2003-68864

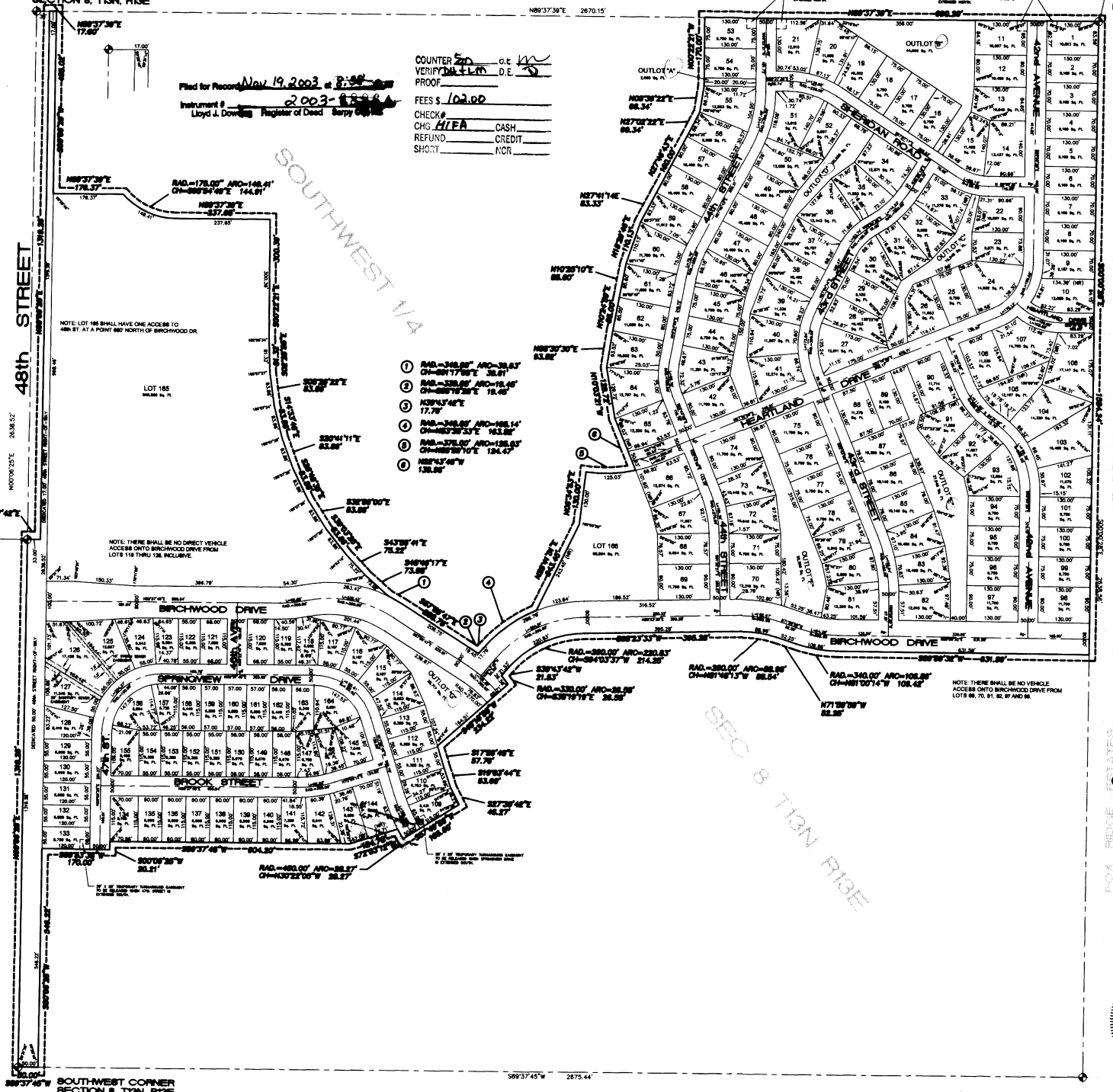
11/19/03

WEST 1/4 CORNER
SECTION 8, T13N, R13E

CENTER
SECTION 8, T13N, R13E
Point of Beginning

Filed for Record Nov 19, 2003 at 8:30 AM
Instrument # 2003-68864
Lloyd J. Dowling Register of Deed Sarpy County

COUNTER 50 o.c. M
VERIFY DW+LM D.E. D
PROOF
FEES $ 102.00
CHECK#
CHG HIPA CASH
REFUND CREDIT
SHORT NCR



CLEARWATER FALLS

BEING A PLATTING OF PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 166, INCLUSIVE
OUTLOTS "A" THRU "G", INCLUSIVE

SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS, ALL CORNERS OF ALL LOTS, STREET, ANGLE POINTS AND ENDS OF CURVES IN "CLEARWATER FALLS", A SUBDIVISION LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; THENCE S00°00'28"E (ASSUMED BEARING) ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 FOR 1584.34 FEET; THENCE S89°59'32"W 631.56 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 108.88 FEET, WITH A LONG CHORD BEARING N81°00'14"W FOR 108.42 FEET; THENCE N71°59'56"W 52.25 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AND ARC LENGTH OF 88.98 FEET, WITH A LONG CHORD BEARING N81°45'13"W FOR 88.54 FEET; THENCE S89°33'37"W 345.28 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 220.83 FEET, WITH A LONG CHORD BEARING S64°03'37"W FOR 214.25 FEET; THENCE S38°33'37"W 21.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 26.58 FEET, WITH A LONG CHORD BEARING S38°19'19"E FOR 26.58 FEET; THENCE S40°15'58"W 234.22 FEET; THENCE S17°35'46"E 57.76 FEET; THENCE S19°03'44"E 53.69 FEET; THENCE S27°30'42"E 46.27 FEET; THENCE S57°46'58"W 165.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 28.27 FEET, WITH A LONG CHORD BEARING N30°22'06"W FOR 28.27 FEET; THENCE S72°03'12"W 124.76 FEET; THENCE S89°37'45"W 604.20 FEET; THENCE S00°08'25"W 20.21 FEET; THENCE N89°37'35"W 170.00 FEET; THENCE S00°08'25"W 546.22 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE S89°37'45"W 50.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N00°08'25"E 1319.26 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE N89°37'42"E 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 48th STREET; THENCE N00°08'25"E 1319.26 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE N89°37'39"E 17.00 FEET ALONG SAID NORTH LINE; THENCE S00°08'25"W 495.02 FEET; THENCE N89°37'39"E 176.37 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 146.41 FEET WITH A LONG CHORD BEARING N60°54'48"E FOR 144.91 FEET; THENCE N89°37'39"E 237.65 FEET; THENCE S00°22'21"E 300.36 FEET; THENCE S02°28'58"E 81.32 FEET; THENCE S08°28'22"E 83.88 FEET; THENCE S14°33'46"E 83.88 FEET; THENCE S20°41'11"E 83.88 FEET; THENCE S26°48'36"E 83.88 FEET; THENCE S33°56'00"E 83.88 FEET; THENCE S39°03'25"E 83.88 FEET; THENCE S43°56'41"E 78.22 FEET; THENCE S48°46'17"E 73.56 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 83.63 FEET WITH A LONG CHORD BEARING S61°17'08"E FOR 34.61 FEET; THENCE S57°56'47"E 208.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 18.45 FEET, WITH A LONG CHORD BEARING S56°15'28"E FOR 18.45 FEET; THENCE N38°53'42"E 17.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 185.14 FEET, WITH A LONG CHORD BEARING N63°38'31"E FOR 183.52 FEET; THENCE N23°41'51"E 243.65 FEET; THENCE N08°34'53"E 130.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 125.03 FEET, WITH A LONG CHORD BEARING N68°56'10"E FOR 124.47 FEET; THENCE N22°43'48"W 139.98 FEET; THENCE N10°03'21"W 129.72 FEET; THENCE N00°30'26"E 33.52 FEET; THENCE N10°21'06"E 85.60 FEET; THENCE N18°29'48"E 110.13 FEET; THENCE N27°41'14"E 83.33 FEET; THENCE N27°46'43"E 160.00 FEET; THENCE N27°02'22"E 89.34 FEET; THENCE N00°28'22"E 89.34 FEET; THENCE N00°22'21"W 170.00 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE N89°37'39"E 890.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 72.69 ACRES, MORE OR LESS.

DATE: OCTOBER 6, 2003

GARY S. JENSEN, L.S. NE. REG. NO. 478

GARY S. JENSEN LS-478 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLEARWATER FALLS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREON. SAID ADDITION TO BE HEREAFTER KNOWN AS "CLEARWATER FALLS", AND WE DO HEREBY ASSENT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THE PLAT. WE DO ALSO GRANT AND DEDICATE TO THE USE AS SHOWN ON THIS PLAT, WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST COMMUNICATIONS, INC., 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, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE 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 LINES OF ALL EXTERIOR LOTS; THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT EASEMENT MAY BE REDUCED TO EIGHT (8) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA, OMAHA, NEBRASKA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS HEREOF WE DO SET OUR NAME THIS 22 DAY OF October 2003.

CLEARWATER FALLS L.L.C., A NEBRASKA CORPORATION

BY: Timothy W. Young
TIMOTHY W. YOUNG, PRESIDENT

ACKNOWLEGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SS }

ON THIS 22 DAY OF October 2003, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 8-5-05 Teresa R. Schmitt
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
TERESA R. SCHMITT
My Comm. Exp. 8-5-05

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF CLEARWATER FALLS WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 22 DAY OF October 2003. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS FROM THIS DATE.

MAYOR, CITY OF BELLEVUE ATTEST: CITY CLERK

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF CLEARWATER FALLS WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 22 DAY OF August 2003.

DATE: 8/26/03 Rod C. May
BELLEVUE PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THE COUNTY OFFICE.

DATE: 10/27/03
SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW OF SARPY COUNTY SURVEYOR

REVIEWED THIS PLAT OF "CLEARWATER FALLS" THIS 7TH DAY OF NOVEMBER 2003

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

NORTH

1 inch = 100 ft.

L = ARC LENGTH
(NR) = NON RADIAL LOT LINE
ALL LOT ANGLES ARE 90°00'00" UNLESS NOTED

SURVEYED: MRS
DRAWN: GSJ
CHECKED: RDH
DATE: 08-20-03

CLEARWATER FALLS

FINAL PLAT

Hill-Farrell Associates, Inc.
Architects, Engineers, Land Surveyors
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

PROJECT NO.
CLEARWATER FALLS

SHEET NO.
1 OF 1