



DEED 2003206213

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOWRY COUNTY, NE



OCT 23 2003 11:14 P 13

RECEIVED

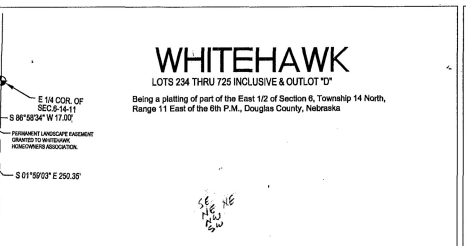
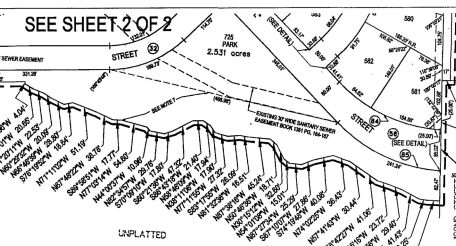
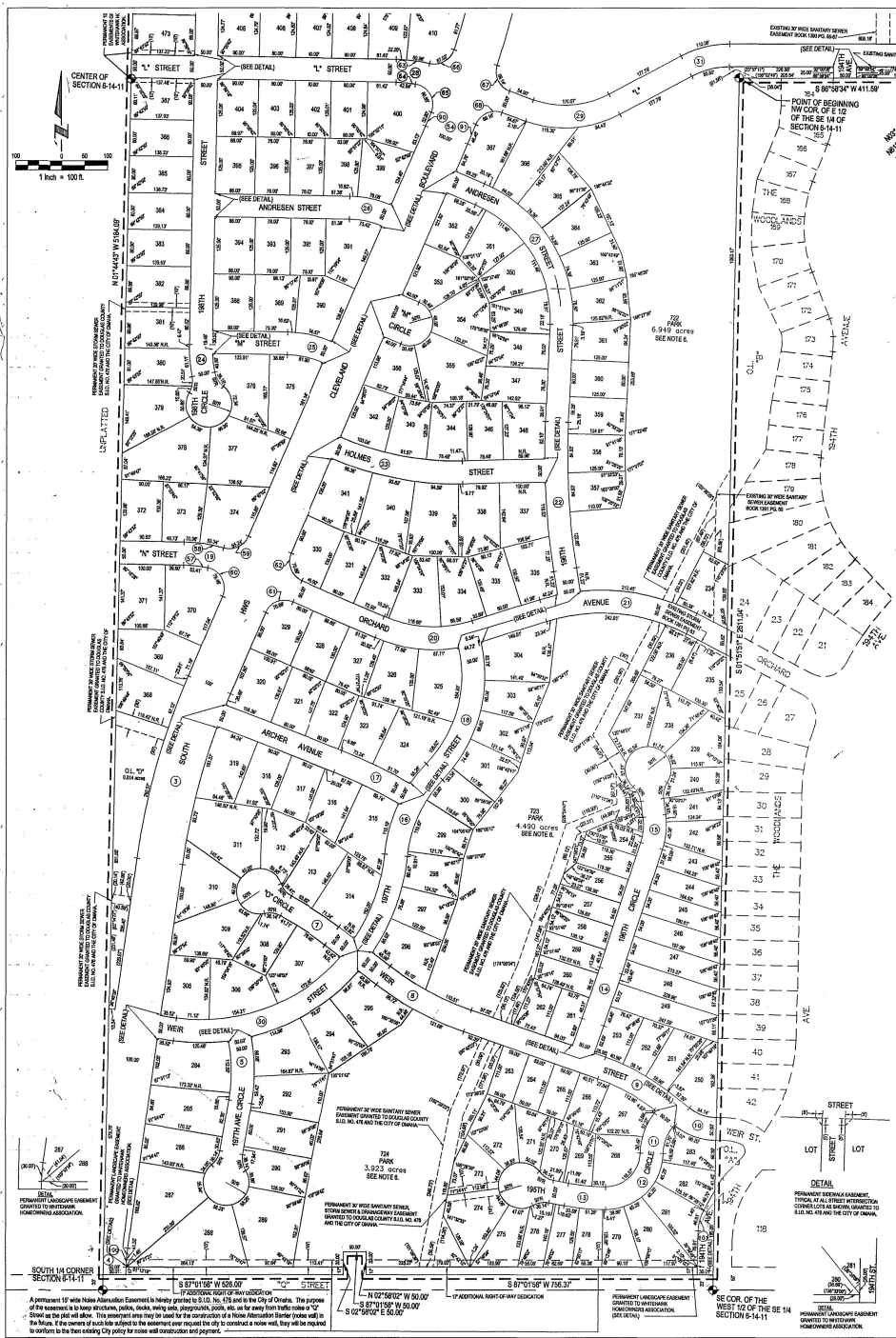
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

F deed
13
494

FEE \$ 312.00 FB 01-60000-22
BKP 0-14-11 C/O _____ COMP _____
DEL _____ SCAN _____ FV _____

BKP 10-28-03
LM

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



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

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 hereafter known as WHITEHAWK (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, 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 them over and across the streets 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 side and rear lots. 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 in later interfere with the aforesaid uses or rights herein granted.

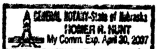
In Witness whereof, we do set our hands.

WHITEHAWK DEVELOPMENT, LLC
 a Nebraska limited liability company
 By: *[Signature]*
 John C. Allen, Manager
 By: *[Signature]*
 M.A. - F STREET, LLC
 a Nebraska limited liability company, Member
 By: *[Signature]*
 Gerald L. Torczon, Manager

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 1 day of August, 2003, before me, the undersigned, a Notary Public in and for said County, personally came John C. Allen, Manager of Whitehawk Development, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on the 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.

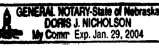
[Signature]
 Notary Public



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. Torczon, Manager of M.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.

[Signature]
 Notary Public



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Planning Board
[Signature]
 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 Northwest corner of the West 1/2 of the SE 1/4 of said Section 6, said point to be bearing 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°15'15"E (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 2011.04 feet to a point on the North right-of-way line of "C" Street; thence along said North right-of-way line of "C" Street on the following described courses: thence S87°01'58"W, a distance of 786.37 feet; thence N22°58'22"W, a distance of 50.00 feet; thence S87°01'58"W, a distance of 50.00 feet; thence S02°58'02"E, a distance of 50.00 feet; thence S91°01'53"W, a distance of 528.00 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 5194.09 feet to a point on the South right-of-way line of "F" Street; thence N87°44'07"E along said South right-of-way line of "F" Street, a distance of 2010.05 feet to the point of intersection of said South right-of-way line of "F" Street and the West right-of-way line of 162nd Street; thence S01°58'48"E along said West right-of-way line of 162nd Street, a distance of 254.130 feet to a point on the South line of the NE 1/4 of said Section 6, thence S88°58'34"W along said West right-of-way line of 162nd Street, said line also being said South line of the NE 1/4 of Section 6, a distance of 17.00 feet; thence S01°59'03"E along said West right-of-way line of 162nd Street, a distance of 250.35 feet; thence Northwesterly along the centerline of a creek on the following described courses: thence S89°59'59"W, a distance of 12.25 feet; thence N83°49'58"W, a distance of 18.25 feet; thence N84°49'30"W, a distance of 41.43 feet; thence N71°18'59"W, a distance of 28.40 feet; thence N74°19'16"W, a distance of 22.72 feet; thence N88°42'27"W, a distance of 41.08 feet; thence N67°14'33"W, a distance of 32.64 feet; thence N44°22'57"W, a distance of 36.43 feet; thence S74°19'48"W, a distance of 40.08 feet; thence S87°10'07"W, a distance of 27.88 feet; thence N87°27'34"W, a distance of 25.29 feet; thence N64°18'09"W, a distance of 16.01 feet; thence N03°15'17"W, a distance of 32.00 feet; thence N50°49'38"W, a distance of 18.71 feet; thence N87°38'18"W, a distance of 45.24 feet; thence N81°23'38"W, a distance of 16.51 feet; thence S83°17'59"W, a distance of 28.09 feet; thence N77°11'55"W, a distance of 27.22 feet; thence N33°11'55"W, a distance of 17.30 feet; thence N80°46'09"W, a distance of 17.04 feet; thence S88°58'17"E, a distance of 21.40 feet; thence S82°13'38"W, a distance of 47.32 feet; thence S70°09'10"W, a distance of 17.89 feet; thence N62°54'57"W, a distance of 26.78 feet; thence N84°00'37"W, a distance of 17.88 feet; thence S77°02'14"W, a distance of 54.80 feet; thence S89°48'51"W, a distance of 17.77 feet; thence N87°48'22"W, a distance of 38.78 feet; thence N71°11'02"W, a distance of 51.18 feet; thence S78°19'52"W, a distance of 18.84 feet; thence N68°46'39"W, a distance of 28.80 feet; thence N02°38'57"W, a distance of 20.09 feet; thence N71°29'11"W, a distance of 22.53 feet; thence N81°10'11"W, a distance of 20.85 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 S88°58'34"W along said South line of the NE 1/4 of Section 6, and along the North line of said The Woodlands, a distance of 411.59 feet to the point of beginning.

Said ground contains an area of 666,718 acres, more or less.
[Signature] 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.
[Signature] 8-5-3
 CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 21-17 of the Omaha Municipal Code.
[Signature] 10/23/03
 CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WHITEHAWK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.
[Signature]
 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.
[Signature] 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.
[Signature] August 26, 2003
 MAYOR DATE
 Attest: *[Signature]* JIM KOLKA
 CITY CLERK PRESIDENT OF COUNCIL



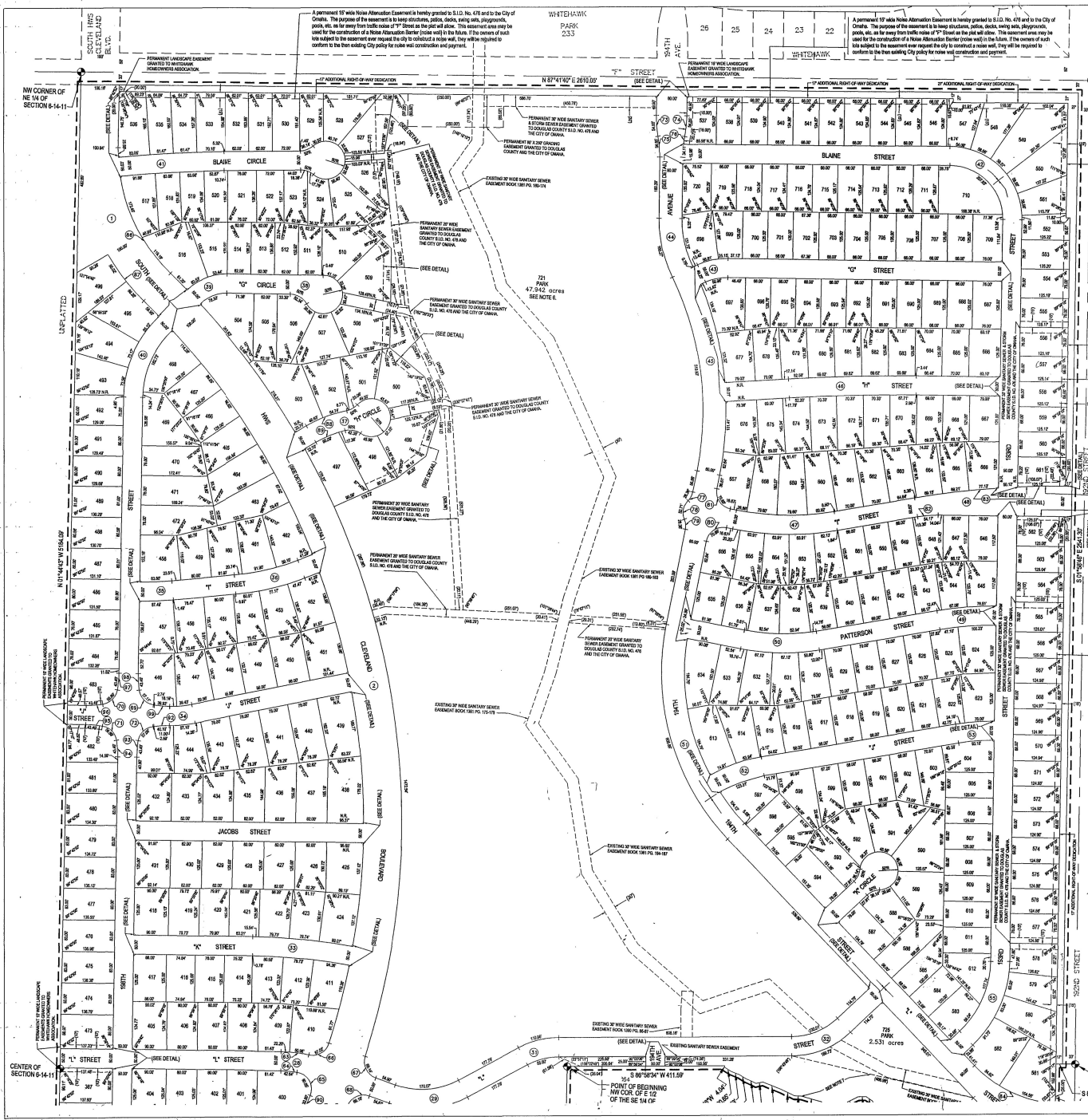
EG&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS

2000 S. 124th Street
 Lincoln, NE 68504
 402.499.2200
 FAX: 402.499.2201

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

FINAL PLAT

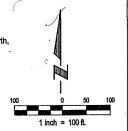
Revision	Date	Entered
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WHITEHAWK

LOTS 234 THRU 725 INCLUSIVE & OUTLOT "D"

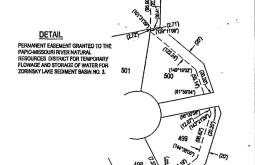
Being a platting of part of the East 1/2 of Section 8, Township 14 North, Range 11 East of the 6th E.M., Douglas County, Nebraska



- NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOT LINES ARE ADJACENT TO CURVED STREETS UNLESS SHOWN AS (N).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. SERVICE (CONCRETE) ACCESS TO "D" STREET, "E" STREET & 16TH STREET FROM ANY ADJUTING LOTS WILL BE ALLOWED.
 5. MINIMUM BASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WHITEHAWK SUBDIVISION IS 1722.00' MSL.
 6. HEREIN, THE TERMS "SEWER AND SANITARY MAINS AND CHANNEL EASEMENT" GRANTED TO THE PARISH/SHAWNEE NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, IOWA, ILLINOIS AND SUPERIOR DISTRICT NO. 10, AND ITS SUCCESSORS AND ASSIGNEES IS A.P. OF LOTS 234, 722, 723 AND 724, TO ENTER THE SEWER AND CHANNEL AND CHANNEL EASEMENT AREA AND EQUIPPED ON 16TH AND 17TH STREETS, OPERATE, MAINTAIN, REPAIR, REPLACE, ALTER AND ABANDON AND CHANNEL IMPROVEMENTS, NO PERMANENT BUILDINGS, STRUCTURES, TRENDS, TRENDS, OR ANY OTHER STRUCTURES SHALL BE PLACED IN THE SAID EASEMENTS AREAS, EXCEPT AS APPROVED BY THE CITY OF OMAHA, IOWA, ILLINOIS AND SUPERIOR DISTRICT NO. 10, AND ITS SUCCESSORS AND ASSIGNEES. ANY SUCH STRUCTURES SHALL BE REMOVED AT THE OWNER'S EXPENSE AND SHALL NOT INTERFERE WITH THE PROPOSED LINES OR RIGHTS HEREIN GRANTED.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	500.00	408.17	298.22	46°02'51"
2	1951.00	2305.87	1528.88	87°02'52"
3	1300.00	403.17	298.22	127°17'01"
4	400.00	47.20	72.53	74°02'51"
5	204.00	11.09	18.53	27°25'00"
6	N/A	N/A	N/A	N/A
7	803.17	17.45	28.54	17°02'51"
8	888.47	210.53	108.14	18°02'51"
9	486.42	148.87	78.50	17°02'51"
10	125.00	30.17	43.52	30°04'50"
11	121.50	27.27	40.28	30°04'50"
12	100.00	20.15	30.00	30°04'50"
13	441.50	88.39	43.33	11°11'50"
14	472.80	118.50	60.48	12°02'51"
15	100.00	10.15	14.52	17°02'51"
16	300.00	203.54	103.88	18°02'51"
17	100.00	10.15	14.52	17°02'51"
18	300.00	304.24	168.18	18°02'51"
19	200.00	118.87	60.48	12°02'51"
20	200.00	118.87	60.48	12°02'51"
21	425.00	333.49	173.89	14°02'51"
22	1000.00	322.73	161.88	11°02'51"
23	661.88	283.78	144.11	12°04'50"
24	200.00	60.70	26.48	17°02'51"
25	228.14	11.85	17.15	17°02'51"
26	213.28	81.10	42.11	21°02'51"
27	208.00	330.98	208.40	18°04'50"
28	200.00	108.17	53.38	18°02'51"
29	228.14	11.85	17.15	17°02'51"
30	425.00	333.49	173.89	14°02'51"
31	200.00	60.70	26.48	17°02'51"
32	200.00	60.70	26.48	17°02'51"
33	1531.37	288.80	128.14	8°14'50"
34	300.00	60.70	26.48	17°02'51"
35	834.21	166.78	83.39	12°02'51"
36	948.57	178.65	88.90	12°02'51"
37	200.00	60.70	26.48	17°02'51"
38	109.31	109.84	51.82	18°02'51"
39	109.31	109.84	51.82	18°02'51"
40	271.42	101.82	49.22	17°02'51"
41	300.00	273.87	137.28	18°02'51"
42	100.00	10.15	14.52	17°02'51"
43	181.29	10.96	16.17	17°02'51"
44	278.42	104.20	52.11	17°02'51"
45	834.21	166.78	83.39	12°02'51"
46	450.72	353.73	188.44	17°02'51"
47	732.17	154.89	78.37	10°04'50"
48	1141.00	286.17	133.50	10°04'50"
49	811.00	161.94	81.10	12°04'50"
50	545.00	107.49	55.84	10°04'50"
51	695.42	177.28	87.20	14°04'50"
52	351.00	133.89	67.17	11°04'50"
53	641.00	171.86	87.66	13°04'50"
54	1751.00	351.81	175.91	12°04'50"
55	292.14	225.14	119.72	10°04'50"
56	351.30	265.53	140.24	10°04'50"



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
57	275.00	55.47	28.79	11°07'00"
58	325.00	62.91	43.87	12°02'00"
59	430.00	85.84	58.86	13°04'10"
60	450.00	78.40	54.78	10°01'00"
61	450.00	78.40	54.78	10°01'00"
62	430.00	78.87	48.00	9°00'00"
63	345.91	73.19	38.22	12°00'00"
64	268.91	42.84	21.26	8°10'10"
65	450.00	80.87	50.00	12°00'00"
66	450.00	80.87	50.00	12°00'00"
67	430.00	85.84	43.87	10°01'00"
68	430.00	85.84	43.87	10°01'00"
69	430.00	85.84	43.87	10°01'00"
70	430.00	85.84	43.87	10°01'00"
71	430.00	85.84	43.87	10°01'00"
72	430.00	85.84	43.87	10°01'00"
73	430.00	85.84	43.87	10°01'00"
74	430.00	85.84	43.87	10°01'00"
75	430.00	85.84	43.87	10°01'00"
76	430.00	85.84	43.87	10°01'00"
77	430.00	85.84	43.87	10°01'00"
78	430.00	85.84	43.87	10°01'00"
79	430.00	85.84	43.87	10°01'00"
80	430.00	85.84	43.87	10°01'00"
81	430.00	85.84	43.87	10°01'00"
82	430.00	85.84	43.87	10°01'00"
83	430.00	85.84	43.87	10°01'00"
84	430.00	85.84	43.87	10°01'00"
85	430.00	85.84	43.87	10°01'00"
86	430.00	85.84	43.87	10°01'00"
87	430.00	85.84	43.87	10°01'00"
88	430.00	85.84	43.87	10°01'00"
89	430.00	85.84	43.87	10°01'00"
90	430.00	85.84	43.87	10°01'00"
91	430.00	85.84	43.87	10°01'00"
92	430.00	85.84	43.87	10°01'00"
93	430.00	85.84	43.87	10°01'00"
94	430.00	85.84	43.87	10°01'00"
95	430.00	85.84	43.87	10°01'00"
96	430.00	85.84	43.87	10°01'00"
97	430.00	85.84	43.87	10°01'00"
98	430.00	85.84	43.87	10°01'00"
99	430.00	85.84	43.87	10°01'00"
100	430.00	85.84	43.87	10°01'00"
101	430.00	85.84	43.87	10°01'00"

SEE SHEET 1 OF 2

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

1715 SOUTH 13TH AVENUE
SUITE 200
LINCOLN, NE 68502
PHONE: 402.476.0222
FAX: 402.476.0223

WHITEHAWK
ENGINEERS • PLANNERS • SURVEYORS
1715 SOUTH 13TH AVENUE
SUITE 200
LINCOLN, NE 68502
PHONE: 402.476.0222
FAX: 402.476.0223

FINAL PLAN

Sheets: 1 of 2

File No: 20011021
Date: 04/05/03
Drawn By: MWS
Checked By: TRS
Checked By (Dist):
Checked By (Dist):
Scale: 1" = 100'