

WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
TOWNHOMES WATERFORD ESTATES CUP #07001)

Inst # 2008027740 Thu Jun 12 15:39:15 CDT 2008
Filing Fee: \$895.50
Lancaster County, NE Assessor/Register of Deeds
OPD/INS
Office PLAT
Pages 26

WATEST1 #4566

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

MAY 22, 2008
DATE

LOT AREA TABLE		
LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT A	264,879.37 SF.±	6.08 AC.±
OUTLOT B	3,911,563.94 SF.±	89.80 AC.±
OUTLOT C	130,911.33 SF.±	3.01 AC.±
OUTLOT D	196,447.77 SF.±	4.51 AC.±
OUTLOT E	897,707.34 SF.±	20.61 AC.±
OUTLOT F	161,574.85 SF.±	3.71 AC.±
OUTLOT G	1,948,314.86 SF.±	44.72 AC.±
OUTLOT H	1,373,676.50 SF.±	31.54 AC.±

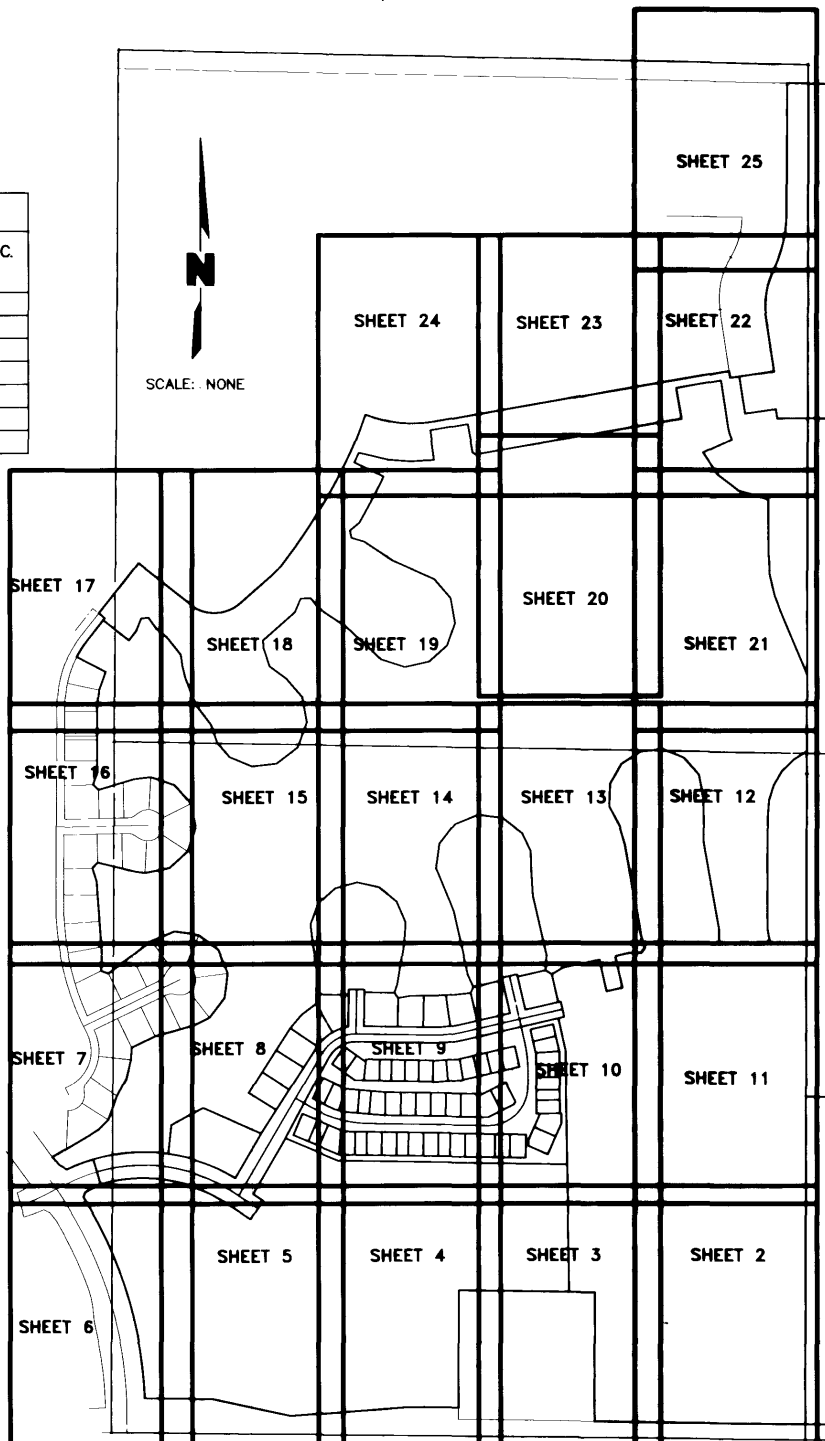
MINIMUM LOT OPENING ELEVATION TABLE	
LOT NUMBER	MINIMUM OPENING ELEVATION
BLOCK 1	
LOT 1	1204
BLOCK 2	
LOTS 1-5	1204
BLOCK 3	
LOTS 1-5	1204
BLOCK 4	
LOTS 1	1204

INDEX

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PLANNING DIRECTOR'S APPROVAL,
MINIMUM OPENING ELEVATION
TABLE.

OUTLOT AREA TABLE.

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SHEET 4: FINAL PLAT DRAWING
SHEET 5: FINAL PLAT DRAWING
& CURVE DATA.
SHEET 6: FINAL PLAT DRAWING
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SHEET 10: FINAL PLAT DRAWING
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SHEET 18: FINAL PLAT DRAWING
SHEET 19: FINAL PLAT DRAWING,
SHEET 20: DEDICATION AND NOTARY.
SHEET 21: FINAL PLAT DRAWING
SHEET 22: FINAL PLAT DRAWING
SHEET 23: FINAL PLAT DRAWING
SHEET 24: FINAL PLAT DRAWING
SHEET 25: FINAL PLAT DRAWING
SHEET 26: SURVEYOR'S CERTIFICATE,
LIEN HOLDERS CONSENT
AND SUBORDINATION.



WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
TOWNHOMES WATERFORD ESTATES CUP #07001)



SCALE: 1"=50'

OUTLOT "G"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

2575.43'

LOT 3 I.T.
NOT PART
OF THIS
PLAT

500'10"10"W

P.O.B.

N89°21'18"W

550.00'

550.00'

SE CORNER SW1/4
SEC. 24-T10N-R7E

STREET

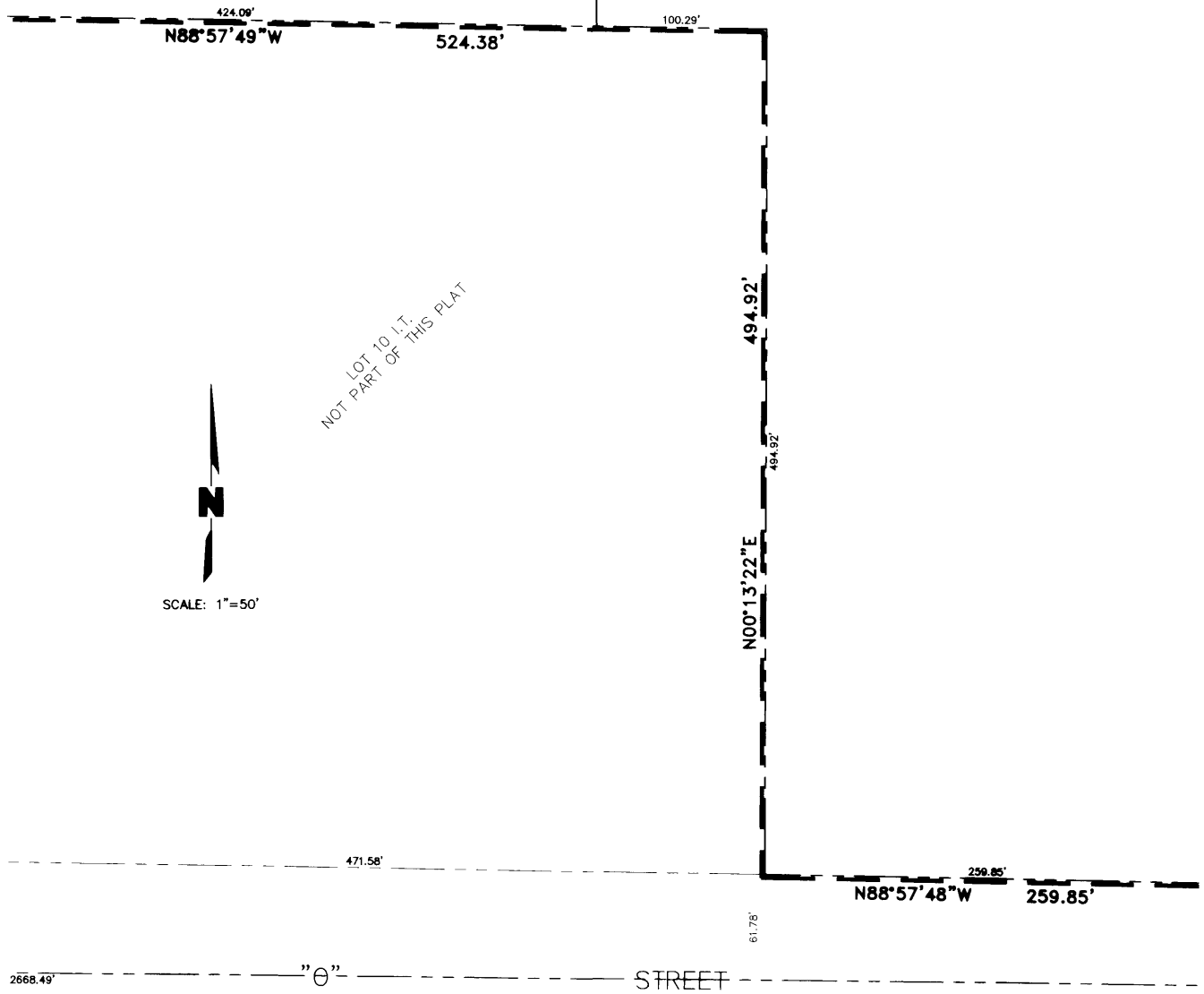
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(THIS PLAT BASED UPON WATERFORD
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AND SOUTH SHORE TOWNHOMES
WATERFORD ESTATES CUP #07001)

OUTLOT "H"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

OUTLOT "G"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT



WATERFORD ESTATES 1ST ADDITION

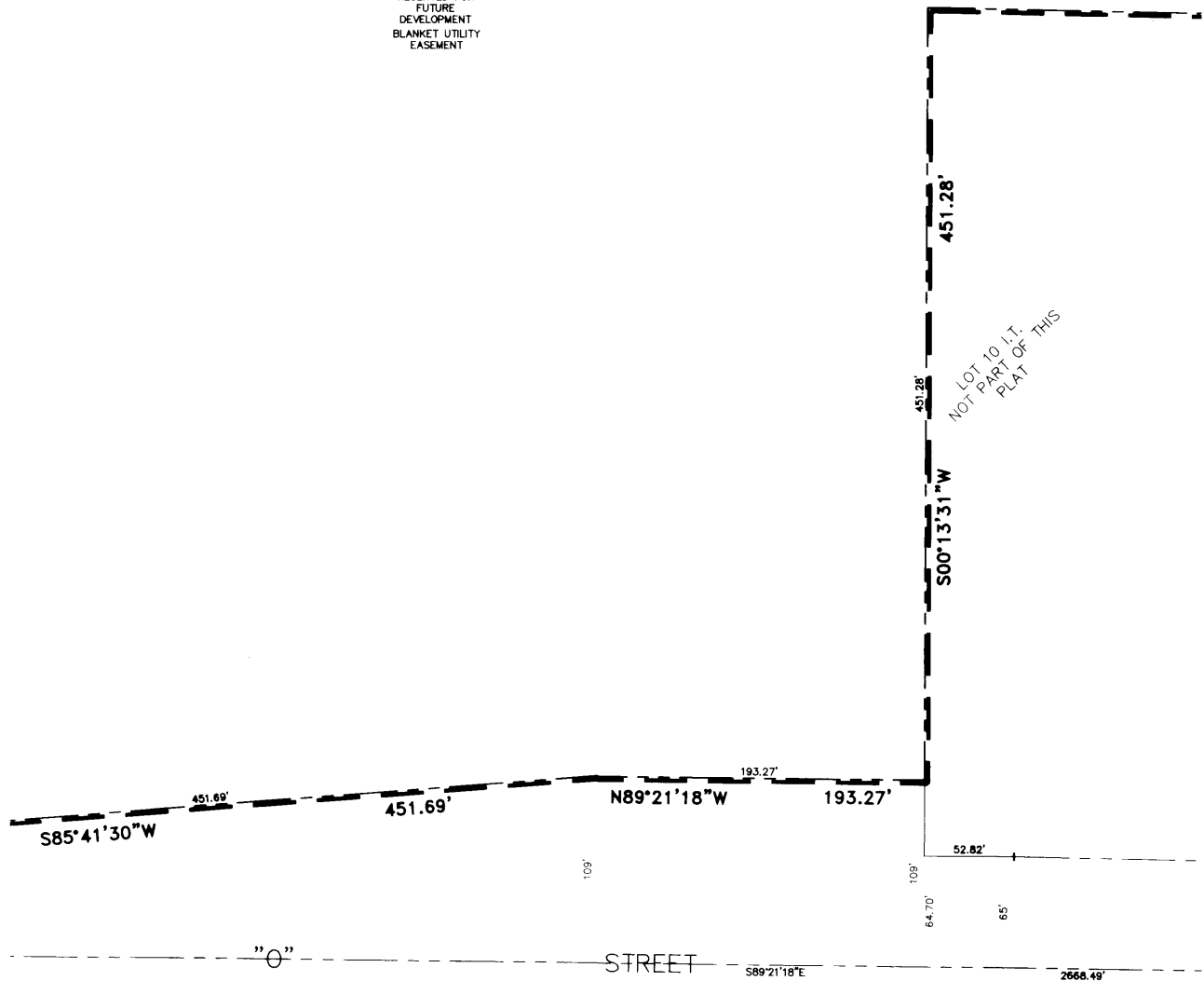
FINAL PLAT

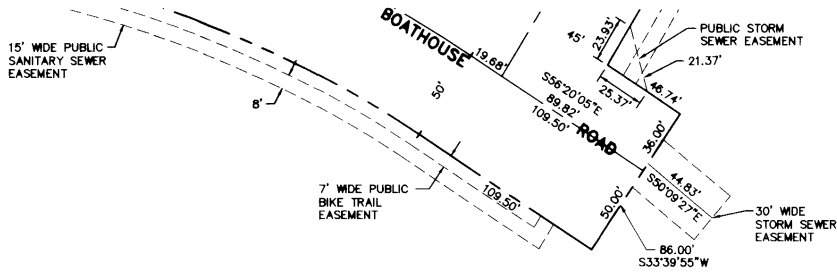
(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
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TOWNHOMES WATERFORD ESTATES CUP #07001)



SCALE: 1"=50'

OUTLOT "H"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT





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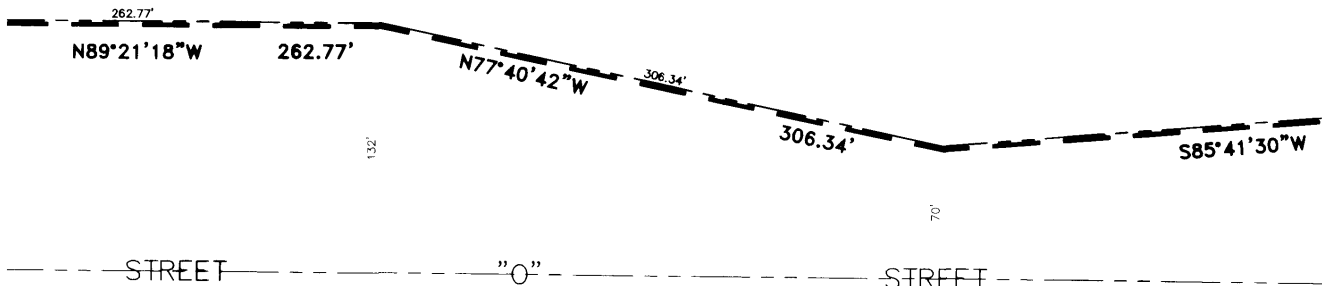
OUTLOT "H"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

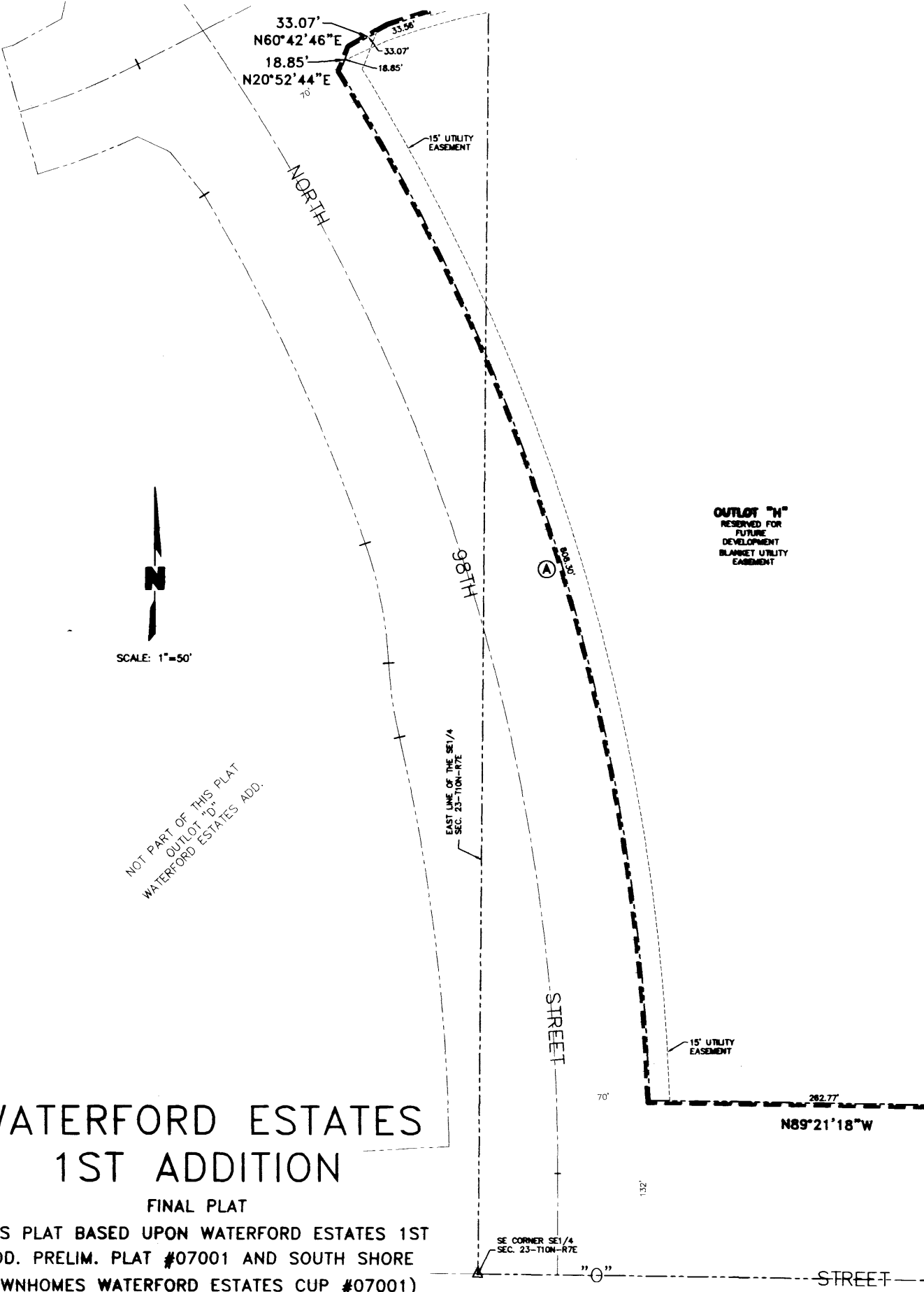
CURVE DATA

A Δ=29°50'03" R=1570.00' L=817.50' T=418.24' C=808.30' CB=N16°57'57"W	E Δ=79°40'18" R=150.00' L=208.58' T=125.13' C=192.18' CB=N88°40'44"E	I Δ=31°08'17" R=500.00' L=271.73' T=139.31' C=268.40' CB=S84°10'44"E	M Δ=60°47'26" R=150.00' L=159.15' T=87.99' CB=N60°52'53"E C=151.79	Q Δ=29°24'47" R=450.00' L=231.01' T=118.11' CB=S74°13'13"E C=228.48	U Δ=17°56'22" R=397.88' L=124.58' T=62.80' CB=N11°14'50"E C=124.07
B Δ=3°18'56" R=580.00' L=33.56' T=16.79' C=33.56' CB=N72°14'54"E	F Δ=11°00'45" R=285.00' L=54.78' T=27.47' C=54.69' CB=N43°20'13"E	J Δ=32°35'00" R=300.00' L=170.61' T=87.68' C=168.32' CB=N07°53'53"E	N Δ=13°59'23" R=485.00' L=118.42' T=59.51' CB=N84°16'55"E C=118.13	R Δ=27°15'57" R=85.00' L=40.45' T=20.62' CB=N63°39'15"E C=40.07	V Δ=23°31'08" R=575.00' L=236.03' T=119.70' CB=N10°50'24"W C=234.37
C Δ=9°11'11" R=685.00' L=109.83' T=55.03' C=109.71' CB=S69°18'47"W	G Δ=13°03'27" R=2285.00' L=520.75' T=261.51' C=519.62' CB=N31°18'06"E	K Δ=23°49'19" R=500.00' L=207.89' T=105.47' C=206.39' CB=N12°16'44"E	O Δ=11°54'18" R=450.00' L=93.50' T=46.92' C=93.33' CB=N06°45'37"W	S Δ=19°36'49" R=115.00' L=39.37' T=19.88' CB=N67°28'49"E C=39.18	W Δ=18°31'39" R=560.35' L=181.20' T=91.40' CB=N23°39'02"W C=180.41
D Δ=10°59'38" R=400.00' L=76.75' T=38.49' C=76.63' CB=N33°01'04"E	H Δ=5°28'21" R=1000.00' L=95.51' T=47.79' C=95.48' CB=N22°02'12"E	L Δ=49°45'33" R=635.00' L=551.47' T=294.48' C=534.30	P Δ=91°52'51" R=150.00' L=240.54' T=155.01' CB=N45°07'58"E C=215.59	T Δ=12°52'55" R=588.02' L=132.21' T=66.38' CB=N83°43'42"E C=131.93	



SCALE: 1"=50'






 SCALE: 1"=50'

NOT PART OF THIS PLAT
 OUTLOT "D"
 WATERFORD ESTATES ADD.

EAST LINE OF THE SE 1/4
SEC. 23-T10N-R7E

OUTLOT "H"
 RESERVED FOR
 FUTURE
 DEVELOPMENT
 BLANKET UTILITY
 EASEMENT

WATERFORD ESTATES 1ST ADDITION

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 ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
 TOWNHOMES WATERFORD ESTATES CUP #07001)

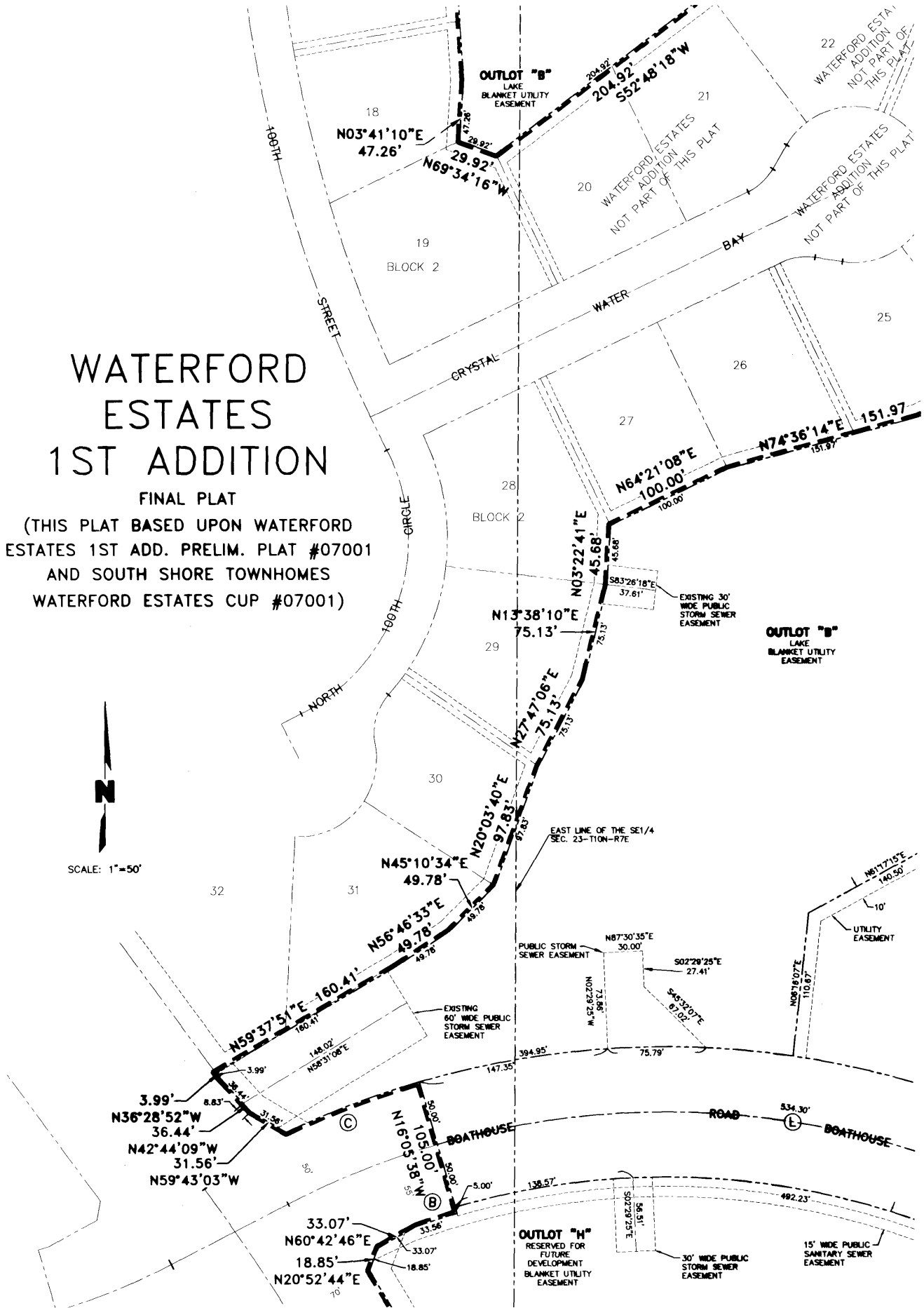
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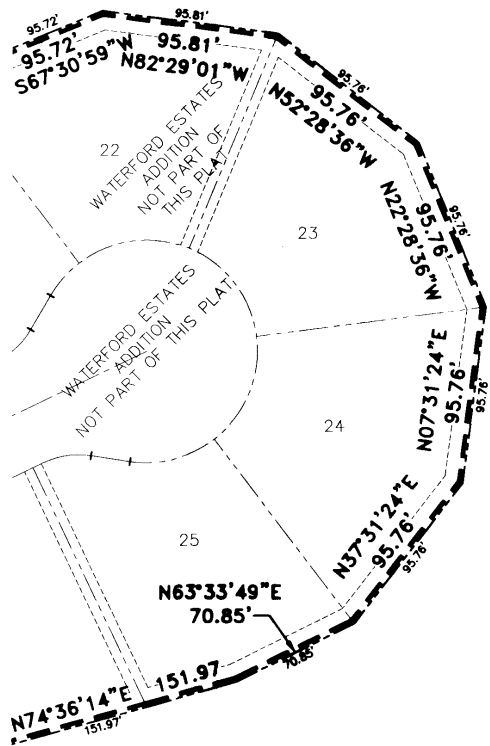


SCALE: 1"=50'



WATERFORD ESTATES 1ST ADDITION

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WATERFORD ESTATES CUP #07001)

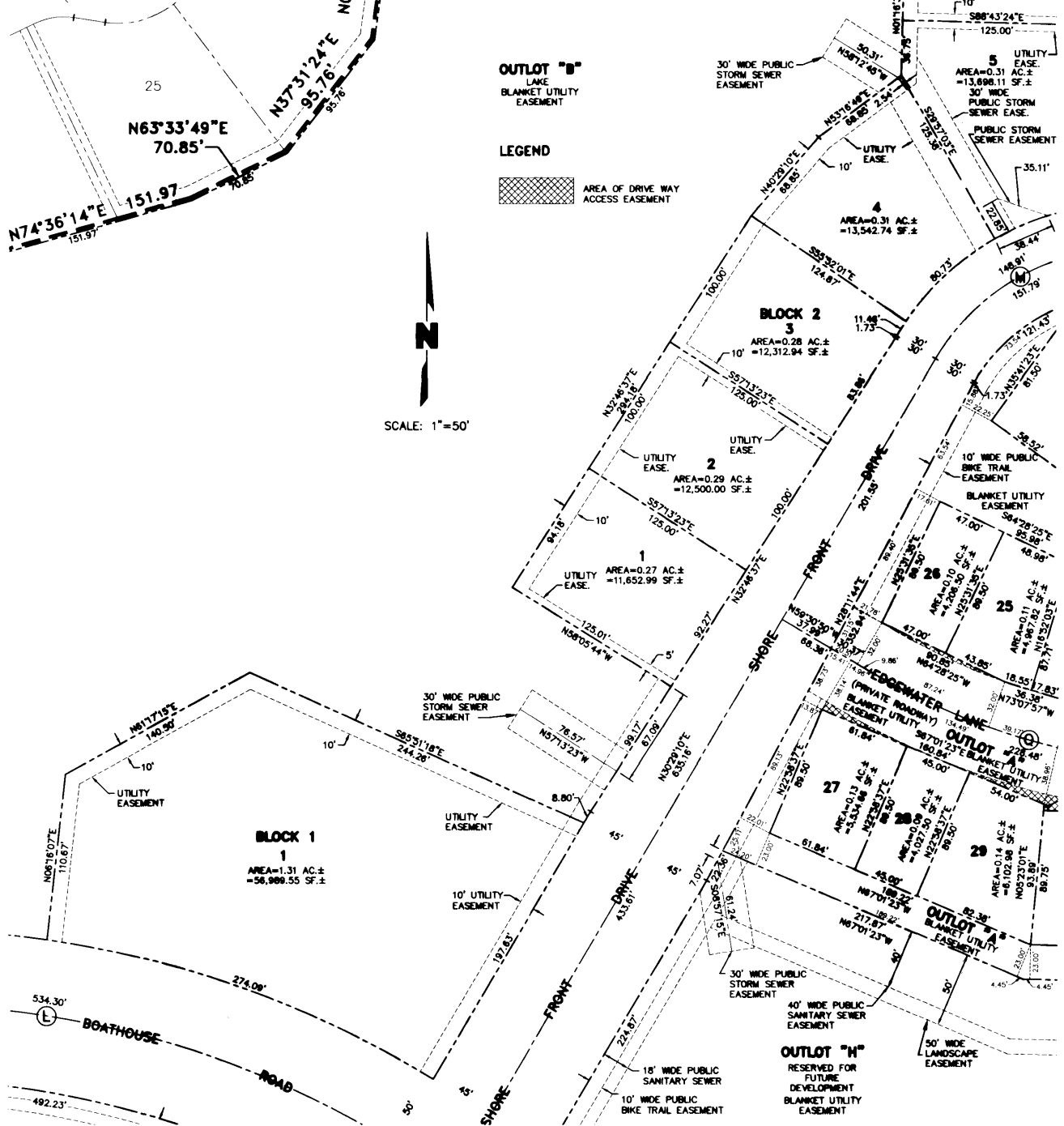


OUTLOT "B"
LAKE
BLANKET UTILITY
EASEMENT

LEGEND



SCALE: 1"=50'



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LEGEND



AREA OF DRIVE WAY ACCESS EASEMENT

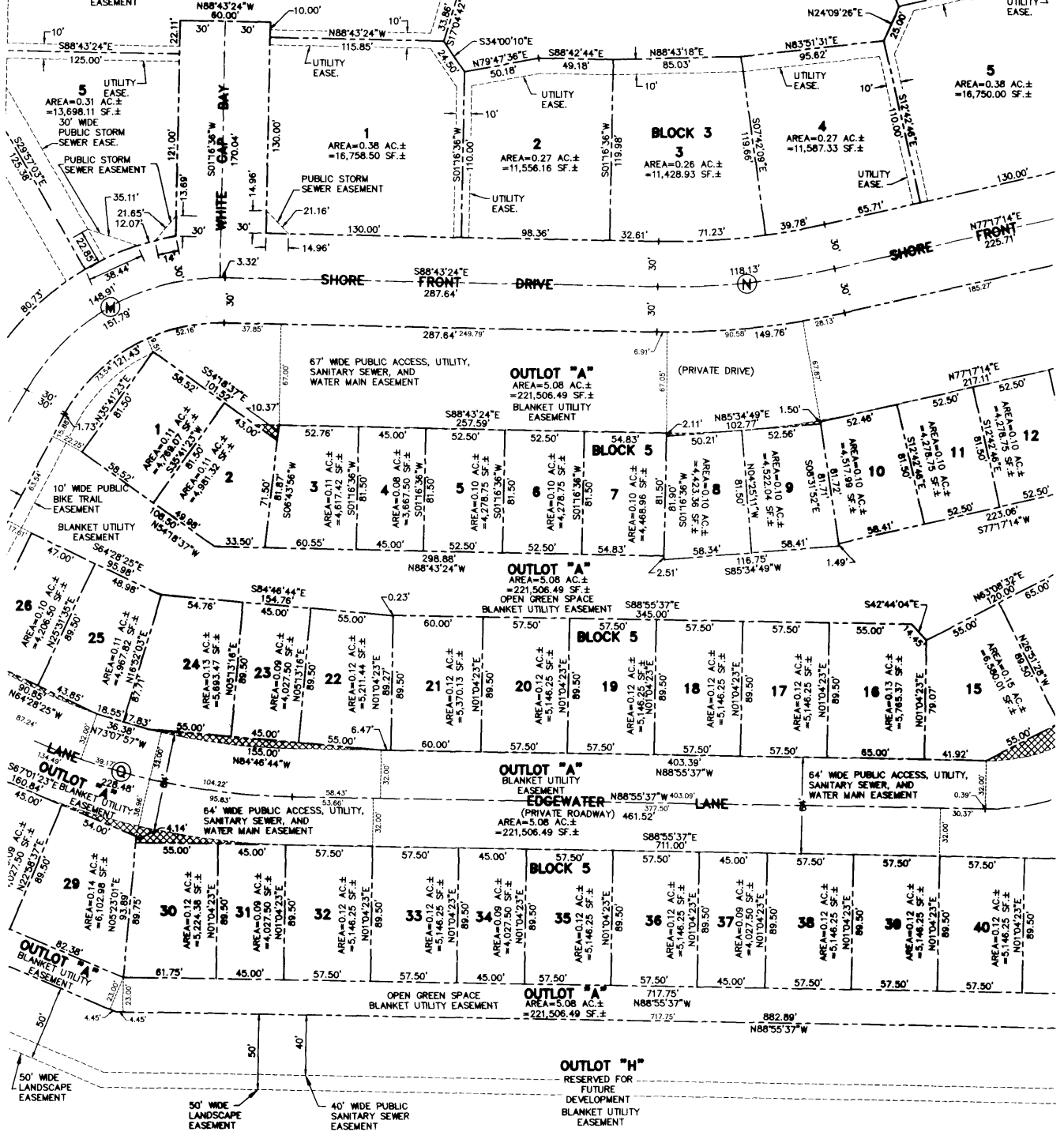


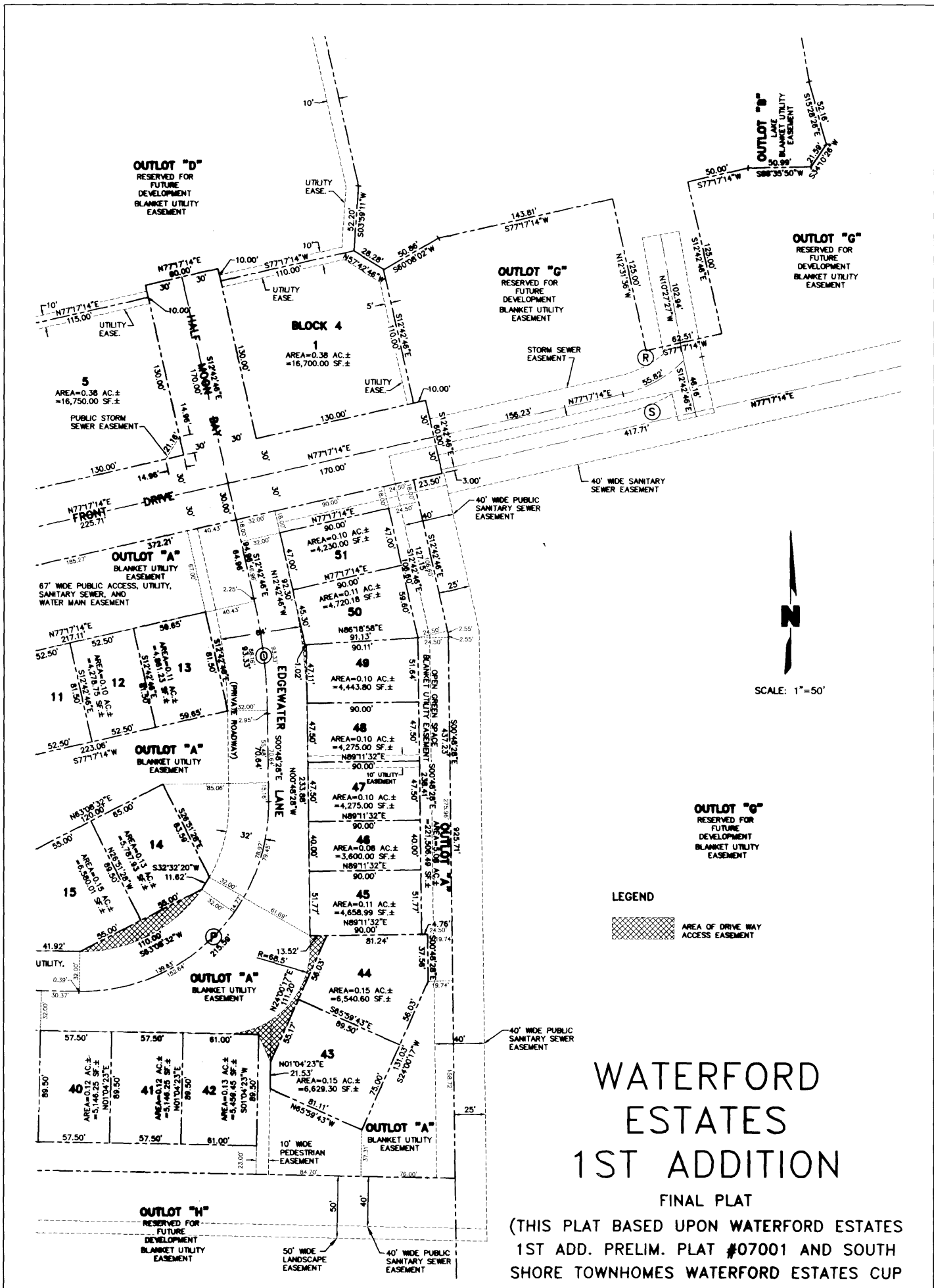
SCALE: 1"=50'

OUTLOT "D"
RESERVED FOR FUTURE DEVELOPMENT
BLANKET UTILITY EASEMENT

OUTLOT "B"
LAKE
BLANKET UTILITY EASEMENT

OUTLOT "C"
RESERVED FOR FUTURE DEVELOPMENT
BLANKET UTILITY EASEMENT





OUTLOT "D"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

OUTLOT "B"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

OUTLOT "G"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

BLOCK 4
1
AREA=0.38 AC.±
=16,700.00 SF.±

OUTLOT "C"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

5
AREA=0.36 AC.±
=16,750.00 SF.±
PUBLIC STORM
SEWER EASEMENT

OUTLOT "A"
BLANKET UTILITY
EASEMENT
67' WIDE PUBLIC ACCESS, UTILITY,
SANITARY SEWER, AND
WATER MAIN EASEMENT

OUTLOT "A"
BLANKET UTILITY
EASEMENT

OUTLOT "A"
BLANKET UTILITY
EASEMENT

OUTLOT "G"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

LEGEND
[Hatched Box] AREA OF DRIVE WAY
ACCESS EASEMENT

N
SCALE: 1"=50'

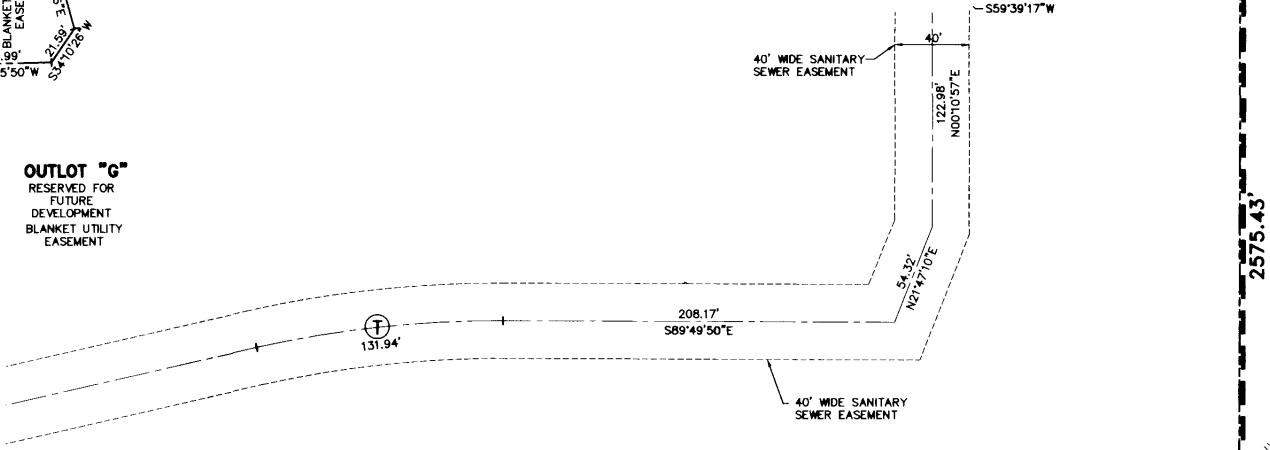
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SHORE TOWNHOMES WATERFORD ESTATES CUP
#07001) SHEET 10 OF 26

OUTLOT "B"
LAKE
BLANKET UTILITY
EASEMENT
50.99'
S88°35'50"W
52.16'
S73°58'57"E
3.259'
S4°10'28"W

OUTLOT "G"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT



OUTLOT "G"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

NW 1/4 OF
THE SE 1/4
NOT PART
OF THIS
PLAT

2575.43
500'10\"/>

LOT 3 I.T.
NOT PART
OF THIS
PLAT

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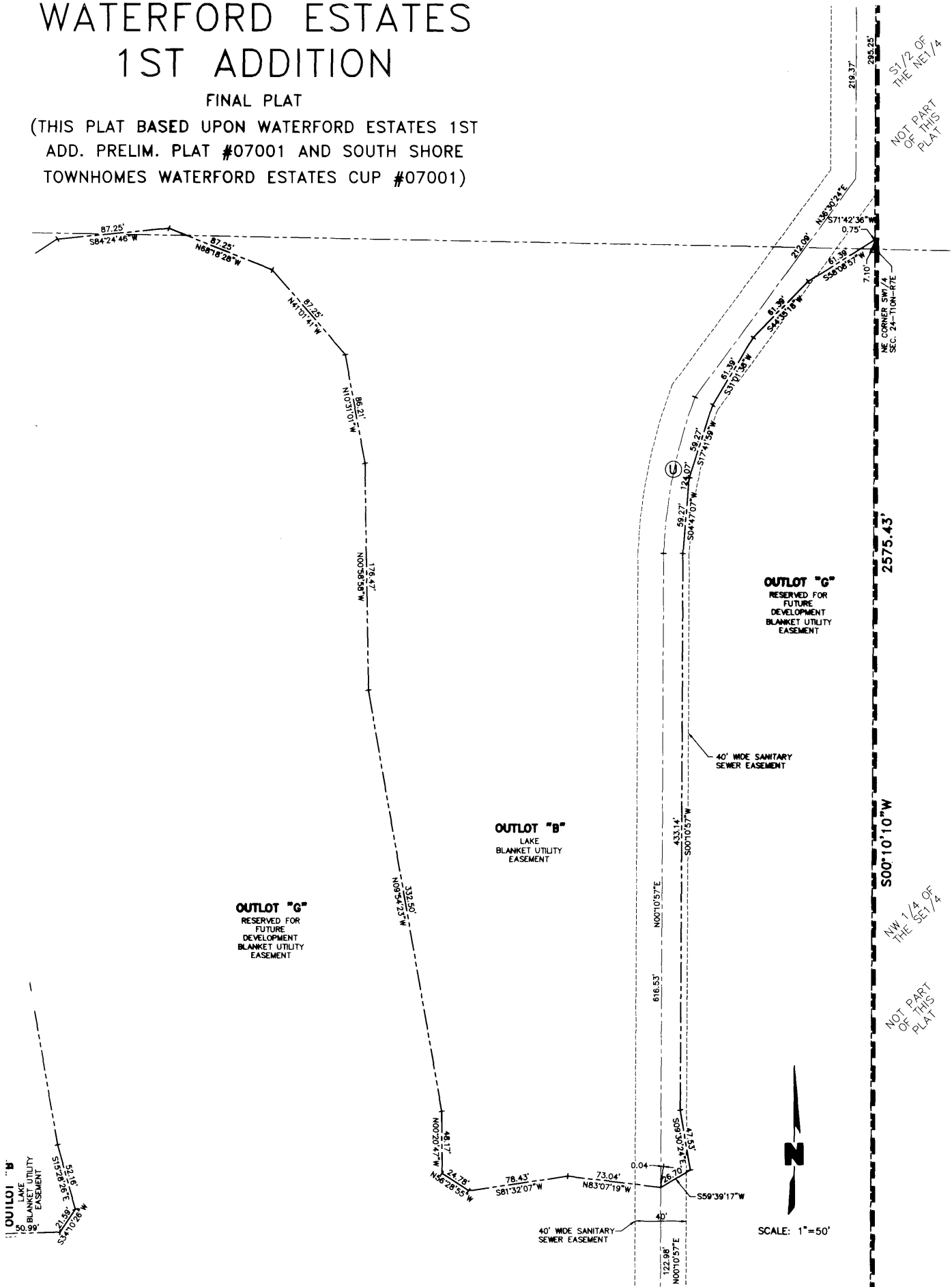
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WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

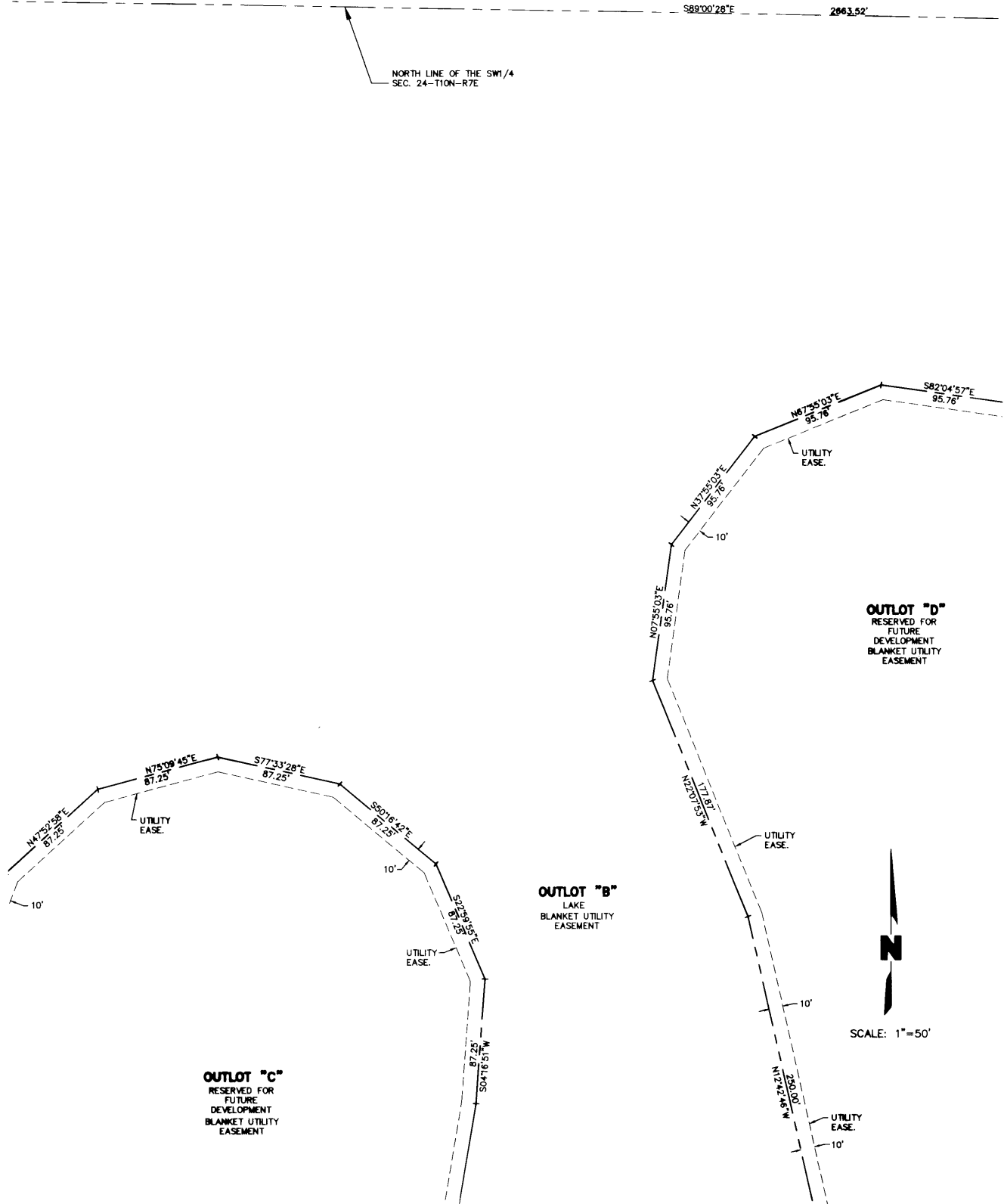
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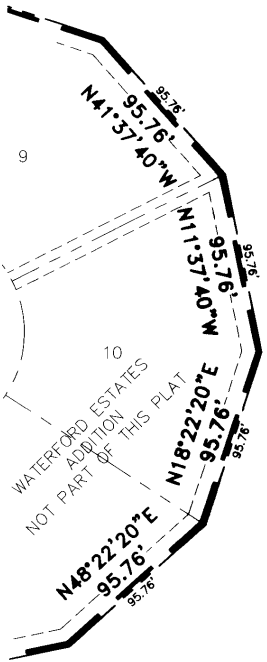
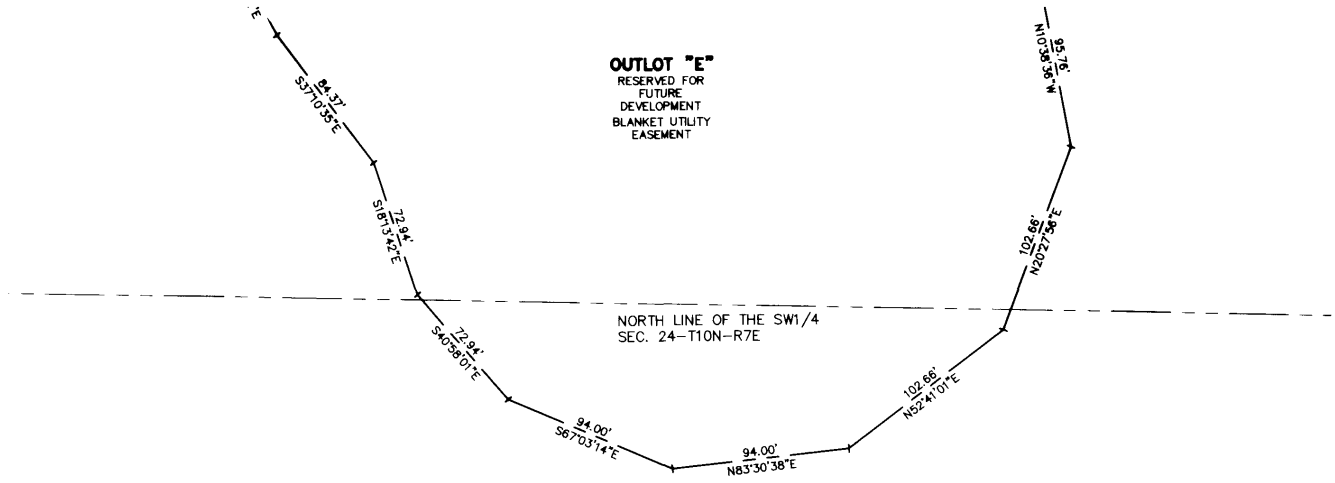
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OUTLOT "E"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT



OUTLOT "B"
LAKE
BLANKET UTILITY
EASEMENT

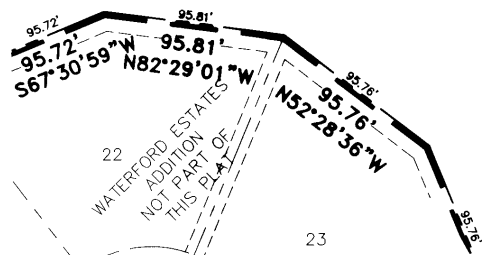


SCALE: 1"=50'

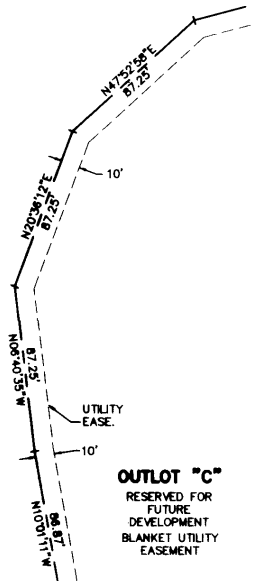
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#07001)



OUTLOT "C"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT



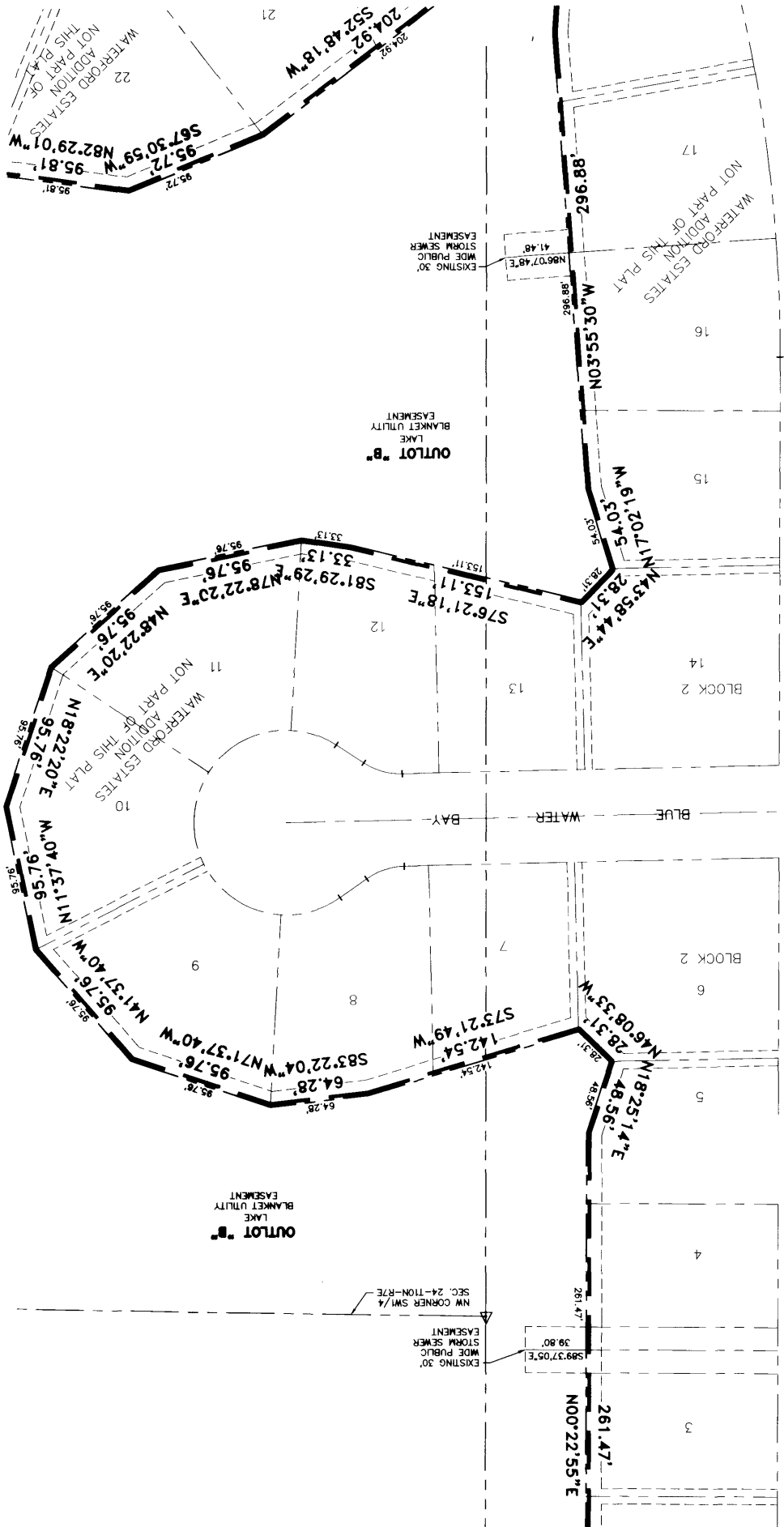
SCALE: 1"=50'



WATERFORD ESTATES 1ST ADDITION FINAL PLAT

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HIBBON STREET NORTH 100TH STREET NORTH 100TH STREET



EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

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EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

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EXISTING 30' WIDE PUBLIC STORM SEWER EASEMENT

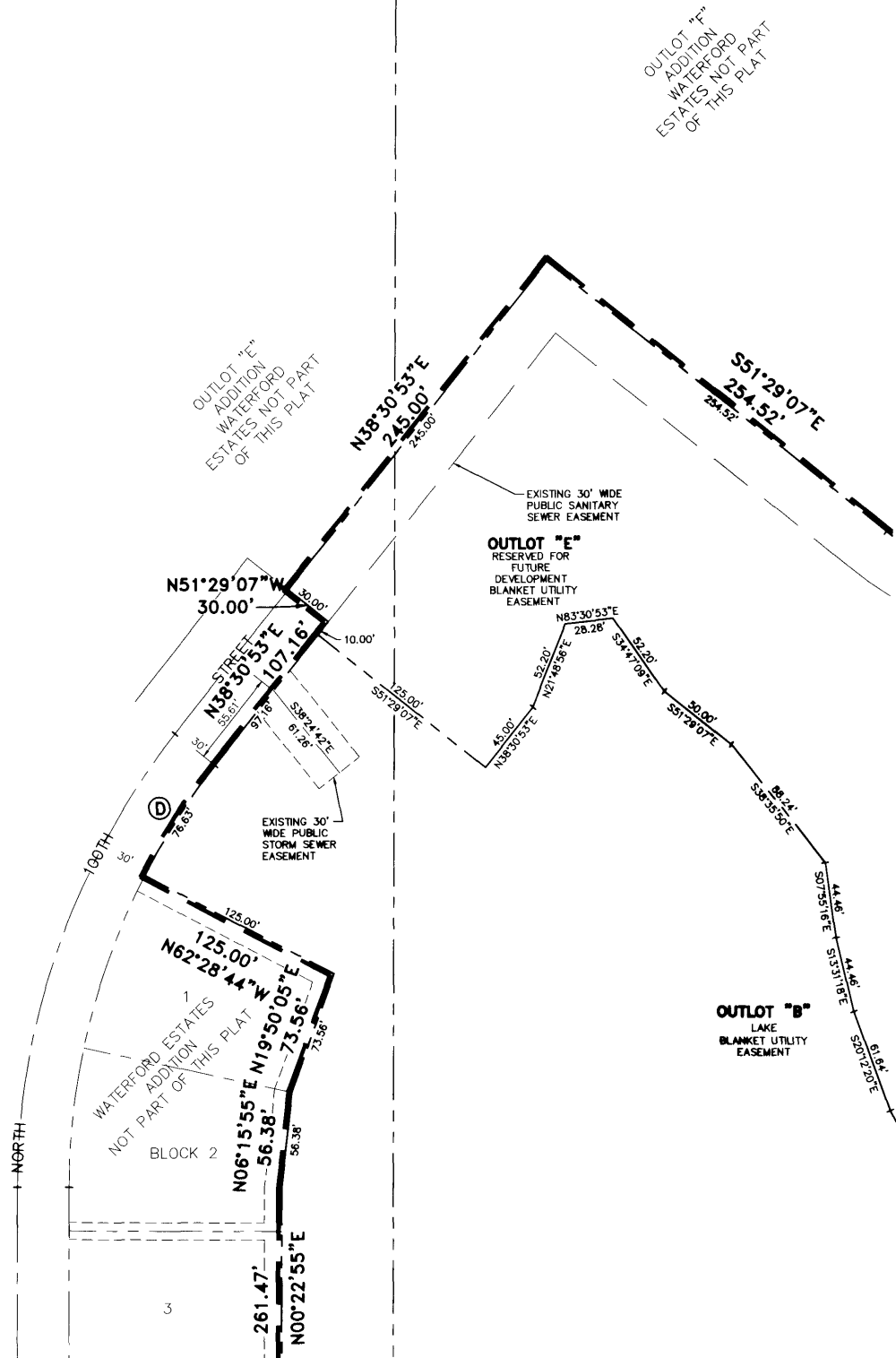
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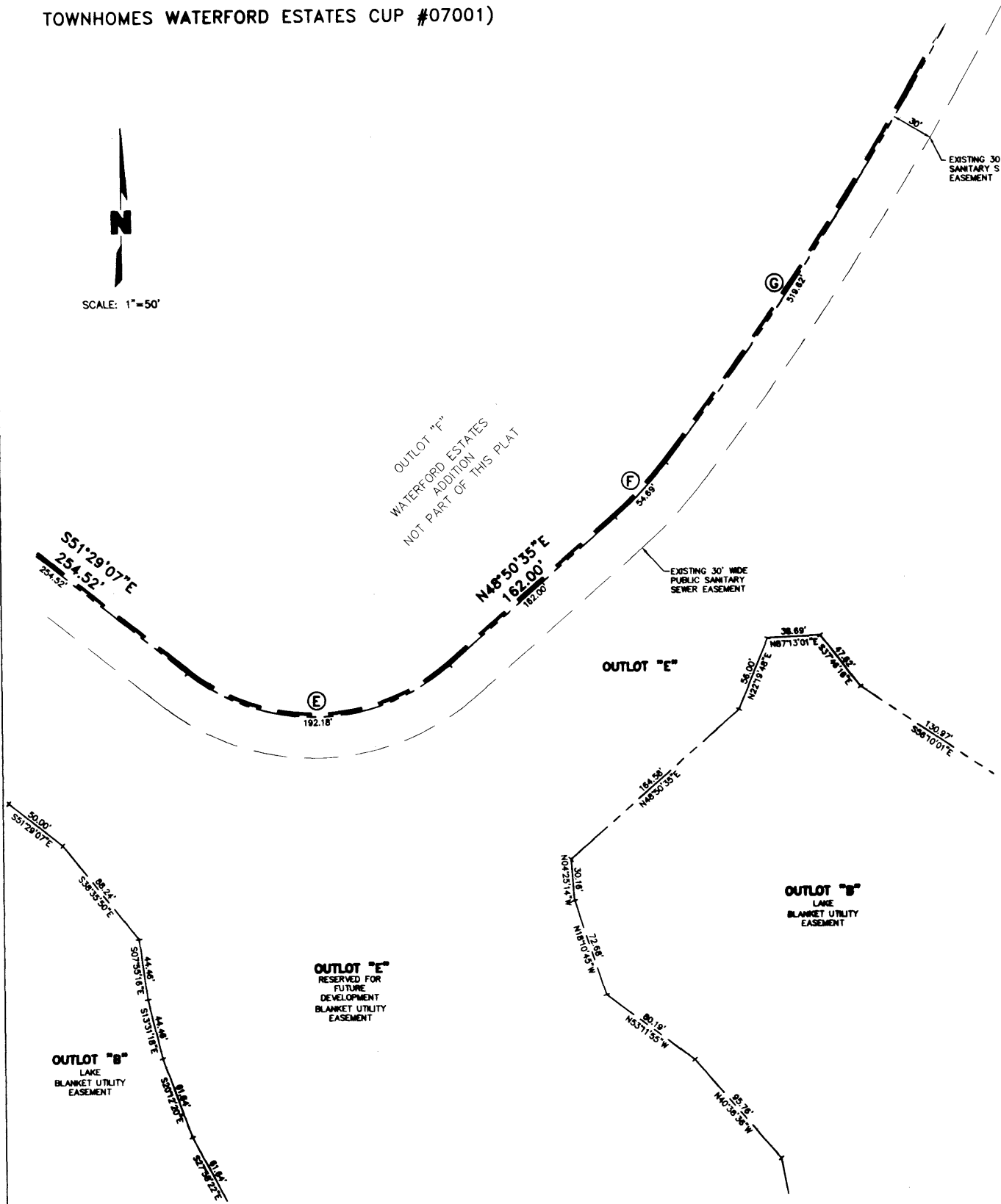
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OUTLOT "F"
WATERFORD
ESTATES
ADDITION NOT
PART OF THIS
PLAT

EXISTING 30' WIDE
SANITARY SEWER
EASEMENT

OUTLOT "B"
LAKE
BLANKET UTILITY
EASEMENT

OUTLOT "E"
RESERVED FOR
FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

OUTLOT "B"
LAKE
BLANKET UTILITY
EASEMENT



SCALE: 1"=50'

OUTLOT "E"
RESERVED FOR FUTURE
DEVELOPMENT
BLANKET UTILITY
EASEMENT

OUTLOT "B"
LAKE
BLANKET UTILITY
EASEMENT

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814.00'

N 80°15'07"E

N

SCALE: 1"=50'

DEDICATION

THE FOREGOING PLAT, KNOWN AS WATERFORD ESTATES 1ST ADDITION, A SUBDIVISION COMPOSED OF LOT 16 I.T., AND THAT PORTION OF OUTLOT "C", WATERFORD ESTATES ADDITION, ALL LOCATED IN WEST HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., AND THAT PORTION OF OUTLOT "C", WATERFORD ESTATES ADDITION, LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., ALL IN THE 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 UNDERSIGNED, THE SOLE OWNERS, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA INC., TIME WARNER ENTERTAINMENT-ADVANCED/HOUSE, AQUILA, AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT 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.

NOT WITHSTANDING THE FOREGOING, THE GRANT OF THE SANITARY SEWER EASEMENT IN OUTLOT "B", WATERFORD ESTATES 1ST ADDITION, IS SUBJECT TO THE CONSENT OF THE LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT REQUIRED BY THE FINAL PERMANENT EASEMENT FILED WITH THE LANCASTER COUNTY REGISTER OF DEEDS AS INSTRUMENT NO. 2008-027426.

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 IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS, AND ASSIGNS AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

WITNESS MY HAND THIS 24th DAY OF April, 2008.

WATERFORD ESTATES, L.L.C., 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 CONSTRUCTION, RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION.

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

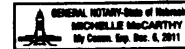
BY: Richard W. Meginnis
RICHARD W. MEGINNIS, MANAGING MEMBER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 24 DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT OF RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF THE BUSINESS OR ENTITY.

Michelle McCarty
NOTARY PUBLIC

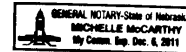


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 17th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION OF RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF THE BUSINESS OR ENTITY.

Michelle McCarty
NOTARY PUBLIC

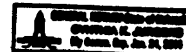


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 17th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOHN F. SCHLEICH, PRESIDENT OF SOUTHWIND, INC., A NEBRASKA CORPORATION, MANAGING MEMBER OF WATERFORD ESTATES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF THE BUSINESS OR ENTITY.

Christina K. Burgess
NOTARY PUBLIC

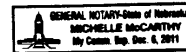


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 17th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME RICHARD W. MEGINNIS, MANAGING MEMBER OF WATERFORD ESTATES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF THE BUSINESS OR ENTITY.

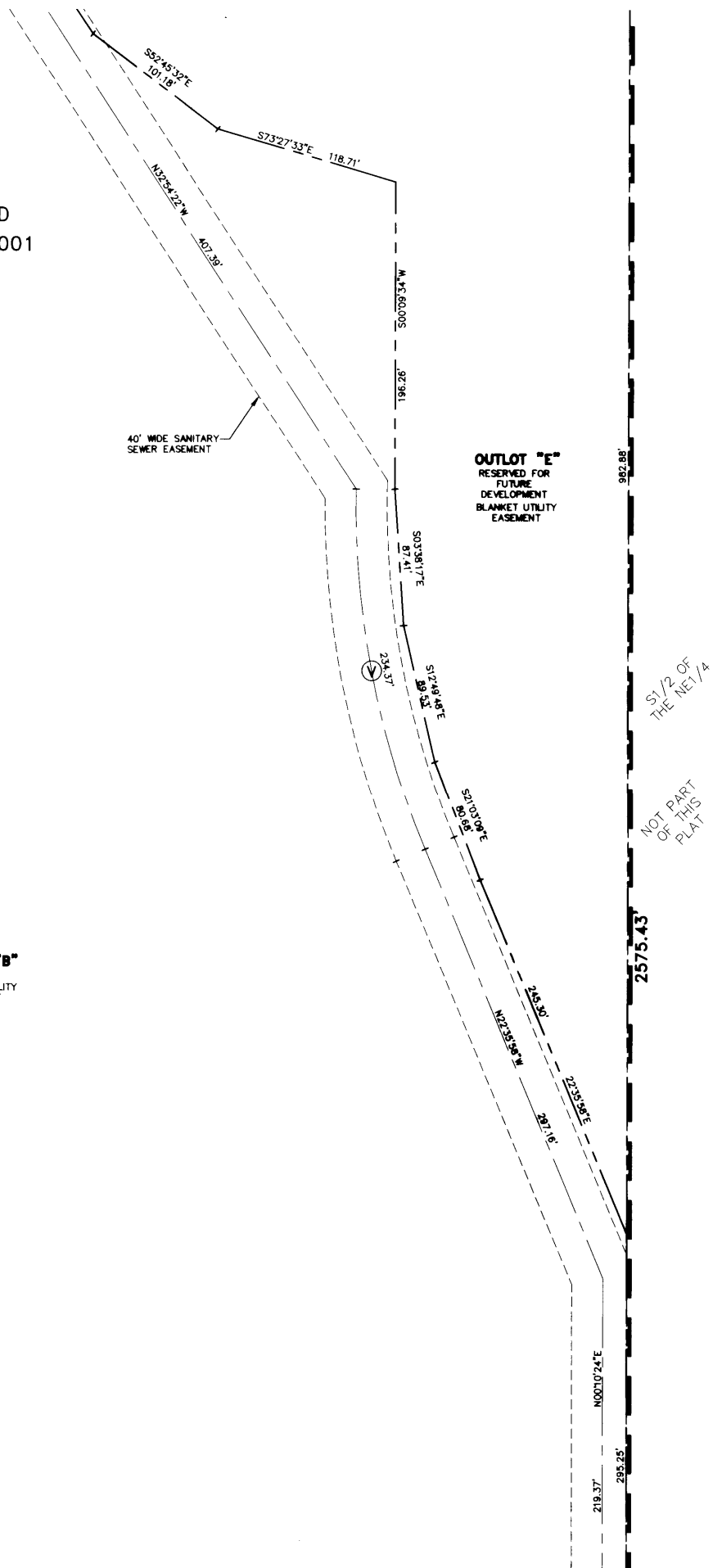
Michelle McCarty
NOTARY PUBLIC



WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD
ESTATES 1ST ADD. PRELIM. PLAT #07001
AND SOUTH SHORE TOWNHOMES
WATERFORD ESTATES CUP #07001)



SCALE: 1"=50'

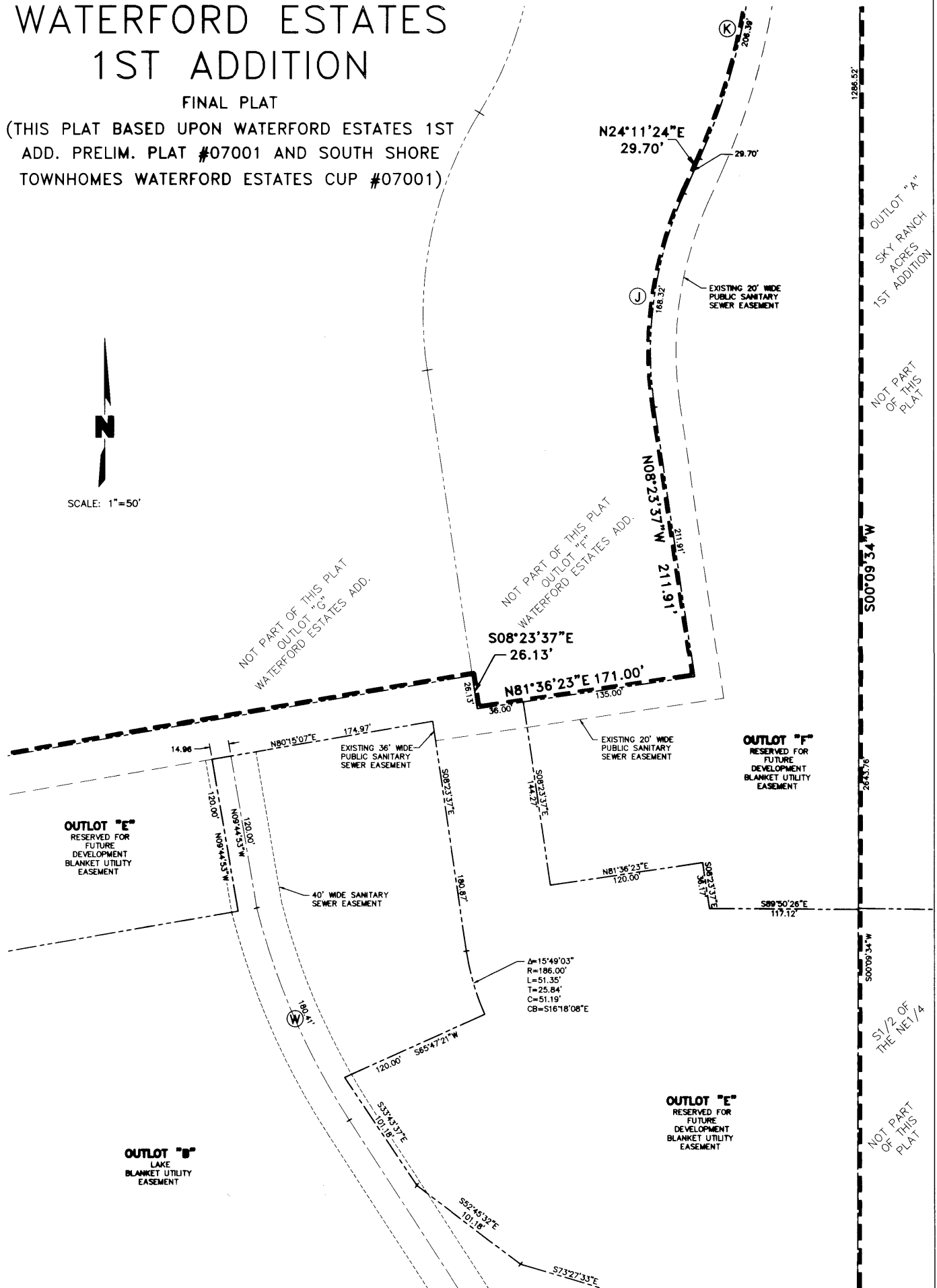
WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
TOWNHOMES WATERFORD ESTATES CUP #07001)



SCALE: 1"=50'



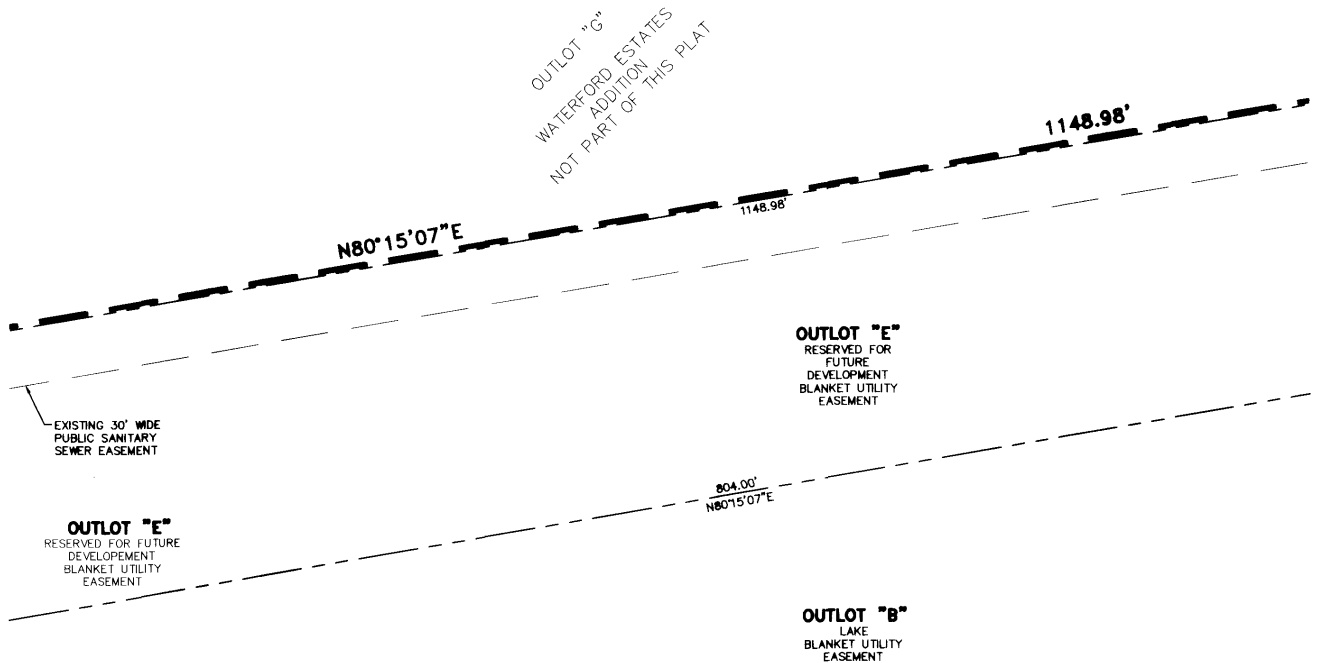
WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
TOWNHOMES WATERFORD ESTATES CUP #07001)



SCALE: 1"=50'



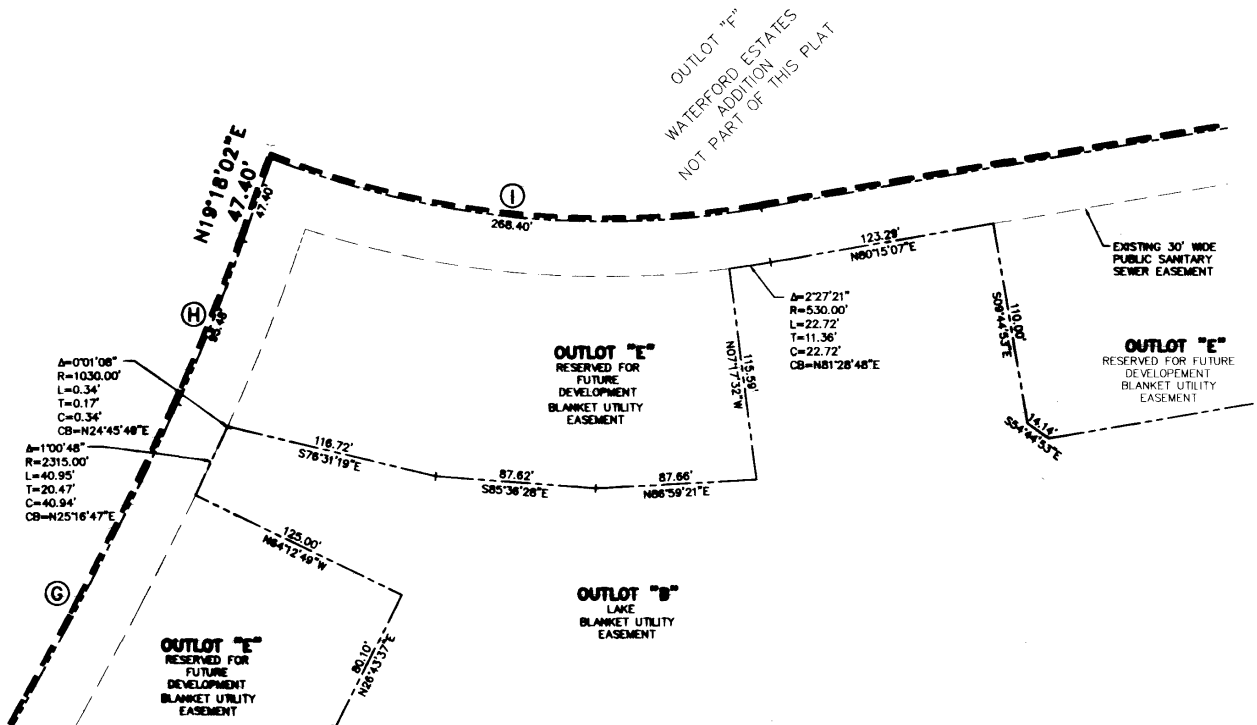
WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
TOWNHOMES WATERFORD ESTATES CUP #07001)



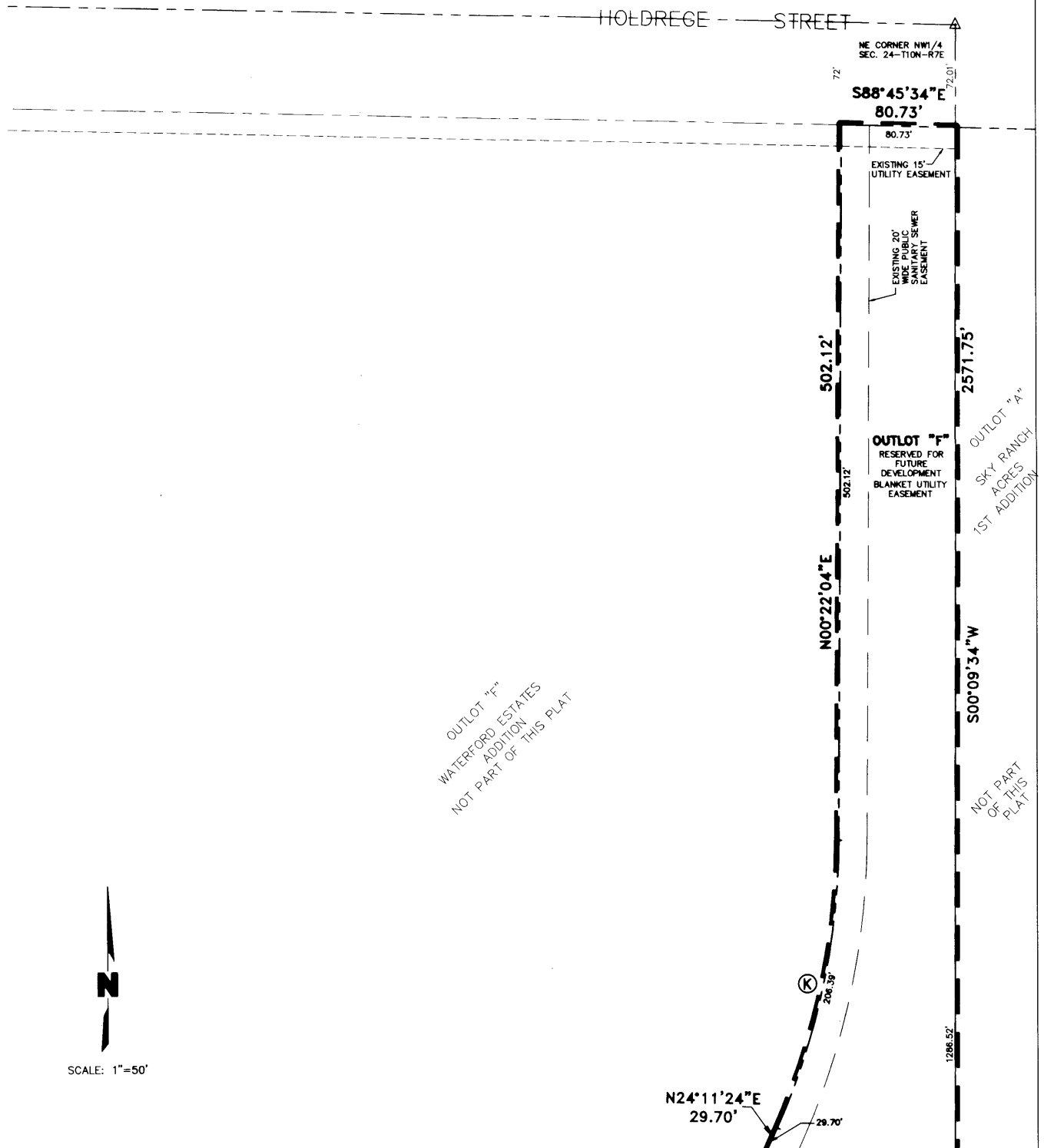
SCALE: 1"=50'



WATERFORD ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON WATERFORD ESTATES 1ST
ADD. PRELIM. PLAT #07001 AND SOUTH SHORE
TOWNHOMES WATERFORD ESTATES CUP #07001)



SCALE: 1"=50'

