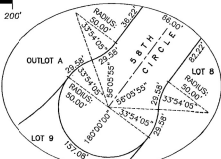
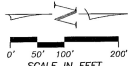


THE MILL AT TIMBER CREEK

LOTS 1 THROUGH 14 AND OUTLOT "A"

BEING A PLATTING OF PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 7, T16N, R13E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



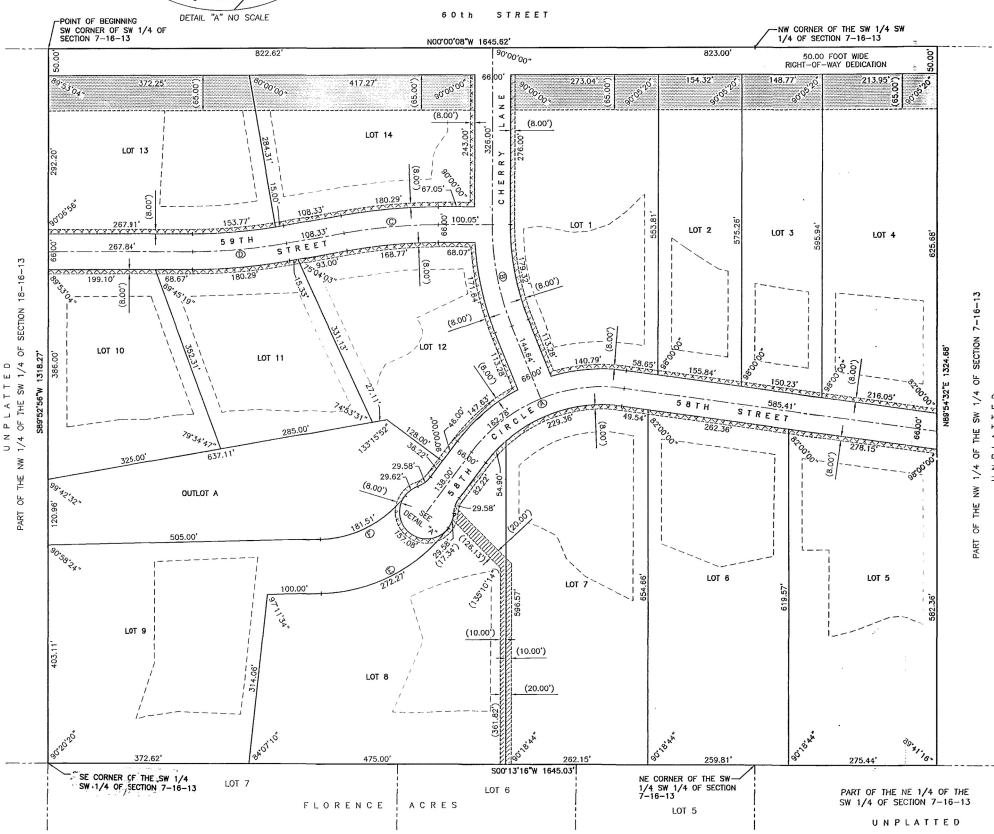
CENTERLINE CURVE DATA			
CURVE	DELTA	TANGENT	RADIUS
A	61°00'00"	176.71'	319.40'
B	22°00'00"	97.19'	191.99'
C	10°00'00"	82.49'	174.53'
D	10°00'00"	87.49'	174.53'

PROPERTY LINE CURVE DATA			
CURVE	DELTA	TANGENT	RADIUS
E	52°00'00"	146.30'	222.22'
F	52°00'00"	97.25'	181.51'

- NOTES:
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
 2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 60TH STREET OVER THE WEST LINES OF LOTS 1, 2, 3, 4, 13 AND 14.
 3. A PERMANENT SMOKE EASEMENT WILL BE GRANTED OVER LOTS 1 THROUGH 14 TO ALLOW FOR THE ANNUAL CONTROLLED BURN OF THE NATIVE TALL GRASS PRairie ON OUTLOT "A". (SEE RECORDED INSTRUMENT)

A PERMANENT 65.00 FOOT WIDE NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO THE CITY OF OMAHA, THE PURPOSE OF THE EASEMENT IS TO KEEP PERMANENT IMPROVEMENTS AS FAR AWAY FROM TRAFFIC NOISE OF 60TH STREET AS THE PLAT WILL 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 EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

- 20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
- 8.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT (SEE RECORDED INSTRUMENT)
- BUILDABLE AREA



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS THE MILL AT TIMBER CREEK, LOTS 1 THROUGH 14 AND OUTLOT "A", BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T16N R13E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE N07°00'00"W (ASSUMED BEARING) 1645.82 FEET ON THE WEST LINE OF SAID SW 1/4; THENCE N89°54'32"E 3224.68 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE S00°13'16"W 1645.03 FEET ON THE EAST LINE OF SAID WEST 1/2 TO THE SE CORNER THEREOF; THENCE S89°52'09"W 1318.27 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.



JULY 15, 2005

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, ADVANTAGE DEVELOPMENT, INC., BEING THE OWNERS, AND COMMERCIAL FEDERAL BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS THE MILL AT TIMBER CREEK, AND WE DO HEREBY RAISEY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, ONEST CORPORATION 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, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND FOR THE RECEPTION PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY 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 LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN 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 WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

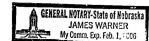
PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, ALLEYS AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

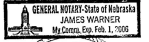
ADVANTAGE DEVELOPMENT, INC.
 BY: *Alan Hans*
 ALAN HANS, PRESIDENT

COMMERCIAL FEDERAL BANK
 BY: *Malinie Staben*
 MALINIE STABEN, AGENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 I, the undersigned, Notary Public, do hereby certify that the foregoing DEDICATION was acknowledged before me this 26th day of Sept., 2005 by ALAN HANS, PRESIDENT OF ADVANTAGE DEVELOPMENT, INC., ON BEHALF OF SAID CORPORATION.



ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 I, the undersigned, Notary Public, do hereby certify that the foregoing DEDICATION was acknowledged before me this 26th day of Sept., 2005 by MALINIE STABEN, AGENT FOR COMMERCIAL FEDERAL BANK, ON BEHALF OF SAID BANK.



COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES OR DELINQUENT TAXES AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS DAY OF SEPTEMBER, 2005.



DEPUTY
 [Signature]
 DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF THE MILL AT TIMBER CREEK ON THIS 26th DAY OF AUGUST, 2005.

[Signature]
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 93 OF THE OMAHA MUNICIPAL CODE.

1-3-06
 [Signature]
 CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF THE MILL AT TIMBER CREEK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 7th DAY OF September, 2005.

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF THE MILL AT TIMBER CREEK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 24th DAY OF November, 2005.

[Signature]
 CHAIRMAN

REVIEW BY DOUGLAS COUNTY ENGINEER
 THIS PLAT OF THE MILL AT TIMBER CREEK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 26th DAY OF Sept., 2005.

[Signature]
 DOUGLAS COUNTY ENGINEER



SCALE: 1"=100'

DATE: JULY 15, 2005

DRAWN BY: JNZ

CHECKED BY: DJH

REVISION:

THE MILL AT TIMBER CREEK

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10838 OLD MILL ROAD OMAHA, NEBRASKA 68154
 TEL: (402)330-8880 FAX: (402)330-8885
 EMAIL: TDORNER@TDCO.COM WEB: WWW.TDCO.COM

A1408101.DWG