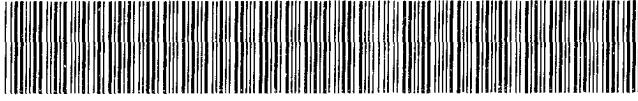


DEED 2005017582



FEB 15 2005 15:36 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/15/2005 15:36:30.17



2005017582

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

) Deed
 FEE 122.50 FB 01-60000-01d
 7 BKPT 7-14-11 C/O COMP PN
 175 DEL MS SCAN _____ FV _____

(X) SW }
 OR-11945 NW }
 New to 2/18/05 NE }
 SE }

Bkpt
2-18-05

RETURN: Homer Hunt - E&A Consulting Group
12001 'Q' Street
Omaha, NE 68137

FALLING WATERS

LOTS 1 THRU 172 INCLUSIVE & OUTLOTS 'A', 'B' & 'C'
A platting of the SE1/4 of Section 7, Township 14 N, Range 11 E of the 6th P.M., Douglas County, Nebraska.

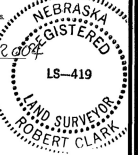
LEGAL DESCRIPTION

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and that a book has been furnished to the City of Omaha to ensure platting of permanent monuments and stakes at all corners of all lots, streets, wagon points and ends of all curves in FALLING WATERS (the lots numbered as shown) being a platting of part of the SE1/4 of Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE1/4 of Section 7, said point also being the Southwest corner of the NE1/4 of said Section 7; thence S81°40'15"E (assumed bearing) along said East line of said Section 7, a distance of 402.46 feet; thence S88°49'49"W, a distance of 50.00 feet; thence N01°40'15"W, a distance of 14.95 feet; thence N47°22'20"W, a distance of 221.51 feet; thence S87°15'55"W, a distance of 258.91 feet; thence N89°04'20"W, a distance of 73.18 feet; thence S88°51'19'W, a distance of 103.48 feet; thence Northwesterly on a curve to the right with a radius of 295.00 feet, a distance of 153.71 feet; said curve having a chord which bears N81°38'24"W, a distance of 152.21 feet; thence Southwesterly on a curve to the left with a radius of 315.00 feet, a distance of 365.54 feet; said curve having a long chord which bears S75°03'08"W, a distance of 345.72 feet; thence S42°13'10"W, a distance of 72.38 feet; thence Southwesterly on a curve to the left with a radius of 50.00 feet, a distance of 31.35 feet; said curve having a long chord which bears S16°33'37"W, a distance of 30.31 feet; thence Southwesterly on a curve to the left with a radius of 50.00 feet, a distance of 152.21 feet; said curve having a long chord which bears S82°15'20"W, a distance of 152.21 feet; thence Southwesterly on a curve to the left with a radius of 35.00 feet, a distance of 31.35 feet; said curve having a long chord which bears S87°54'27"W, a distance of 33.31 feet; thence S87°15'55"W, a distance of 82.00 feet; thence S61°30'20"W, a distance of 40.13 feet; thence Southwesterly on a curve to the left with a radius of 310.00 feet, a distance of 401.13 feet; said curve having a long chord which bears S83°23'27"W, a distance of 426.09 feet; thence S88°51'19'W, a distance of 80.00 feet; thence N02°44'50"W, a distance of 128.24 feet; thence S87°15'55"W, a distance of 402.74 feet; thence S72°42'22"W, a distance of 58.37 feet; thence S38°09'40"W, a distance of 58.50 feet; thence N89°04'20"W, a distance of 132.24 feet; thence N82°20'20"W, a distance of 64.57 feet; thence N01°40'15"W, a distance of 65.71 feet; thence S87°15'55"W, a distance of 66.54 feet; thence N03°38'27"W, a distance of 80.16 feet; thence N02°32'52"W, a distance of 163.90 feet; thence N07°20'39"E, a distance of 164.63 feet; thence N48°28'16"E, a distance of 60.01 feet; thence N42°38'14"E, a distance of 153.00 feet; thence N03°29'50"W, a distance of 78.00 feet; thence N01°40'15"W, a distance of 112.28 feet; thence N90°18'50"W, a distance of 171.10 feet; thence S88°49'49"W, a distance of 18.51 feet; thence N01°40'15"W, a distance of 160.00 feet; thence N04°10'15"E, a distance of 468.78 feet; thence N12°51'38"W, a distance of 663.28 feet; thence Eastwesterly on a curve to the right with a radius of 175.00 feet, a distance of 48.16 feet; said curve having a long chord which bears N17°02'35"E, a distance of 44.01 feet; thence N03°29'50"W, a distance of 163.00 feet to a point on the North line of said SE1/4 of Section 7, and then being the South line of said NE1/4 of Section 7; thence N87°14'41"E along said North line of the SE1/4 of Section 7, said line also being the South line of the NE1/4 of Section 7, a distance of 2506.23 feet to the point of beginning.

Said lot and curve contains an area of 643,801 square feet or 60.27 acres, more or less.

Robert Clark
Robert Clark, L.S. 419
DATE: Nov. 15, 2004



DEDICATION
Know all men by these presents that we, DIAL HARRISON, L.L.C., owners of the property described in the Certification of Survey and entered within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown and submitted to be hereafter known as FALLING WATERS (lots numbered as shown), and we do hereby certify 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, we do hereby grant assessments as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, Great Communications and any company which has been granted a franchise to provide cable television system in the area to be subdivided, their successors and assigns, by street, overhead, aerial, repair and renew poles, wires, cables, conduits and other related facilities, and to extend them over wires or cables for the carrying and transmission of electric current to the right, lead and power use for the transmission of signals and sounds of all kinds including facilities provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting front and side boundary for lines, an eight-foot (8') wide strip of land abutting the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots. The term abutting here is defined as those lots forming the strip of land abutting the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots. The term abutting here is defined as those lots forming the strip of land abutting the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots. We do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, install, operate, maintain, repair and renew poles, hydrants and other related facilities, and to extend them over poles for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all on-lot-use streets. No permanent buildings or structures shall be placed in the said easement area, but the same may be used for garages, sheds, landscaping and other purposes that do not interfere with the abutted areas or rights herein granted.

In witness whereof, we do set our hands:
DIAL HARRISON, L.L.C.
Patrick G. Day
managing member

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plan of FALLING WATERS (lots numbered as shown) as to the Design:
for Michael J. Jacobson 12/11/04
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD
I hereby certify that adequate provisions have been made for compliance with Chapter 51 of the Omaha Municipal Code.
for Charles Koenigke 12/15/04
CHAIRMAN CITY PLANNING BOARD

APPROVAL OF DOUGLAS COUNTY ENGINEER
This plat of FALLING WATERS (lots numbered as shown) is the work of the office of the Douglas County Engineer.
for Douglas County Engineer

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 15th day of November, 2004, before me, the undersigned, a Notary Public and for said County, personally appeared Patrick G. Day, managing member of DIAL HARRISON, 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 and careful deed as set forth on said L.L.C.
WITNESS my hand and Notarial Seal this day and year last above written.
Notary Public

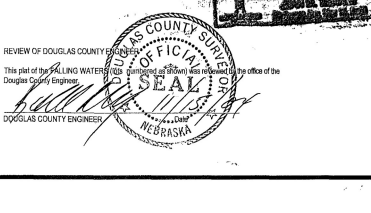


Table with columns for CURVE, RADIUS, LENGTH, TANGENT, DELTA. Includes data for CENTER LINE CURVE TABLE and NEW CURVE TABLE.

- NOTES: 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 162ND STREET FROM ANY LOT ABUTTING SAID 162ND STREET OR TO ADAMS STREET FROM LOTS 1 AND 2. 3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.). 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS. 5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES UNLESS SHOWN WHEN DIFFERENT. 6. PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 507 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS 'A' & 'B'. 7. OUTLOTS 'A', 'B' AND 'C' SHALL BE OWNED AND MAINTAINED BY THE FALLING WATERS HOMEOWNERS ASSOCIATION. THE SURVEYORS SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILE OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CHESH OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL, MAY WANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH WANDERING. 8. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 507 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC AS POSSIBLE ON 162ND STREET AS THE PLAT LOTS 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 REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND FINANCE. 9. POSITIVE DRAINAGE OVER THE EASEMENT BETWEEN LOTS 8 & 9 SHALL BE PERPETUALLY MAINTAINED. SAID EASEMENT IS GRANTED TO S.I.D. NO. 507 AND TO THE CITY OF OMAHA.

Official seals and signatures including Douglas County Treasurer, Omaha City Council, and City Planning Board.

Vertical advertisement for E&A CONSULTING GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS. Includes contact information and logo.