2005-28341

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 167 THRU 254, INCLUSIVE
OUTLOT "H"

Filed for Record Aug 9 05 at 11:15:30 PM
Instrument # 2005-28341
Lloyd J. Dobelbower Register of Deeds Sarpy Co. NE

COUNTER LM C.E. 03
VERIFY D.E.
PROOF
FEES $ 40.00
CHECK#
CHG HIFA CASH
REFUND CREDIT
SHORT NCR

NORTH

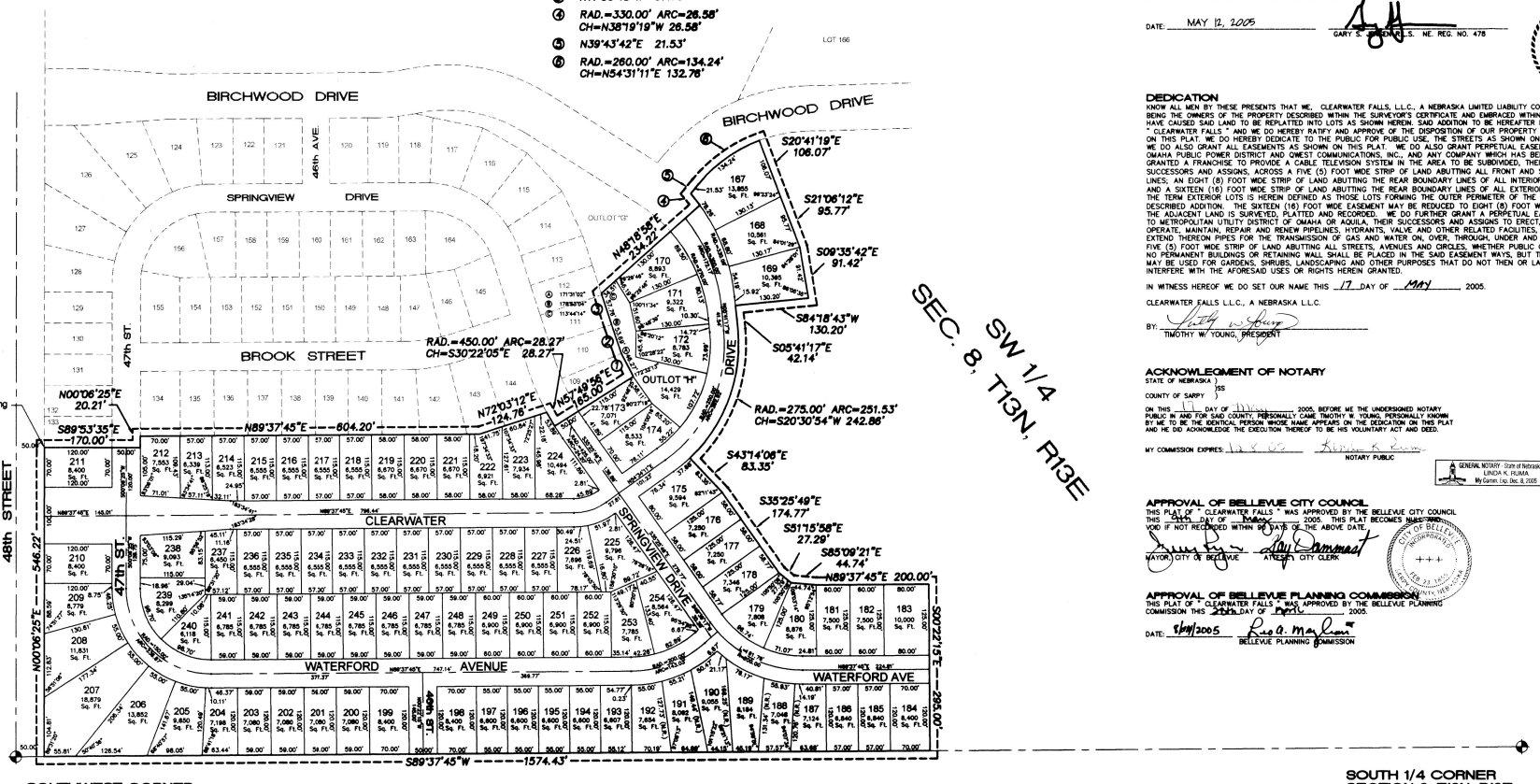
100 0 100

1 inch = 100 ft.

(NR) = NON RADIAL LOT LINE

ALL LOT ANGLES ARE 90°00'00" UNLESS NOTED

① N27°30'42"W 46.27'
② N19°03'44"W 53.69'
③ N17°56'48"W 57.76'
④ RAD.=330.00' ARC=26.58' CH=N38°19'19"W 26.58'
⑤ N39°43'42"E 21.53'
⑥ RAD.=260.00' ARC=134.24' CH=N54°31'11"E 132.78'



NOTE: THERE SHALL BE NO VEHICLE ACCESS ONTO 48th STREET FROM LOTS 207 THRU 211, INCLUSIVE.

SOUTHWEST CORNER SECTION 8, T13N, R13E

SOUTH 1/4 CORNER SECTION 8, T13N, R13E

SURVEYORS 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 ", (LOTS 167 THRU 254, INCLUSIVE AND OUTLOT "H"), 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 SOUTHWEST CORNER OF LOT 133, CLEARWATER FALLS, AS PLATTED AND RECORDED IN SARPY COUNTY; THENCE S89°53'35"E (ASSUMED BEARING) 170.00 FEET ALONG THE SOUTH LINE OF SAID LOT 133 TO THE EAST RIGHT-OF-WAY LINE OF 47th STREET; THENCE N00°06'25"E, 20.21 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 134, CLEARWATER FALLS; THENCE ALONG THE SOUTH LINES OF LOTS 134 THRU 144, CLEARWATER FALLS THE FOLLOWING TWO (2) COURSES; (1) N89°37'45"E 604.20 FEET; (2) THENCE N72°03'12"E 124.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 144 AND TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGVIEW DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 28.27 FEET WITH A LONG CHORD BEARING S30°22'05"E FOR 28.27 FEET; THENCE N57°49'56"E 165.00 FEET TO THE SOUTHEAST CORNER OF LOT 109, CLEARWATER FALLS; THENCE ALONG THE EAST LINES OF LOTS 109 THRU 111 CLEARWATER FALLS THE FOLLOWING THREE (3) COURSES; (1) N27°30'42"W 46.27 FEET; (2) THENCE N19°03'44"W 53.69 FEET; (3) THENCE N17°56'48"W 57.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 111; THENCE N48°16'58"E 234.22 FEET ALONG THE SOUTHERLY LINE OF OUTLOT "G" CLEARWATER FALLS TO THE EASTERLY RIGHT-OF-WAY LINE OF CLEARWATER DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AND ARC LENGTH OF 26.58 FEET WITH A LONG CHORD BEARING N38°19'19"W FOR 26.58 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) N39°43'42"E 21.53 FEET; (2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 134.24 FEET WITH A LONG CHORD BEARING N54°31'11"E FOR 132.78 FEET; THENCE S20°41'19"E 106.07 FEET; THENCE S21°06'12"E 95.77 FEET; THENCE S09°35'42"E 91.42 FEET; THENCE S84°18'43"W 130.20 FEET; THENCE S05°41'17"E 42.14 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 251.53 FEET WITH A LONG CHORD BEARING S20°30'54"W FOR 242.86 FEET; THENCE S43°14'08"E 83.35 FEET; THENCE S35°25'49"E 174.77 FEET; THENCE S51°15'58"E 27.29 FEET; THENCE S85°09'21"E 44.74 FEET; THENCE N89°37'45"E 200.00 FEET; THENCE S00°22'15"E 295.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE S89°37'45"W 1574.43 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF 48th STREET; THENCE N00°06'25"E 546.22 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 20.78 ACRES, MORE OR LESS.

DATE: MAY 12, 2005

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

REGISTERED LAND SURVEYOR 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 HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS " CLEARWATER FALLS ", AND WE 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 HEREBY 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 AQUILA, 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 17 DAY OF MAY 2005.

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

BY: TIMOTHY W. YOUNG, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 17 DAY OF May 2005, 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 ON THIS PLAT AND HE DID ACKNOWLEDGE HIS EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 12-6-08

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska LINDA K. HUMA My Comm. Exp. Dec. 6, 2008

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " CLEARWATER FALLS " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 8th DAY OF August 2005. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR, CITY OF BELLEVUE ATTEST: CITY CLERK

CITY OF BELLEVUE INCORPORATED 1855

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " CLEARWATER FALLS " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 25th DAY OF April 2005.

DATE: 8/9/2005

BELLEVUE PLANNING COMMISSION

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " CLEARWATER FALLS " THIS 5th DAY OF August 2005.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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: 8/2/05

SARPY COUNTY TREASURER

CERTIFICATE OF SURETY BOND Seal

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

SURVEYED: GSJ
DRAWN: GSJ
CHECKED: RDH
DATE: 3-23-05

CLEARWATER FALLS
LOTS 167 THRU 254, INCL., AND OUTLOT "H"
FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1006 Lincoln Road Bellevue, NE 68005 (402)291-6100

PROJECT NO. C02019

SHEET NO. 1 OF 1

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2005-28341