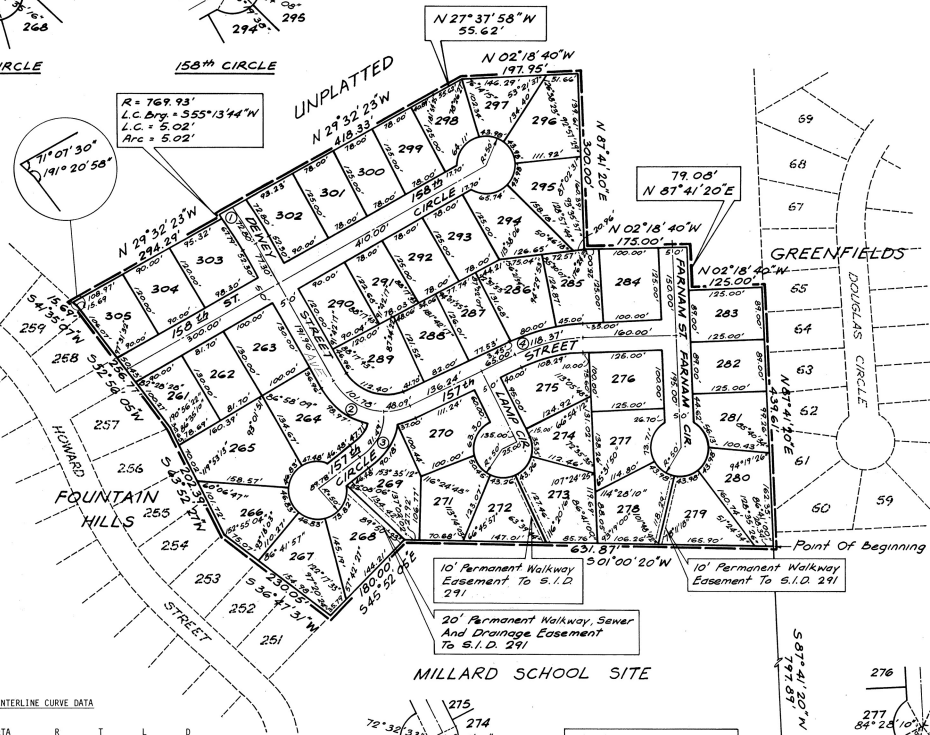
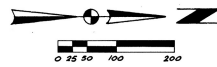
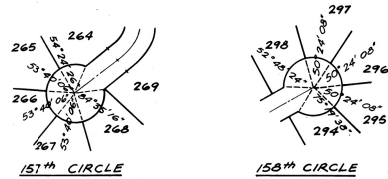


FOUNTAIN HILLS

LOTS 261 THRU 305, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

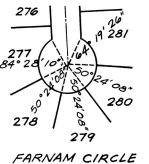
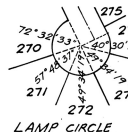
- NOTES:**
1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 2. ALL CUL-DE-SAC RADII ARE 50'
 3. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.



CENTERLINE CURVE DATA

| CURVE | DELTA | R | T | L | D |
|-------|-----------|--------|-------|--------|---------|
| 1 | 5°14'50" | 794.93 | 36.43 | 72.80 | 7.2077 |
| 2 | 85°52'05" | 100.00 | 93.04 | 149.87 | 57.2858 |
| 3 | 49°41'32" | 105.49 | 48.06 | 91.49 | 54.3140 |
| 4 | 23°05'48" | 293.64 | 60.00 | 118.37 | 19.5123 |

Northeast Corner South 1/4 of the South 1/4 of the Northeast 1/4 of Section 22, T15N, R11E, Douglas Co., Nebraska.



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 endorsed in the plat, as shown by the records of this office, this 10 day of Sept, 1984.



10 SEPT. 1984
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of FOUNTAIN HILLS (Lots 261 through 305, inclusive) as to the design standard this 27th day of Sept, 1984.

Raymond Neumann
City Engineer

APPROVAL OF CITY PLANNING BOARD

THIS plat of FOUNTAIN HILLS was approved by the City Planning Board of the City of Omaha this 27th day of September, 1984.

Sam F. Black
Chairman, City Planning Board

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

March 28, 1985
Date

Raymond Neumann
City Engineer

APPROVAL OF OMAHA CITY COUNCIL

THIS plat of FOUNTAIN HILLS was approved and accepted by the City Council of Omaha on this 22 day of January, 1985.

Blaine Simon President
Donald S. Crestor City Clerk
Michael Kopf Mayor

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that temporary monuments have been placed at all angle points on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners of all lots, streets, angle points and ends of all curves, said subdivision to be known as FOUNTAIN HILLS, Lot 261 thru 305, inclusive, being a platting of part of the Southeast 1/4 and part of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 22, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows: Commencing at the Northeast corner of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 22; thence S 87°41'20" W (bearing based on the Fountain Hills recorded plat) for 707.80 feet along the North line of said South 1/2 of the Northeast 1/4 of the TRUE POINT OF BEGINNING; thence S 14°00'20" W for 631.87 feet; thence S 45°52'05" E for 180.00 feet to the Northeast corner of Lot 251, FOUNTAIN HILLS; thence S 36°47'31" W for 230.05 feet along the Northern line of Lots 251, 252 and 253; thence S 63°52'27" W for 203.29 feet along the Northern line of Lots 254, 255 and 256; thence S 29°56'05" W for 256.77 feet along the Northern line of Lots 257 and 258; thence S 41°33'00" W for 15.69 feet along the Northern line of Lot 259; thence N 29°32'53" W for 294.29 feet; thence along a curve to the left (having a radius of 769.93 feet and a long chord bearing S 59°13'44" W for 5.02 feet) for an arc distance of 5.02 feet; thence N 29°32'23" W for 418.33 feet; thence N 27°37'58" W for 55.62 feet; thence N 20°18'40" W for 197.95 feet; thence N 87°41'20" E for 300.00 feet; thence N 20°18'40" W for 125.00 feet; thence N 87°41'20" E for 78.08 feet; thence N 20°18'40" W for 125.00 feet to the North line of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 22; thence N 87°41'20" E for 439.61 feet along said North line to the TRUE POINT OF BEGINNING. Contains 15.427 acres.

8-21-84
Date
Harold S. Rager, Jr.
Registered Land Surveyor #222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That We, FOUNTAIN HILLS JOINT VENTURE a Nebraska Partnership, composed of the following two ventures: Creative Land Consultants, Inc., a Nebraska corporation and Equity Services, Inc., an Iowa corporation, OWNERS and Mortgage Holders of the land described herein, 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 FOUNTAIN HILLS. In and to hereby ratify and approve of the disposition of our property as shown on this plat; and We do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company 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, crossarms, downguts and anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying and transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term "exterior lots" is here defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip of land if the adjacent land is surveyed, platted and recorded if said (16') foot easement is not occupied by utility facilities, and if required by the Owner. No permanent buildings, trees, retaining walls, or loose rock 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.

FOUNTAIN HILLS JOINT VENTURE, a Nebraska Partnership, composed of the following two ventures:

EQUITY SERVICES, INC. (an Iowa corporation)
President: Glenn L. Buck

CREATIVE LAND CONSULTANTS, INC. (a Nebraska corporation)
President: Donald W. Hunt

EQUITY SERVICES, INC. (an Iowa corporation)
President: Donald W. Hunt



ACKNOWLEDGMENTS OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 29th day of August, 1984, before me, a Notary Public, duly commissioned and qualified for said County, appeared GLENN L. BUCK, who is personally known by me to be, respectively, the President of CREATIVE LAND CONSULTANTS, INC., (a Nebraska corporation) and DONALD W. HUNT, in and to the execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

John D. Anderson
Notary Public

STATE OF IOWA
COUNTY OF DUBUQUE

On this 27th day of August, 1984, before me, a Notary Public, duly commissioned and qualified for said County, appeared DONALD W. HUNT, who is personally known by me to be, respectively, the President of EQUITY SERVICES, INC. (an Iowa corporation) and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Blaine Simon
Notary Public

My commission expires on 9-15-85
Date

COUNTY SURVEYOR'S CERTIFICATE

This plat of FOUNTAIN HILLS was reviewed by the Douglas County Surveyor's office.

Aug 24, 1984
Date
Tom Doyle
Douglas County Surveyor



lamp, ryerson & associates, inc.
planners
engineers
architects
surveyors
omaha, nebraska 68114 402-387-3008

SBBC west dodge road
Fountain Hills - Lots 261 Thru 305
Omaha, Nebraska

designer
draftsman REB
revisions
job number 83026-05
date
sheet 1 of 1

N23#12
Fountain Hills Sub. 261-305

Book 1754
Page 90
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Index
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