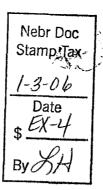


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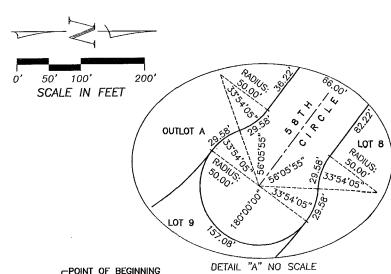




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THE MILL AT TIMBER CREEK

BEING A PLATTING OF PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 7, T16N, R13E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
Α	61*00'00"	176.71	319.40'	300.00'
В	22.00,00,	97.19	191.99'	500.00'
С	10.00,00,	87.49'	174.53	1000.00'
D	10.00,00,	87.49'	174.53	1000.00'
PROPERTY LINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
E	52.00,00,	146.32'	272.27	300.00'
F	52'00'00"	97.55	181.51	200.00'

- 1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- 2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 60TH STREET
- 3. A PERMANENT SMOKE EASEMENT WILL BE GRANTED OVER LOTS 1 THROUGH 14 TO ALLOW FOR THE ANNUAL CONTROLLED BURN OF THE NATIVE TALL GRASS PRAIRIE ON OUTLOT "A". (SEE RECORDED INSTRUMENT)

A PERMANENT 65.00 FOOT WIDE NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP PERMANENT IMPROVEMENTS AS FAR AWAY FROM TRAFFIC NOISE OF 60TH STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

8.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT (SEE RECORDED INSTRUMENT)

---- BUILDABLE AREA

SW CORNER OF SW 1/4 OF SECTION 7-16-13 NW CORNER OF THE SW 1/4 SW N00'00'08"W 1645.62' 50.00 FOOT WIDE LOT 2 LOT 3 STREET LOT 11 49.54 65 262.36 262.36 OUTLOT A LOT 5 LOT 9 (10.00²) LOT 8 SE CORNER OF THE SW 1/4 NE CORNER OF THE SW-SW 1/4 OF SECTION 7-16-13 1/4 SW 1/4 OF SECTION 7-16-13 LOT 6 PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7-16-13 FLORENCE LOT 5 UNPLATTED

JULY 15, 2005

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS THE MILL AT TIMBER CREEK, LOTS 1 THROUGH 14 AND OUTLOT "A", BEING A PLATTING OF THAT PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 7, T16N R13E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE NO0'00'08"W (ASSUMED BEARING) 1645.62 FEET ON THE WEST LINE OF SAID SW1/4; THENCE N89'54'32"E 1324.68 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE S00'13'16"W 1645.03 FEET ON THE EAST LINE OF SAID WEST 1/2 TO THE SE CORNER THEREOF; THENCE \$89°52'56"W 1318.27 FEET ON THE SOUTH LINE OF SAID SW1/4 TO THE POINT OF BEGINNING:

DEDICATION KNOW ALL MEN BY THESE PRESENTS: THAT WE, ADVANTAGE DEVELOPMENT, INC., BEING THE OWNERS, AND COMMERCIAL FEDERAL BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE MILL AT TIMBER CREEK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES: AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITIY FACILITIES AND IF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT AND

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED-FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STREE OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR

ACKNOWLEDGEMENT OF NOTARY

ACKNOWLEDGEMENT OF NOTARY

FEDERAL BANK, ON BEHALF OF SAID BANK.

COUNTY TREASURER'S CERTIFICATE

STATE OF NEBRASKA)

STATE OF NEBRASKA

COUNTY OF DOUGLAS) THE FORGORING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF SEPT. DEVELOPMENT, INC., ON BEHALF OF SAID CORPORATION.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME 2005 BY MALINIE STABEN, AGENT FOR COMMERCIAL

GENERAL NOTARY-State of Nebraska JAMES WARNER My Comm. Exp. Feb. 1, 2006

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF THE MILL AT TIMBER CREEK ON THIS TO DAY OF AUGUST

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

1-3-06

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF THE MILL AT TIMBER CREEK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE MILL AT TIMBER CREEK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 29 DAY OF NOVEMBER

REVIEW BY DOUGLAS COUNTY ENGINEER THIS PLAT OF THE MILL AT TIMBER CREEK WAS REVIEWED BY THIS DAY OF 1,2005.

HE DOUGLAS COUNTY SEAL

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