2003-68864
11/19/03

# 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 "Q", INCLUSIVE

WEST 1/4 CORNER SECTION 8, T13N, R13E

CENTER SECTION 8, T13N, R13E Point of Beginning

SOUTHWEST CORNER SECTION 8, T13N, R13E

SOUTH 1/4 CORNER SECTION 8, T13N, R13E

SEC. 8, T13N, R13E

SOUTHWEST 1/4

48th STREET

HEARTLAND HILLS

FOX RIDGE ESTATES

Filed for Record Nov 19, 2003 at 8:58 am
Instrument # 2003-68864
Lloyd J. Dowling Register of Deed Sarpy County

COUNTER 20 o.k. KW
VERIFY DH + LM D.E. 10
PROOF
FEES $ 102.00
CHECK#
CHG HIEA CASH
REFUND CREDIT
SHORT NCR

## 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, AND 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 A DISTANCE OF 1384.24 FEET; THENCE S89°59'32"W 631.99 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 106.86 FEET, WITH A LONG CHORD BEARING N81°00'14"W FOR 106.42 FEET; THENCE N71°59'39"W 33.25 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, AND ARC LENGTH OF 88.56 FEET, WITH A LONG CHORD BEARING N81°46'13"W FOR 88.54 FEET; THENCE S89°27'33"W 385.28 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°43'42"W 21.63 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 26.56 FEET, WITH A LONG CHORD BEARING S36°18'18"E FOR 26.56 FEET; THENCE S48°16'58"W 224.22 FEET; THENCE S17°39'48"E 57.76 FEET; THENCE S19°03'44"E 53.69 FEET; THENCE S27°30'42"E 46.27 FEET; THENCE S57°49'59"W 155.00 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°22'05"W FOR 28.27 FEET; THENCE S72°03'12"W 124.76 FEET; THENCE S89°37'45"W 604.20 FEET; THENCE S00°05'25"E 29.21 FEET; THENCE N89°37'35"W 170.00 FEET; THENCE S00°05'25"E 546.22 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE S89°37'45"W 80.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N00°05'25"E 1318.28 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°05'25"E 1318.28 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE N89°37'39"E 17.00 FEET ALONG SAID NORTH LINE; THENCE S00°06'25"W 490.02 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 148.41 FEET WITH A LONG CHORD BEARING S66°04'42"E FOR 144.91 FEET; THENCE N89°37'39"E 237.65 FEET; THENCE S00°22'21"E 300.36 FEET; THENCE S07°28'56"E 81.32 FEET; THENCE S08°28'22"E 83.66 FEET; THENCE S14°33'46"E 83.66 FEET; THENCE S20°41'11"E 83.66 FEET; THENCE S25°36'02"E 83.66 FEET; THENCE S32°39'00"E 83.66 FEET; THENCE S37°09'48"E 83.66 FEET; THENCE S43°56'41"E 75.22 FEET; THENCE S46°46'17"E 73.58 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 38.63 FEET WITH A LONG CHORD BEARING S81°17'08"E 38.61 FEET; THENCE S57°54'47"E 208.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 19.45 FEET, WITH A LONG CHORD BEARING S59°15'29"E FOR 19.45 FEET; THENCE N39°43'42"E 17.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 163.14 FEET, WITH A LONG CHORD BEARING N53°39'33"E FOR 163.52 FEET; THENCE N39°41'51"E 243.45 FEET; THENCE N89°34'33"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 N89°56'10"E FOR 124.47 FEET; THENCE N33°43'46"W 138.98 FEET; THENCE N10°03'21"W 129.72 FEET; THENCE N32°39'00"E 83.52 FEET; THENCE N10°23'10"E 85.80 FEET; THENCE N18°29'48"E 110.13 FEET; THENCE N27°41'41"E 83.33 FEET; THENCE N27°46'43"E 180.00 FEET; THENCE N27°03'22"E 69.34 FEET; THENCE N08°36'22"E 64.34 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 880.20 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. REG. NO. 478

GARY S. JENSEN — REGISTERED LAND SURVEYOR — 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 HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS " CLEARWATER FALLS " AND DO HEREBY RATIFY 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 ALL EASEMENTS 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 WIDE 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 OR ASSIGNS, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREIN 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

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF Sarpy }

ON THIS 23 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 OR THIS PLAT AND ME DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

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 2nd DAY OF December 2003. THIS APPROVAL BECOMES NULL AND VOID IF NOT RECORDED WITHIN 60 DAYS OF THE ABOVE DATE.

Donna Kay Cammack
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 October 2003.

DATE: 11/26/03 Rick D. Ma
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 THIS 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

I HAVE 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

RADIUS, ARC, CHORD TABLE

1. RAD.=340.00' ARC=38.63' CH=S81°17'08"E 38.61'
2. RAD.=330.00' ARC=19.46' CH=S59°15'29"E 19.45'
3. N39°43'42"E 17.79'
4. RAD.=340.00' ARC=165.14' CH=N53°39'33"E 163.52'
5. RAD.=375.00' ARC=125.03' CH=N89°56'10"E 124.47'
6. N33°43'46"W 138.98'

RADIUS, ARC, CHORD TABLE

- RAD.=280.00' ARC=220.83' CH=S64°03'37"W 214.25'
- RAD.=330.00' ARC=26.56' CH=S36°18'18"E 26.56'
- RAD.=260.00' ARC=88.56' CH=N81°46'13"W 88.54'
- RAD.=340.00' ARC=106.86' CH=N81°00'14"W 106.42'
- RAD.=450.00' ARC=28.27' CH=N30°22'05"W 28.27'

NOTE: THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO BIRCHWOOD DRIVE FROM LOTS 118 THRU 128, INCLUSIVE.

NOTE: LOT 165 SHALL HAVE ONE ACCESS TO 48th ST. AT A POINT 660' NORTH OF BIRCHWOOD DR.

NOTE: THERE SHALL BE NO VEHICLE ACCESS ONTO BIRCHWOOD DRIVE FROM LOTS 129 THRU 135, INCLUSIVE.

NOTE: THERE SHALL BE NO VEHICLE ACCESS ONTO BIRCHWOOD DRIVE FROM LOTS 69, 70, 81, 82, 87 AND 88.

Hill-Farrell Associates, Inc.
Architects, Engineers, Land Surveyors
1006 Lincoln Rd., Bellevue, NE 68005 402-291-6100

SURVEYED: MPB
DRAWN: GBJ
CHECKED: RDH
DATE: 06-20-03

FINAL PLAT

PROJECT NO. CLEARWATER FALLS

SHEET NO. 1 OF 1