

**WATERFORD ESTATES 11TH ADDITION  
FINAL PLAT**

(THIS PLAT BASED UPON WATERFORD ESTATES  
1ST ADD. PRELIM. PLAT NO. 07001 AND SOUTH  
SHORE TOWNHOMES WATERFORD ESTATES CUP  
NO. 07001)

**DEDICATION**

THE FOREGOING PLAT, KNOWN AS WATERFORD ESTATES 11TH ADDITION, A SUBDIVISION COMPOSED OF LOTS 3 THROUGH 5, LOTS 22 THROUGH 24 AND LOTS 27 THROUGH 35, ALL IN BLOCK 5, WATERFORD ESTATES 1ST ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 8TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AS DESCRIBED IN THE SURVEYORS 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 - ADVANCEMENT-HOUSE, BLACK HILLS ENERGY, 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, EXTURES, 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.

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.

WITNESS MY HAND THIS 16 DAY OF April, 2013.

**SOUTH SHORE BUILDERS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**

BY: FULTON CONSTRUCTION, INC., A NEBRASKA CORPORATION, MEMBER

BY: STEVEN W. FULTON, PRESIDENT

BY: CHRISTO DESIGN BUILD, INC., A NEBRASKA CORPORATION, MEMBER

BY: JAMES R. CHRISTO, PRESIDENT

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF LANCASTER )  
 ) SS.

ON THIS 16 DAY OF April, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME STEVEN W. FULTON, PRESIDENT, FULTON CONSTRUCTION, INC., A NEBRASKA CORPORATION, MEMBER, SOUTH SHORE BUILDERS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC  
[Signature]  
JOHN C. HAHN  
Notary Public - State of Nebraska  
My Comm. Exp. January 31, 2014

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF LANCASTER )  
 ) SS.

ON THIS 16 DAY OF April, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JAMES R. CHRISTO, PRESIDENT, CHRISTO DESIGN BUILD, INC., A NEBRASKA CORPORATION, MEMBER, SOUTH SHORE BUILDERS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC  
[Signature]  
JOHN C. HAHN  
Notary Public - State of Nebraska  
My Comm. Exp. January 31, 2014

**PLANNING DIRECTOR'S APPROVAL**

THE PLANNING DIRECTOR PURSUANT TO SECTION 26-11-080 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

[Signature]  
STEPHEN W. FULTON  
PLANNING DIRECTOR  
DATE August 15, 2013

**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WATERFORD ESTATES 11TH ADDITION (HEREINAFTER "PLAT") SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2008029096, 2008029097 AND 2011022144 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE, ETC.) TELEPHONE, NATURAL GAS) EASEMENTS OR STREETS OR ROADS, PEDSTRIANWAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS 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.

BY: [Signature]  
NAME: Suzanne M. Nelson  
TITLE: Vice President

BY: [Signature]  
NAME: Darrell K. Stock  
TITLE: Trustee

**ACKNOWLEDGEMENT NOTARY**

STATE OF NEBRASKA )  
COUNTY OF LANCASTER )  
 ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF April, 2013 BY Darrell K. Stock (NAME OF BANK OFFICER), (TITLE OF BANK OFFICER), PINNACLE BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC  
[Signature]  
NANCY A. DUBOET  
MY COMMISSION EXPIRES  
June 24, 2014

**ACKNOWLEDGEMENT NOTARY**

STATE OF NEBRASKA )  
COUNTY OF LANCASTER )  
 ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF April, 2013 BY Darrell K. Stock, TRUSTEE FOR BARBER HOMES, INC., BENEFICIARY.

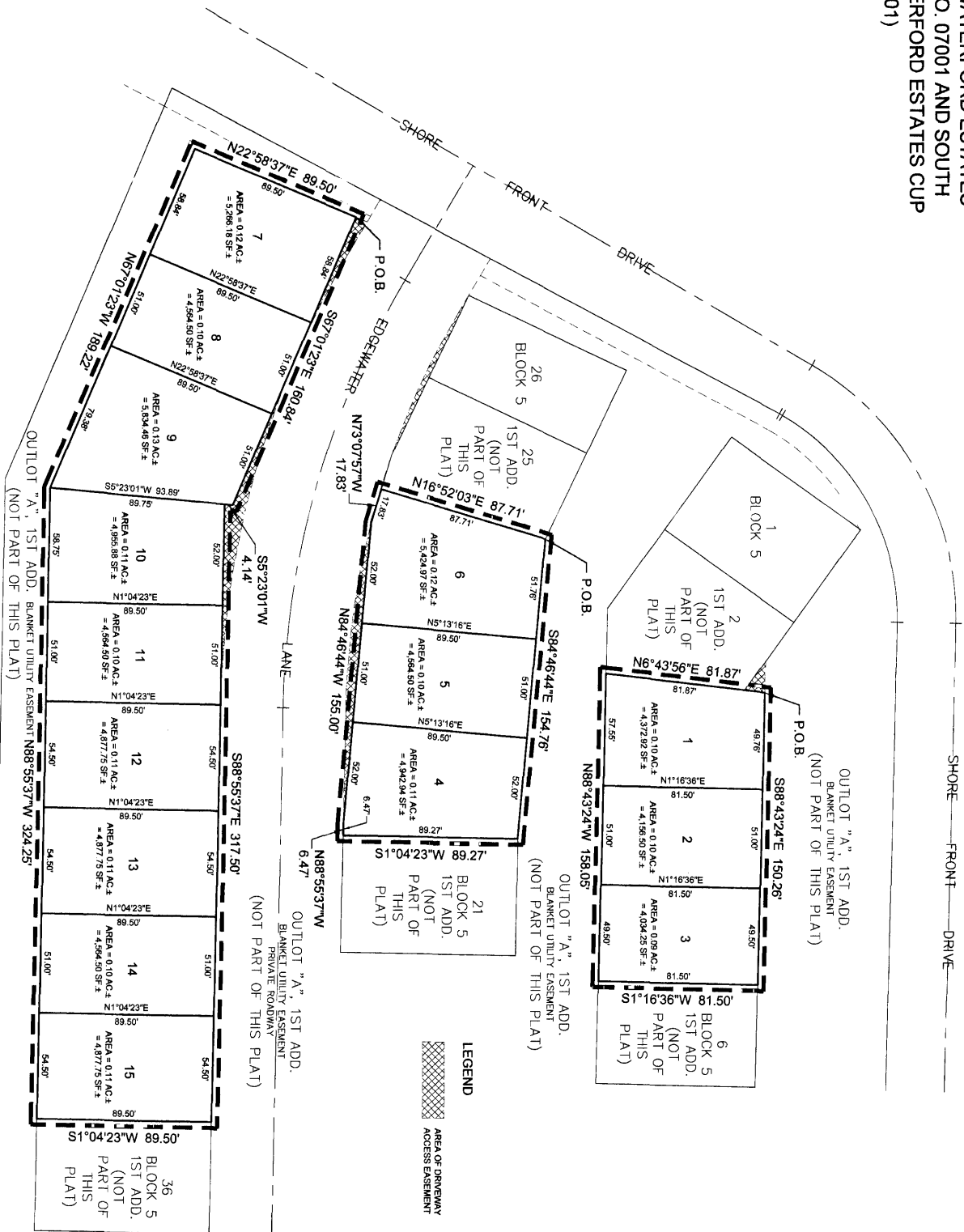
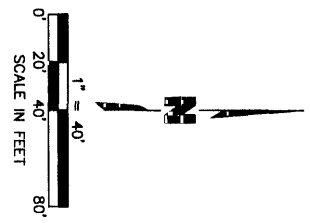
NOTARY PUBLIC  
[Signature]  
GENERAL NOTARY - State of Nebraska  
SANDRA K. TOBEL  
My Comm. Exp. April 3, 2014



W/AtEst//

#5000

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FINAL PLAT**  
(THIS PLAT BASED UPON WATERFORD ESTATES  
1ST ADD. PRELIM. PLAT NO. 07001 AND SOUTH  
SHORE TOWNHOMES WATERFORD ESTATES CUP  
NO. 07001)



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SHORE TOWNHOMES WATERFORD ESTATES CUP  
NO. 07001)**

**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WATERFORD ESTATES 11TH ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND COMPOSED OF LOTS 3 THROUGH 5, BLOCK 5, WATERFORD ESTATES 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 3, BLOCK 5, WATERFORD ESTATES 1ST ADDITION; **THENCE** EASTERLY ON THE NORTH LINE OF SAID LOT 3, AND THE NORTH LINE OF LOTS 4 AND 5, BLOCK 5, WATERFORD ESTATES 1ST ADDITION ON AN ASSUMED BEARING OF 88°43'24"E, A DISTANCE OF 150.28 TO THE NORTHEAST CORNER OF SAID LOT 5, **THENCE** S01°16'36"W, ON THE EAST LINE OF SAID LOT 5, A DISTANCE OF 81.50 TO THE SOUTHEAST CORNER OF SAID LOT 5, **THENCE** N88°43'24"W, ON THE SOUTH LINE OF SAID LOT 5, AND THE SOUTH LINE OF SAID LOTS 4 AND 3, A DISTANCE OF 158.05 TO THE SOUTHWEST CORNER OF SAID LOT 3, **THENCE** N08°43'36"E, ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 81.87 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 12,563.87 SQUARE FEET OR 0.29 ACRES, MORE OR LESS.

**TOGETHER WITH**

A TRACT OF LAND COMPOSED OF LOTS 22 THROUGH 24, BLOCK 5, WATERFORD ESTATES 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 24, BLOCK 5, WATERFORD ESTATES 1ST ADDITION; **THENCE** EASTERLY ON THE NORTH LINE OF SAID LOT 24, AND THE NORTH LINE OF LOTS 23 AND 22, BLOCK 5, WATERFORD ESTATES 1ST ADDITION ON AN ASSUMED BEARING OF 89°46'44"E, A DISTANCE OF 154.79 TO THE NORTHEAST CORNER OF SAID LOT 22, **THENCE** S01°04'23"W, ON THE EAST LINE OF SAID LOT 22, A DISTANCE OF 89.27 TO THE SOUTHEAST CORNER OF SAID LOT 22, **THENCE** N88°55'37"W, ON A SOUTH LINE OF SAID LOT 22, A DISTANCE OF 6.47 TO A POINT; **THENCE** N84°46'44"W, ON A SOUTH LINE OF SAID LOT 22, AND THE SOUTH LINE OF SAID LOTS 23 AND 24, A DISTANCE OF 155.00 TO A POINT; **THENCE** N73°07'57"W, ON A SOUTH LINE OF SAID LOT 24, A DISTANCE OF 17.83 TO THE SOUTHWEST CORNER OF SAID LOT 24; **THENCE** N16°52'03"E, ON THE WEST LINE OF SAID LOT 24, A DISTANCE OF 87.71 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 14,932.40 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

**TOGETHER WITH**

A TRACT OF LAND COMPOSED OF LOTS 27 THROUGH 35, BLOCK 5, WATERFORD ESTATES 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 27, BLOCK 5, WATERFORD ESTATES 1ST ADDITION; **THENCE** S07°01'23"E, ON THE NORTH LINE OF SAID LOT 27, AND THE NORTH LINE OF LOTS 28 AND 29, BLOCK 5, WATERFORD ESTATES 1ST ADDITION, A DISTANCE OF 180.84 TO THE NORTHEAST CORNER OF SAID LOT 29; **THENCE** S05°23'01"W, ON THE EAST LINE OF SAID LOT 29, A DISTANCE OF 4.14 TO THE NORTHWEST CORNER OF LOT 30, BLOCK 5, WATERFORD ESTATES 1ST ADDITION; **THENCE** S88°55'37"E, ON THE NORTH LINE OF SAID LOT 30, AND THE NORTH LINE OF LOTS 31 THROUGH 35, BLOCK 1, WATERFORD ESTATES 1ST ADDITION, A DISTANCE OF 317.50 TO THE NORTHEAST CORNER OF SAID LOT 35; **THENCE** S01°04'23"W, ON THE EAST LINE OF SAID LOT 35, AND THE SOUTH LINE OF SAID LOTS 34 THROUGH 30, A DISTANCE OF 324.25 TO THE SOUTHWEST CORNER OF SAID LOT 30; **SAID POINT BEING** THE SOUTHEAST CORNER OF SAID LOT 29; **THENCE** N87°01'23"W, ALONG THE SOUTH LINE OF SAID LOT 29 AND THE SOUTH LINE OF SAID LOTS 28 AND 27, A DISTANCE OF 188.22 TO THE SOUTHWEST CORNER OF SAID LOT 27; **THENCE** N22°38'37"E, ON THE WEST LINE OF SAID LOT 27, A DISTANCE OF 89.50 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 44,383.27 SQUARE FEET OR 1.02 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.

METAL STAKES HAVE BEEN PLACED AT EACH LOT CORNER AND BLOCK CORNER.

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

DATE April 9th 2013 T. Miller L.S. NUMBER 526  
MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
SUITE 111  
LINCOLN, NE 68508

