

DEED 2003206213

RICHARD N. TAKESHI  
REGISTER OF DEEDS  
DOWNEY COUNTY, NE



OCT 23 2003 11:14 P 13

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*[Handwritten signature]*

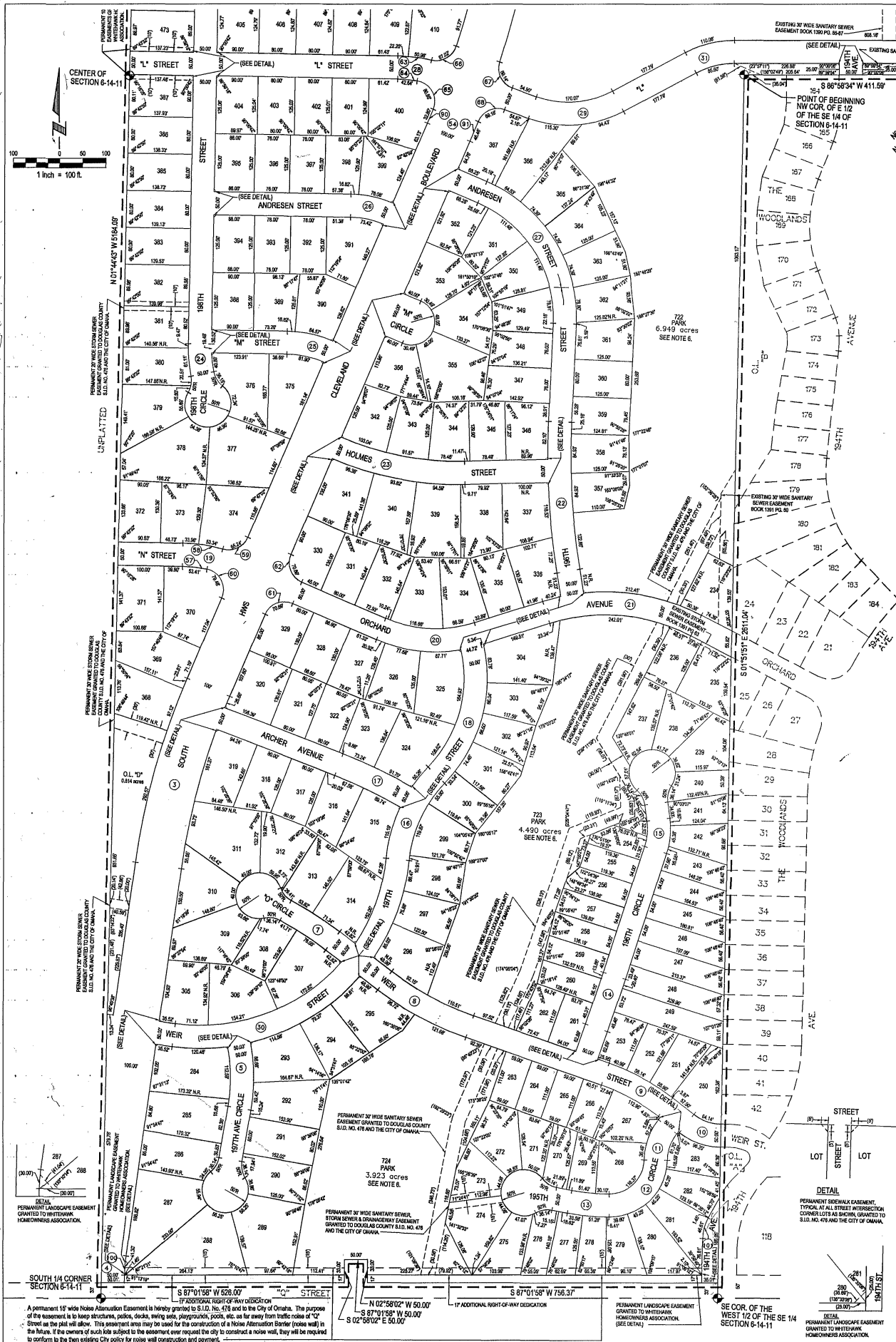
*F deed  
13  
494*

FEE \$ 312.00 FB DC -43941  
01-60000-22  
BKP 6-14-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_ *31*  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

*31499 10-28-03  
LM*

*AA*

RETURN: Mark Westergaard  
EPA Consulting  
12001 Q Street  
Omaha 68137  
- 895-4700



SEE SHEET 2 OF 2

# WHITEHAWK

LOTS 234 THRU 725 INCLUSIVE & OUTLOT 'D'

Being a platting of part of the East 1/2 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

1700 SOUTH 20TH STREET, SUITE 100  
OMAHA, NEBRASKA 68104  
PHONE: (402) 965-4700  
FAX: (402) 965-5588

### DEDICATION

Know all men by these presents that we, Whitehawk Development, LLC, a Nebraska limited liability company, owners 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 hereinafter known as WHITEHAWK (lots 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 easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Quest 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 lot 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. 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. 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.

In witness whereof, we do set our hands.

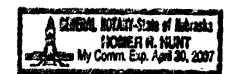
WHITEHAWK DEVELOPMENT, LLC  
a Nebraska limited liability company  
By: *John C. Allen*  
John C. Allen, Manager  
By: *M.J.A. - F Street, LLC*  
M.J.A. - F Street, LLC  
a Nebraska limited liability company, Member  
By: *Gerald L. Torzon*  
Gerald L. Torzon, Manager

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 15 day of Aug, 2003, before me, the undersigned, a Notary Public in and for said County, personally came John C. Allen, Manager of Bushwood Development, LLC, 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 manager of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

*Norman R. Hart*  
Notary Public

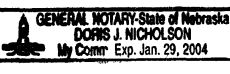


### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 1 day of Aug, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torzon, Manager of M.J.A. - F Street, LLC, 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 manager of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

*Doris J. Nicholson*  
Notary Public



### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Planning Board

*John L. Hoick*  
CHAIR OF CITY PLANNING BOARD DATE

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Whitehawk (the lots numbered as shown), being a platting of part of the East 1/2 of Section 6, 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 the West 1/2 of the SE 1/4 of said Section 6, said point also being the Northwest corner of Outlot 'B', The Woodlands, a subdivision located in the East 1/2 of said SE 1/4 of Section 6; thence S01°51'51"W (assumed bearing) along the East line of said West 1/2 of the SE 1/4 of Section 6, said line also being the West line of said The Woodlands, a distance of 2811.04 feet to a point on the North right-of-way line of "Q" Street; thence along said North right-of-way line of "Q" Street on the following described courses; thence S87°01'58"W, a distance of 756.37 feet; thence N02°58'02"W, a distance of 60.00 feet; thence S87°01'58"W, a distance of 50.00 feet; thence S02°58'02"E, a distance of 50.00 feet; thence S87°01'58"W, a distance of 526.00 feet; to a point on the West line of said East 1/2 of Section 6; thence N01°44'43"W along said West line of the East 1/2 of Section 6, a distance of 5184.09 feet to a point on the South right-of-way line of "F" Street; thence N87°41'40"E along said South right-of-way line of "F" Street, a distance of 2810.05 feet to the point of intersection of said South right-of-way line of "F" Street and the West right-of-way line of 182nd Street; thence S01°59'03"E along said West right-of-way line of 182nd Street, a distance of 254.12 feet; thence N83°48'58"W, a distance of 18.25 feet; thence N64°45'30"W, a distance of 41.43 feet; thence N71°19'56"W, a distance of 29.40 feet; thence N74°15'16"W, a distance of 23.72 feet; thence N84°22'27"W, a distance of 41.08 feet; thence N87°14'43"W, a distance of 30.44 feet; thence N74°02'29"W, a distance of 38.43 feet; thence S74°19'48"W, a distance of 40.08 feet; thence S87°10'07"W, a distance of 27.86 feet; thence N87°27'34"W, a distance of 25.29 feet; thence N54°01'08"W, a distance of 15.01 feet; thence N30°15'12"W, a distance of 32.80 feet; thence N50°46'38"W, a distance of 18.71 feet; thence N87°38'16"W, a distance of 45.24 feet; thence N81°32'38"W, a distance of 16.51 feet; thence S83°17'55"W, a distance of 28.09 feet; thence N77°11'55"W, a distance of 27.32 feet; thence N38°11'08"W, a distance of 17.80 feet; thence N58°46'08"W, a distance of 17.94 feet; thence S86°43'18"W, a distance of 21.40 feet; thence S80°21'36"W, a distance of 47.32 feet; thence S70°09'10"W, a distance of 17.80 feet; thence N82°34'57"W, a distance of 29.78 feet; thence N44°00'37"W, a distance of 10.98 feet; thence N77°03'14"W, a distance of 54.80 feet; thence S89°59'51"W, a distance of 11.77 feet; thence N67°48'22"W, a distance of 38.78 feet; thence N71°11'02"W, a distance of 51.15 feet; thence S78°49'52"W, a distance of 18.64 feet; thence N68°48'30"W, a distance of 28.80 feet; thence N60°29'32"W, a distance of 20.09 feet; thence N71°20'11"W, a distance of 22.53 feet; thence N81°10'01"W, a distance of 20.65 feet; thence N03°48'08"W, a distance of 4.04 feet to a point on said South line of the NE 1/4 of Section 6; thence S86°58'34"W along said South line of the NE 1/4 of Section 6, and also along the North line of said The Woodlands, a distance of 411.59 feet to the point of beginning.

Said tract of land contains an area of 235.718 acres, more or less.

*Robert Clark* 8-1-03  
Robert Clark - LS-419 DATE



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WHITEHAWK (lots numbered as shown) as to the Design Standards.

*Amy Heger* 8.5.3  
CITY ENGINEER DATE

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

*Amy Heger* 10/22/03  
CITY ENGINEER DATE

VIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WHITEHAWK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*Paul W. ...*  
DOUGLAS COUNTY ENGINEER 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 on the records of this office.

*Paul ...* 10-10-03  
COUNTY TREASURER DATE



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Council of Omaha.

*Mike ...* August 26, 2003  
MAYOR DATE

*Jim ...*  
PRESIDENT OF COUNCIL

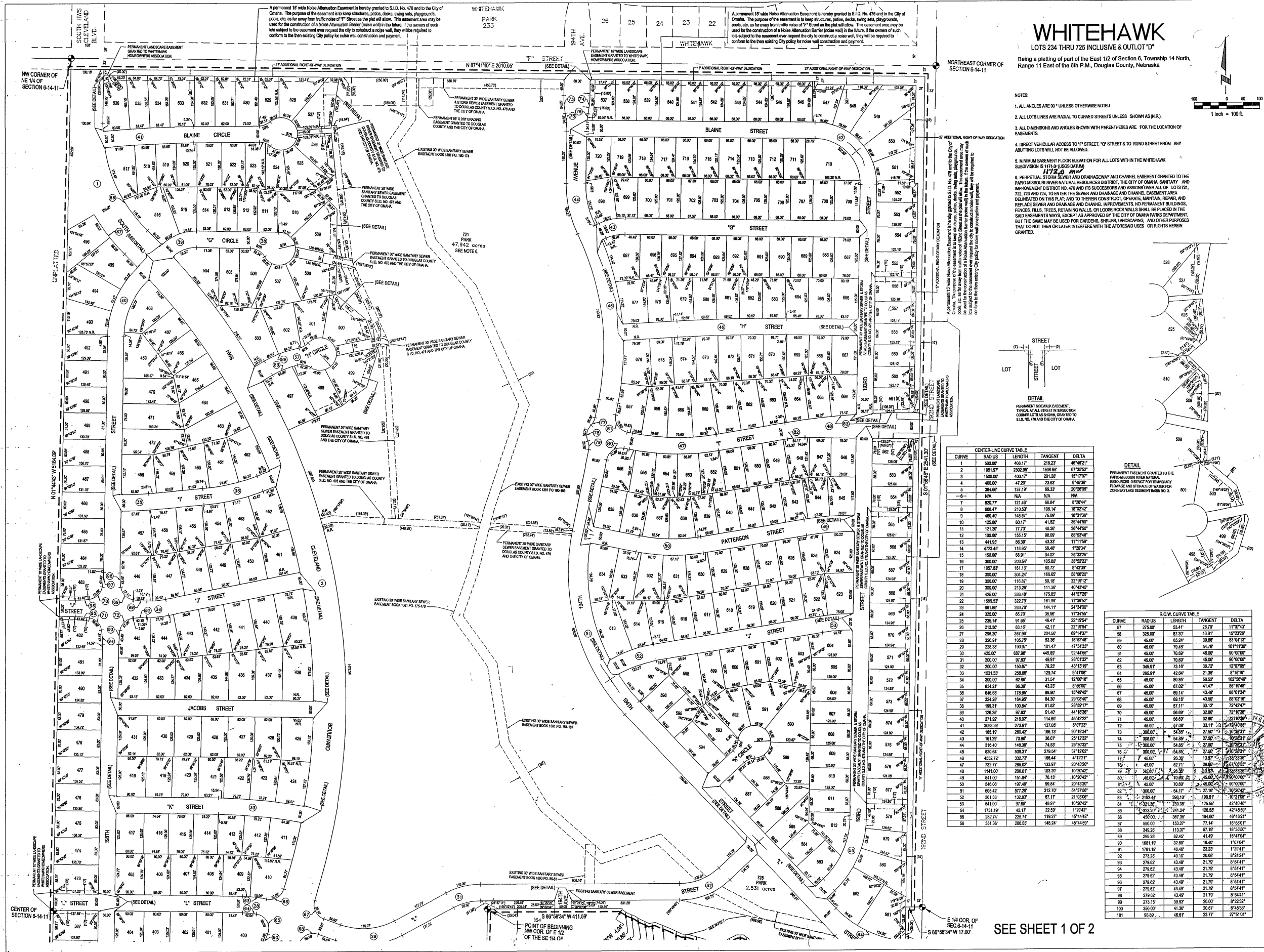
ATTEST  
CITY CLERK



WHITEHAWK  
LOTS 234 THRU 725 INCLUSIVE & OUTLOT 'D'

FINAL PLAT

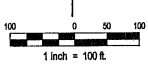
Revisions	Date
1	01/22/03
Proj No:	2001102-01
Date:	10-31-03
Drawn By:	MMH
Checked By (Design):	MMH
Checked By (Survey):	
Checked By (City Eng):	
Scale:	1" = 100'
Sheet:	1 of 2



# WHITEHAWK

LOTS 234 THRU 725 INCLUSIVE & OUTLOT "D"  
Being a platting of part of the East 1/2 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. DIRECT VEHICULAR ACCESS TO "F" STREET, "G" STREET & TO 162ND STREET FROM ANY ADJUTING LOTS WILL NOT BE ALLOWED.
  5. MINIMUM BASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WHITEHAWK SUBDIVISION IS 1173.0 (USGS DATUM) **1172.0**
  6. PERPETUAL STORM SEWER AND DRAINAGEWAY AND CHANNEL EASEMENT GRANTED TO THE PARCHAMOUNT RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 478 AND ITS SUCCESSORS AND ASSIGNS OVER ALL OF LOTS 721, 722, 723 AND 724, TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAN, AND TO THEREAFTER CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS, BUILDINGS, STRUCTURES, FENCES, FILLS, TREES, RETAINING WALLS, OR LOCK ROCKER WALLS SHALL BE PLACED IN THE SAID EASEMENTS WAYS, EXCEPT AS APPROVED BY THE CITY OF OMAHA PARKS DEPARTMENT, SHALL BE THE SAME AS 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.



DETAIL  
PERPETUAL SEWER EASEMENT  
TYPICAL AT ALL STREET INTERSECTIONS  
CORRELATES AS SHOWN GRANTED TO  
S.I.D. NO. 478 AND THE CITY OF OMAHA.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	500.00	408.17	216.23	48°48'21"
2	1951.97	2302.99	1808.68	67°29'52"
3	1500.00	400.17	201.28	10°17'00"
4	400.00	47.20	23.67	8°40'39"
5	384.69	137.19	69.33	20°28'05"
6	N/A	N/A	N/A	N/A
7	500.77	121.46	60.64	8°28'44"
8	668.17	213.53	108.14	18°24'42"
9	460.40	148.07	75.90	16°31'36"
10	125.00	60.17	31.82	38°44'50"
11	121.20	77.73	40.28	38°44'50"
12	100.00	153.19	86.90	68°24'48"
13	441.90	86.30	43.33	11°11'08"
14	4723.45	118.95	59.48	1°28'34"
15	150.00	66.91	34.02	23°23'29"
16	300.00	203.54	105.89	38°22'22"
17	1002.00	161.13	81.72	8°13'29"
18	300.00	304.24	168.69	58°08'20"
19	300.00	118.87	58.18	22°19'12"
20	300.00	213.20	111.39	40°43'49"
21	425.00	338.49	178.89	41°24'29"
22	1585.53	322.79	161.99	11°39'42"
23	681.89	283.78	144.11	24°24'00"
24	325.00	65.70	33.96	11°24'55"
25	236.14	91.89	46.41	22°19'54"
26	213.36	83.19	42.11	22°19'54"
27	298.20	357.96	204.80	69°14'37"
28	220.91	106.79	53.39	18°52'48"
29	228.38	196.97	101.47	47°14'39"
30	425.00	697.38	445.80	68°24'55"
31	200.00	97.82	49.91	28°13'32"
32	200.00	150.87	78.22	43°13'19"
33	1531.33	288.89	129.74	8°14'08"
34	300.00	40.90	21.65	3°28'18"
35	824.21	86.30	43.22	5°50'00"
36	949.83	178.95	88.80	15°49'45"
37	324.28	184.85	84.30	29°28'40"
38	199.31	100.84	51.82	28°39'17"
39	128.29	87.87	51.49	44°19'26"
40	271.92	218.92	114.89	45°42'22"
41	3063.39	273.91	137.69	5°37'23"
42	185.19	280.42	186.13	90°19'34"
43	181.29	73.95	38.72	8°12'32"
44	318.40	148.30	74.52	28°30'32"
45	830.84	539.31	279.54	37°12'02"
46	4532.72	332.79	166.44	4°12'21"
47	782.77	268.02	133.97	20°42'02"
48	1141.00	298.01	103.09	10°29'42"
49	841.00	151.84	78.13	10°29'42"
50	548.00	197.49	98.84	20°43'20"
51	685.42	872.28	312.72	64°27'56"
52	811.33	132.83	67.17	21°31'00"
53	541.00	97.88	49.57	10°29'42"
54	1731.19	45.17	22.59	1°29'42"
55	282.74	222.74	119.27	45°14'42"
56	351.38	280.59	148.24	45°45'59"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
57	275.00	54.81	28.79	11°07'43"
58	325.00	87.30	43.91	15°22'08"
59	45.00	65.24	39.88	83°04'13"
60	45.00	79.48	54.78	101°11'30"
61	45.00	78.89	45.00	90°00'00"
62	45.00	70.89	45.00	90°00'00"
63	345.91	73.19	36.72	12°10'59"
64	265.91	42.84	21.38	8°19'19"
65	45.00	60.89	36.52	102°38'49"
66	45.00	67.52	41.47	85°19'48"
67	45.00	68.14	43.48	88°01'34"
68	45.00	68.19	43.50	88°03'18"
69	45.00	57.11	33.12	72°42'41"
70	45.00	58.89	32.88	72°10'00"
71	45.00	58.69	32.80	72°10'00"
72	45.00	57.08	33.11	72°10'00"
73	300.00	54.89	27.50	5°12'31"
74	300.00	54.89	27.50	5°12'31"
75	300.00	54.89	27.50	5°12'31"
76	300.00	54.89	27.50	5°12'31"
77	45.00	26.38	13.67	33°33'28"
78	45.00	52.71	28.86	35°09'53"
79	45.00	52.71	28.86	35°09'53"
80	45.00	70.89	45.00	90°00'00"
81	45.00	70.89	45.00	90°00'00"
82	300.00	54.17	27.19	10°29'42"
83	218.44	208.81	108.81	45°00'00"
84	1521.36	239.38	125.59	42°48'48"
85	323.20	124.54	62.27	42°48'48"
86	450.00	387.89	194.80	49°49'21"
87	550.00	41.30	20.67	0°42'58"
88	349.28	113.37	57.19	18°35'30"
89	299.28	82.49	41.49	15°47'04"
90	188.19	32.80	16.40	11°07'04"
91	178.19	46.49	23.22	11°24'11"
92	273.28	40.10	20.06	8°24'24"
93	279.82	43.49	21.79	8°54'41"
94	279.82	43.49	21.79	8°54'41"
95	279.82	43.49	21.79	8°54'41"
96	279.82	43.49	21.79	8°54'41"
97	279.82	43.49	21.79	8°54'41"
98	279.82	43.49	21.79	8°54'41"
99	273.19	38.59	20.00	8°22'52"
100	360.00	41.30	20.67	0°42'58"
101	65.88	46.81	23.77	27°51'01"

**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

**WHITEHAWK**  
LOTS 234 THRU 725 INCLUSIVE & OUTLOT "D"  
OMAHA, NEBRASKA

12001 G STREET  
OMAHA, NE 68131  
PHONE: (402) 392-5800  
FAX: (402) 392-5818

Revisions  
Date: 01/02/03

Proj. No.: 2001102.01  
Date: 10-31-02  
Designed by: MWM  
Drawn by: TSH  
Checked by (Eng):  
Checked by (Supt):  
Checked by (Crd Mgt):

Scale: 1" = 100'

Sheet 2 of 2

SEE SHEET 1 OF 2