
ENVELOPES



A PORTION OF LOT 3 I.T.  
LES SUB-STATION (NOT  
PART OF THIS FINAL PLAT)

A PORTION OF LOT 3 I.T.  
SESOSTRIS TEMPLE (NOT  
PART OF THIS FINAL PLAT)

SW CORNER SE 1/4  
SEC. 23-T10N-R1E

STREET

STREET

# WATERFORD ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)

200449-14

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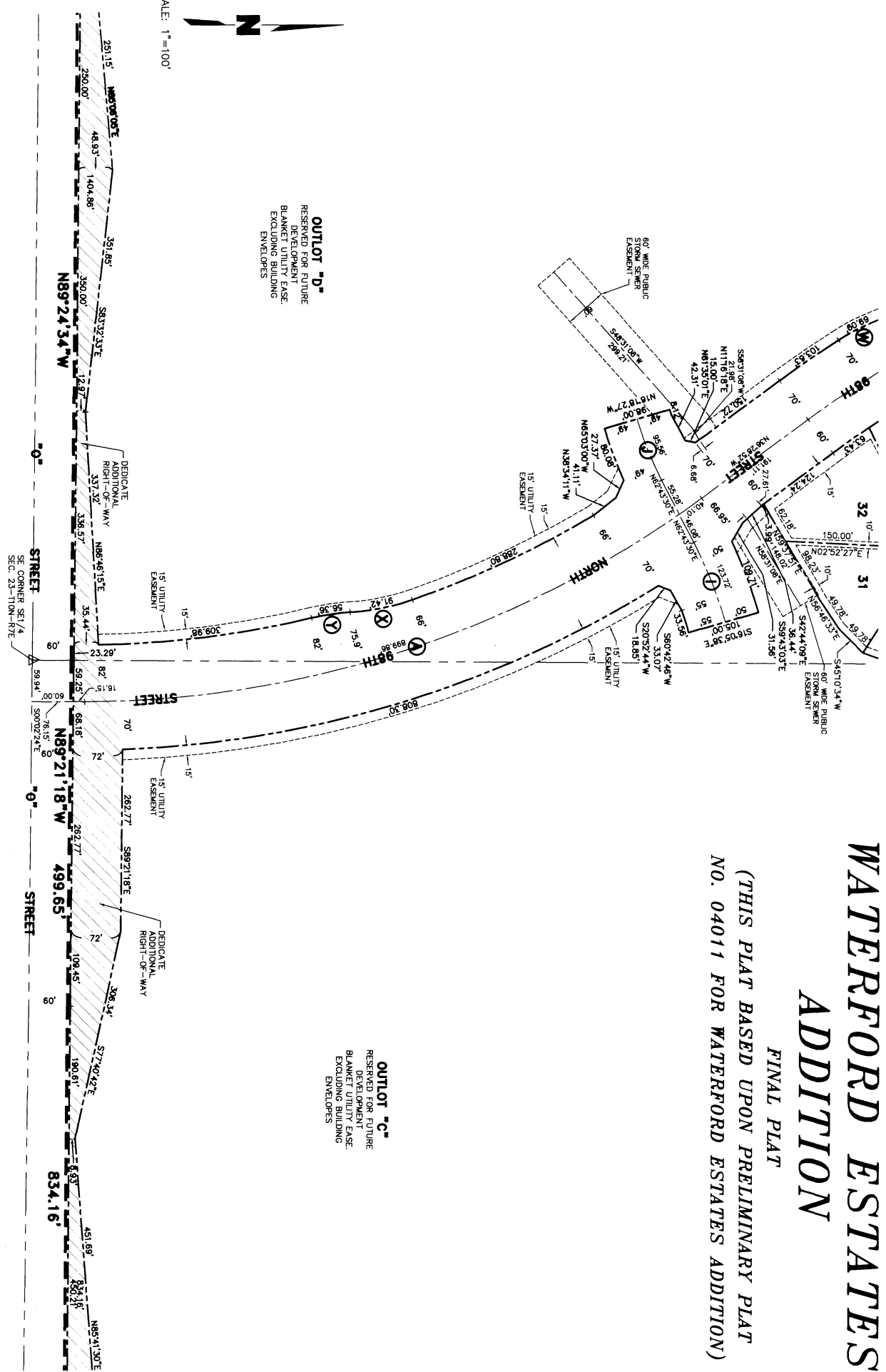
SHEET 14 OF 17

# WATERFORD ESTATES ADDITION

FINAL PLAT  
(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)



SCALE: 1"=100'



**OUTLOT "D"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE  
EXCLUDING BUILDING  
ENVELOPES

**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
BLANKET UTILITY EASE  
EXCLUDING BUILDING  
ENVELOPES

# WATERFORD ESTATES ADDITION

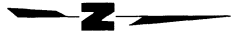
FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY  
PLAT NO. 04011 FOR WATERFORD  
ESTATES ADDITION)

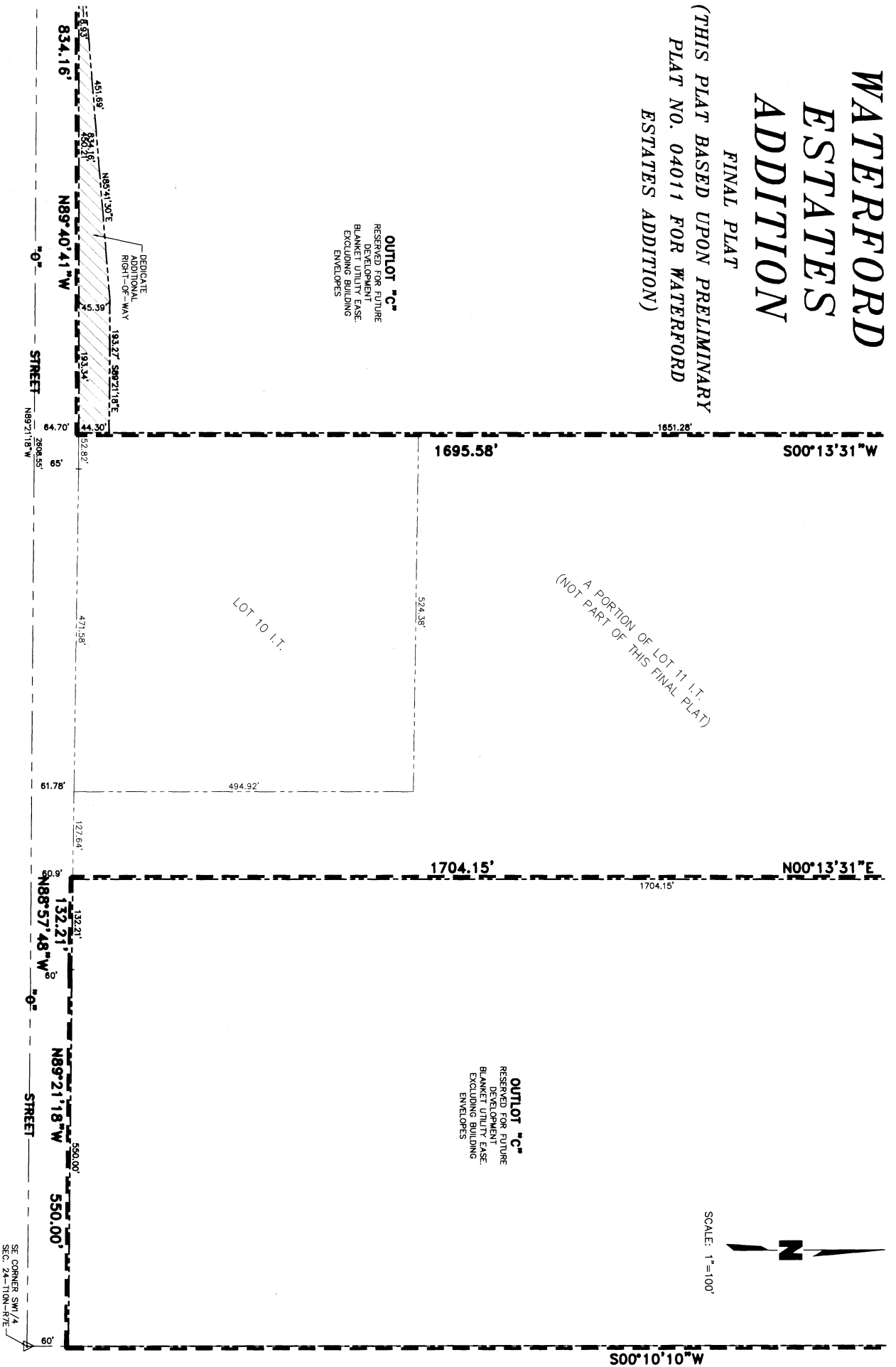
**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT UNDER  
BLANKET DEVELOPMENT LEASE  
EXCLUDING BUILDING  
ENVELOPES

A PORTION OF LOT 11 I.T.  
(NOT PART OF THIS FINAL PLAT)

**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT UNDER  
BLANKET DEVELOPMENT LEASE  
EXCLUDING BUILDING  
ENVELOPES



SCALE: 1"=100'



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) SS.

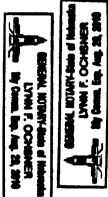
ON THIS 17th DAY OF May 2007, BEFORE ME, THE  
UNDERIGNED, A NOTARY PUBLIC, PERSONALLY CAME RICHARD W. MCGINNIS,  
MANAGING MEMBER OF WATERFORD ESTATES, LLC, A NEBRASKA LIMITED LIABILITY  
COMPANY, ON BEHALF OF THE BUSINESS OR ENTITY.



STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) SS.

ON THIS 3 DAY OF May 2007, BEFORE ME, THE  
UNDERIGNED, A NOTARY PUBLIC, PERSONALLY CAME DEBRA S. A. WOOD, ALSO  
KNOWN AS LINCOLN PUBLIC SCHOOLS.

NOTARY PUBLIC  
*Shawn J. Ochsman*



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) SS.

ON THIS 30 DAY OF April 2007, BEFORE ME, THE  
UNDERIGNED, A NOTARY PUBLIC, PERSONALLY CAME THOMAS E. WHITE,  
PRESIDENT OF DEVELOPMENT, RIDGE DEVELOPMENT COMPANY, A NEBRASKA  
CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, LLC, A NEBRASKA  
LIMITED LIABILITY COMPANY ON BEHALF OF THE BUSINESS OR ENTITY.



STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) SS.

ON THIS 30 DAY OF April 2007, BEFORE ME, THE  
UNDERIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOHN C. BRAGER, BRAGER  
CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, LLC, A NEBRASKA  
LIMITED LIABILITY COMPANY ON BEHALF OF THE BUSINESS OR ENTITY.

NOTARY PUBLIC  
*W. Wood*



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) SS.

ON THIS 30 DAY OF April 2007, BEFORE ME, THE  
UNDERIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOHN F. SCHLEICH,  
PRESIDENT OF DEVELOPMENT, RIDGE DEVELOPMENT COMPANY, A NEBRASKA  
CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON  
BEHALF OF THE BUSINESS OR ENTITY.

NOTARY PUBLIC  
*W. Wood*



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) SS.

ON THIS 30 DAY OF April 2007, BEFORE ME, THE  
UNDERIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOHN F. SCHLEICH,  
PRESIDENT OF DEVELOPMENT, RIDGE DEVELOPMENT COMPANY, A NEBRASKA  
CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
ON BEHALF OF THE BUSINESS OR ENTITY.

NOTARY PUBLIC  
*W. Wood*



LANCASTER COUNTY SCHOOL DISTRICT 0001,  
ALSO KNOWN AS LINCOLN PUBLIC SCHOOLS.

BY: *Thomas E. White*  
NAME: *Thomas E. White*  
TITLE: *President*  
*Thomas E. White*  
*Managing Member for Business*

DEDICATION

THE FOREGOING PLAT KNOWN AS WATERFORD ESTATES, A SUBDIVISION  
COMPOSED OF LOT 14 1/2, A PORTION OF LOT 3 1/2, AND THE NORTH HALF OF  
THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST,  
ALL LOCATED IN THE EAST HALF OF SAID SECTION 23, LOT 8 1/2, A PORTION  
OF LOT 1 1/2, AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST  
QUARTER OF SAID SECTION 24, ALL LOCATED IN TOWNSHIP 10  
NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER  
COUNTY, STATE OF NEBRASKA, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE  
IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF  
THE UNDERIGNED, THE SOLE OWNER(S) AND THE EASEMENTS SHOWN THEREON  
TO BE DEDICATED TO THE PUBLIC USE OF THE CITY OF LINCOLN, NEBRASKA, A  
MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA, INC., THE WARNER  
ENTERTAINMENT - ADVANCE/Warehouse, AQUILA, AND LINCOLN ELECTRIC  
SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE  
OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF  
FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE  
TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL  
APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN  
ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING  
FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE  
PROHIBITED.  
THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT  
WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER  
ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.  
THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS AND ASSIGNS ARE HEREBY  
HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY  
PROPERTY OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN  
THEREON.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.  
THE ACCESS EASEMENTS AND RESTRICTION WAY EASEMENTS SHOWN THEREON  
SHALL BE FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE  
RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO "O" STREET AND HOLDREGE  
STREET, FROM LOTS ADJACENT SAID STREETS IS HEREBY RELINQUISHED.  
WITNESS MY HAND THIS 30th DAY OF April 2007.

WATERFORD ESTATES, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Thomas E. White*  
THOMAS E. WHITE, MANAGING MEMBER,  
PRESIDENT OF DEVELOPMENT, RIDGE DEVELOPMENT COMPANY, A  
NEBRASKA CORPORATION.

BY: *John C. Brager*  
JOHN C. BRAGER, MANAGING MEMBER,  
PRESIDENT OF DEVELOPMENT, RIDGE DEVELOPMENT COMPANY, A  
NEBRASKA CORPORATION.

BY: *John F. Schleich*  
JOHN F. SCHLEICH, MANAGING MEMBER,  
PRESIDENT OF SOUTHVIEW, INC., A NEBRASKA CORPORATION.

BY: *Richard W. McGinnis*  
RICHARD W. MCGINNIS, MANAGING MEMBER,

BY: *Richard W. McGinnis*  
RICHARD W. MCGINNIS, MANAGING MEMBER,

WATERFORD ESTATES  
ADDITION

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 04011 FOR WATERFORD ESTATES ADDITION)  
SHEET 17 OF 17