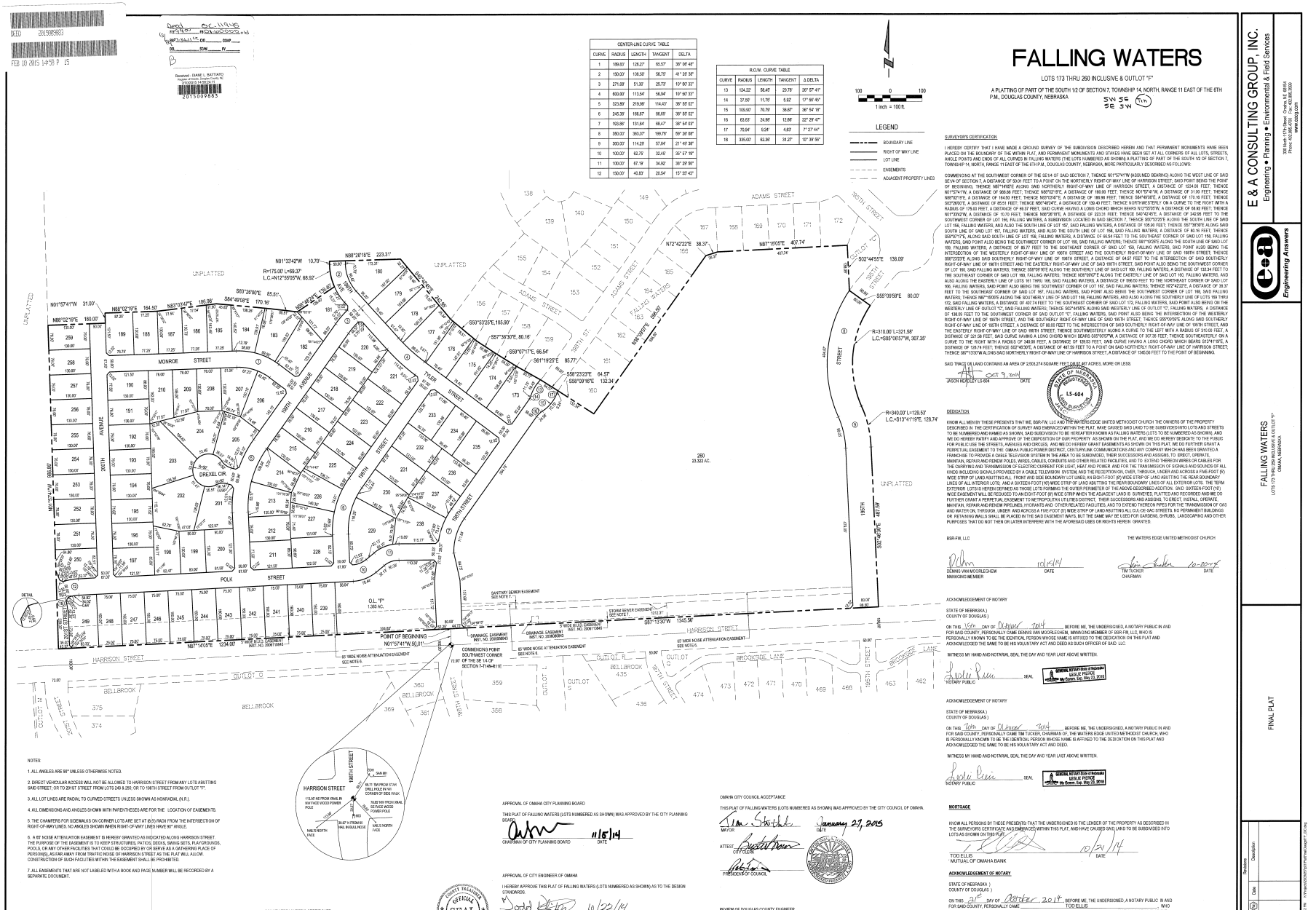
FALLING WATERS
LOTS 173 THRU 260 INCLUSIVE & OUTLOT "F"
A PLATTING OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 14, NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
Engineering Answers
FINAL PLAT
SURVEYOR'S CERTIFICATION
DEDICATION
MORTGAGE
ACKNOWLEDGEMENT OF NOTARY
OMAHA CITY COUNCIL ACCEPTANCE
APPROVAL OF OMAHA CITY PLANNING BOARD
APPROVAL OF CITY ENGINEER OF OMAHA
COUNTY TREASURER'S CERTIFICATE
REVIEW OF DOUGLAS COUNTY ENGINEER
NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM ANY LOTS ABUTTING SAID STREET, OR TO 201ST STREET FROM LOTS 249 & 250, OR TO 198TH STREET FROM OUTLOT "F".
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 CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (9.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A 65' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG HARRISON STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSONS(), AS FAR AWAY FROM TRAFFIC NOISE OF HARRISON STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
7. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
LEGEND
BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENTS
ADJACENT PROPERTY LINES
CENTER-LINE CURVE TABLE
R.O.W. CURVE TABLE
ADAMS STREET
MONROE STREET
DREXEL CIR.
POLK STREET
HARRISON STREET
BROOKSIDE LANE
BELLBROOK
UNPLATTED
OUTLOT F
OUTLOT L
OUTLOT S
200TH AVENUE
201ST AVENUE
198TH STREET
199TH STREET
195TH STREET
TYLER STREET
POINT OF BEGINNING
COMMENCING POINT SOUTHWEST CORNER
SANITARY SEWER EASEMENT
STORM SEWER EASEMENT
DRAINAGE EASEMENT
60' WIDE NOISE ATTENUATION EASEMENT
O.L. "F" 1.363 AC.
260 23.322 AC.
THE WATERS EDGE UNITED METHODIST CHURCH
BSR-FW, LLC
DENNIS VAN MOORLEGHEM
MANAGING MEMBER
TIM TUCKER
CHAIRMAN
TOD ELLIS
MUTUAL OF OMAHA BANK
JASON HERDLEY LS-604
LS-604
STATE OF NEBRASKA
REGISTERED LAND SURVEYOR
Pro No: 2013.0121.000
Date: 11-4-13
Designed By: JLH
Drawn By: SBN
Scale: 1"=100'
Sheet: 1 of 1
Rev Initials: KYS/2013.0121.FW
Revisions
No
Date
Description