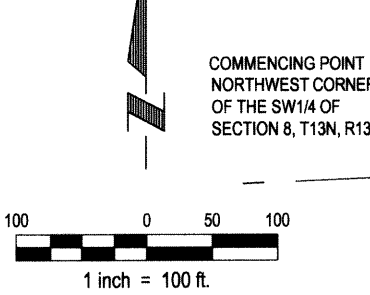


COUNTER LD G.E. LD  
 VERIFIED D&P D.E. LD  
 PROOF D  
 FEES \$ 62.50  
 CHECK # ACC CASH  
 REFUND          CREDIT           
 SHORT          NCR         

Filed for Record 8-17-07 at 2:09 P.M.  
 Instrument # 2007-25381  
 Lloyd J. Dowling Register of Deed Sarpy Co., NE

# CLEARWATER FALLS

LOTS 255 THRU 345 INCLUSIVE & OUTLOTS "I", "J" & "K"



LOT NO.	SQ. FOOTAGE
255	11,889
256	9,047
257	12,351
258	11,888
259	9,365
260	9,880
261	9,360
262	8,580
263	9,880
264	9,360
265	8,580
266	9,360
267	9,880
268	9,360
269	9,360
270	11,948
271	11,966
272	9,360
273	10,140
274	9,360
275	8,580
276	9,880
277	9,360
278	9,360
279	8,580
280	11,967
281	15,695
282	8,583
283	9,363
284	9,363
285	9,884
286	5,583
287	9,884
288	9,884
289	9,345
290	10,713
291	11,729
292	9,751
293	9,751
294	9,775
295	10,658
296	10,651
297	10,651
298	10,652
299	10,652
300	10,653
301	10,384
302	9,638
303	10,580
304	10,986
305	13,629
306	11,669
307	10,980
308	11,281
309	9,369
310	9,867
311	10,089
312	10,089
313	10,089
314	10,089
315	10,089
316	9,710
317	9,750
318	9,750
319	11,728
320	12,011
321	9,753
322	9,754
323	10,210
324	10,540
325	10,538
326	10,537
327	10,535
328	10,534
329	10,533
330	10,533
331	11,438
332	11,438
333	11,438
334	11,438
335	10,887
336	9,746
337	9,748
338	9,749
339	10,872
340	11,973
341	11,188
342	9,750
343	9,750
344	9,750

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	235.62'	150.00'	89°59'56"
2	630.00'	484.46'	254.92'	44°03'34"
3	300.00'	139.73'	71.16'	26°41'14"
4	150.00'	102.13'	53.13'	39°00'42"
5	350.00'	619.40'	427.59'	101°23'47"
6	300.00'	75.44'	37.92'	14°24'27"
7	300.00'	75.52'	37.96'	14°25'20"
8	150.00'	17.04'	8.53'	6°30'27"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 48TH STREET OR TO BIRCHWOOD DRIVE FROM ANY LOT ABUTTING SAID STREETS.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
  - A STORM SEWER AND DRAINAGE EASEMENT WILL BE GRANTED TO S.I.D. NO. 243 AND THE CITY OF BELLEVUE OVER ALL OF LOTS 345 AND OUTLOT "I".

REVIEW OF COUNTY SURVEYOR  
 This plat of the CLEARWATER FALLS (lots numbered as shown) was reviewed by the Sarpy County Surveyor.  
 SARPY COUNTY SURVEYOR July 31, 2007  
 DATE

COUNTY TREASURER'S CERTIFICATE  
 This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.  
8/17/07  
 SARPY COUNTY TREASURER DATE

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION  
 This plat of CLEARWATER FALLS (lots numbered as shown) was approved by the Bellevue City Planning Commission.  
Shawn Hansen 08/10/2007  
 CHAIRMAN OF CITY PLANNING COMMISSION DATE

BELLEVUE CITY COUNCIL APPROVAL  
 This plat of CLEARWATER FALLS (lots numbered as shown) was approved by the City Council of Bellevue on this 23rd day of July, 2007.  
 Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.  
Ed Balbitt  
 MAYOR  
Layne Ammass  
 ATTEST CITY CLERK

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY )  
 On this 15th day of August, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, President of Clearwater Falls L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.  
 WITNESS my hand and Notarial Seal the day and year last above written.  
Homert Hunt  
 Notary Public

GENERAL NOTARY-STATE OF NEBRASKA  
 HOMER H. HUNT  
 My Comm. Exp. April 30, 2011

DEDICATION  
 Know all men by these presents that we, CLEARWATER FALLS, L.L.C., a Nebraska limited liability company, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CLEARWATER FALLS (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant an easement to the Omaha Public Power District, Qwest Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') 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. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at a least thirty-six (36) inches below ground and any other underground facilities shall also be installed at least thirty-six (36) inches below ground, and in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent buildings or retaining walls 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.

CLEARWATER FALLS L.L.C.  
 By: Timothy W. Young  
 TIMOTHY W. YOUNG, PRESIDENT

E&A CONSULTING GROUP, INC.  
 ENGINEERING • PLANNING • FIELD SERVICES  
 330 NORTH 17TH STREET, OMAHA, NE 68154  
 PHONE: (402) 885-4500 FAX: (402) 885-3589  
 WWW.EAGI.COM

CLEARWATER FALLS  
 LOTS 255 THRU 345 INCLUSIVE & OUTLOTS "I", "J" & "K"  
 BELLEVUE, NEBRASKA

FINAL PLAT

Proj No.	P2005.198.001
Date	3-14-07
Designed By	JDE
Drawn By	TRH
Scale	1" = 100'
Sheet	1 of 1