

# THE FALT SUBDIVISION

LOT 1

BEING PART OF SUB LOT 7, ABRAHAM'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

INSTRUMENT NUMBER  
**93-09954**

93 MAY 11 PM 4:16

*Carol A. Davis*  
REGISTER OF DEEDS

DEDICATION

93-09954

KNOW ALL MEN BY THESE PRESENTS THAT WE, HERMAN NEUMANN AND RACHAEL NEUMANN, OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HERINAFTER KNOWN AS "THE FALT SUBDIVISION", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS COMPANY, INC., (FORMERLY 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, CABLE, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR 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 HEREBY 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. 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.

Prep.	✓
D.E.	✓
Drawn	✓
Checked	✓
Feet	16.00

254 stamped copy

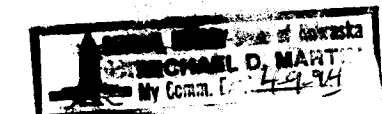
IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS 21<sup>st</sup> DAY OF December, 1992

*Herman Neumann*  
HERMAN NEUMANN

*Rachael Neumann*  
RACHAEL NEUMANN

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF SARPY }



ON THIS 21<sup>st</sup> DAY OF December, 1992 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME HERMAN NEUMANN AND RACHAEL NEUMANN, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 4-9-94

*Michael D. Mart*  
NOTARY PUBLIC

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 BY THE RECORDS OF THIS OFFICE.

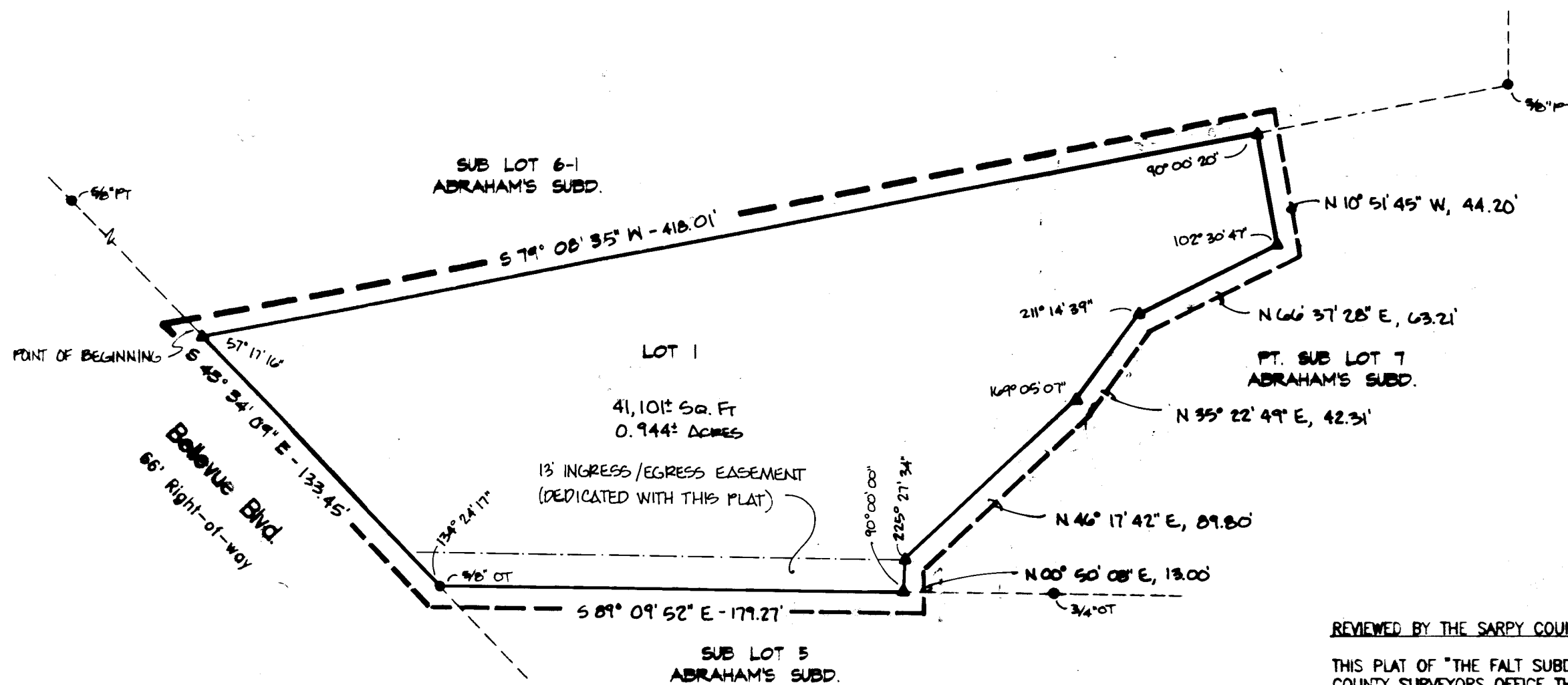
Dec 30, 92 *Robert J. ...*  
DATE COUNTY TREASURER



APPROVAL OF THE CITY ENGINEER

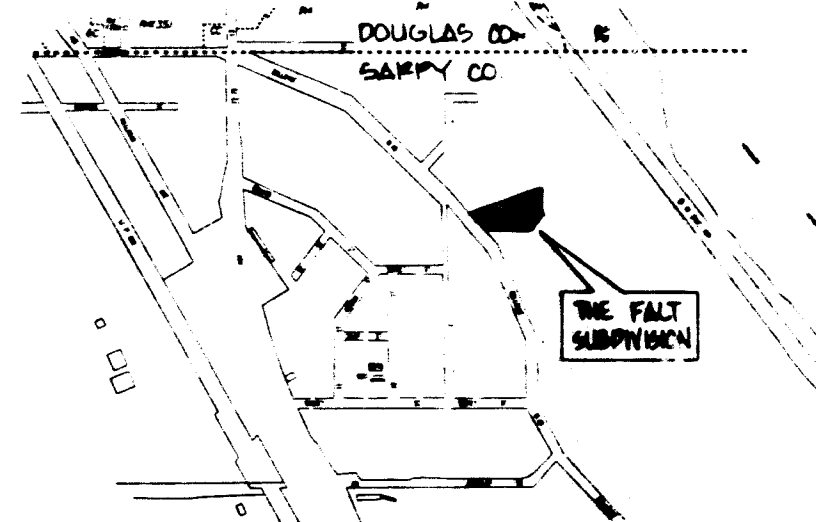
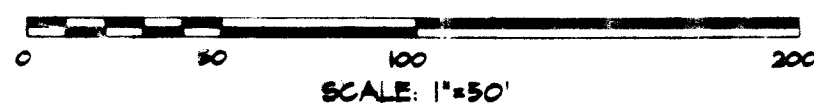
I HEREBY APPROVE THIS PLAT OF "THE FALT SUBDIVISION", LOT 1, THIS 30<sup>th</sup> DAY OF April, 1993

*John L. Allen*  
CITY ENGINEER



NORTH

- PINE FOUND
- ▲ PINE SET (1" OT TYP)
- PT - PINCH TOP PIPE
- OT - OPEN TOP PIPE

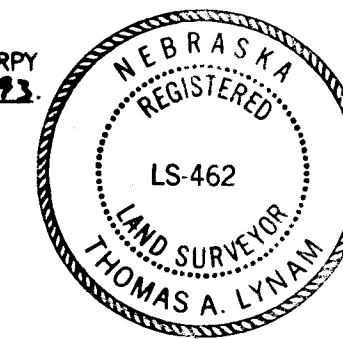


VICINITY MAP

REVIEWED BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF "THE FALT SUBDIVISION", LOT 1, WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 5<sup>th</sup> DAY OF Jan, 1993.

*Thomas A. Lynn*  
SARPY COUNTY SURVEYOR



APPROVAL OF THE PUBLIC WORKS DIRECTOR

THIS PLAT OF "THE FALT SUBDIVISION", LOT 1, WAS APPROVED BY THE PUBLIC WORKS DIRECTOR THIS 3rd DAY OF May, 1993

*D. Heife*  
PUBLIC WORKS DIRECTOR

APPROVAL OF THE PLANNING DIRECTOR

THIS PLAT OF "THE FALT SUBDIVISION", LOT 1, WAS APPROVED AND ACCEPTED BY THE PLANNING DIRECTOR THIS 30 DAY OF April, 1992. THIS PLAT WILL BECOME NULL AND VOID IF NOT RECORDED IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS OFFICE WITHIN NINETY (90) DAYS OF THE ABOVE DATE OF APPROVAL.

*John E. ...*  
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS LOCATED IN "THE FALT SUBDIVISION", LOT 1, BEING A PART OF SUB LOT 7, ABRAHAM'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUB LOT 7; THENCE SOUTH 43° 34' 09" EAST, ALONG THE EAST LINE OF BELLEVUE BOULEVARD, A DISTANCE OF 133.45' TO THE SOUTHWEST CORNER OF SAID SUB LOT 7; THENCE S 89° 09' 52" E, ALONG THE SOUTH LINE OF SAID SUB LOT 7, A DISTANCE OF 179.27'; THENCE N 00° 50' 08" E, A DISTANCE OF 13.00'; THENCE N 46° 17' 42" E, A DISTANCE OF 89.80'; THENCE N 35° 22' 49" E, A DISTANCE OF 42.31'; THENCE N 66° 37' 28" E, A DISTANCE OF 63.21'; THENCE N 10° 51' 45" W, A DISTANCE OF 44.20' TO A POINT ON THE NORTH LINE OF SAID SUB LOT 7; THENCE S 79° 08' 35" W, ALONG SAID NORTH LINE, A DISTANCE OF 418.01' TO THE POINT OF BEGINNING, CONTAINING 0.944± ACRES.

*Myron R. Kauss*  
MYRON R. KAUSS  
NEBR. REG. NO. LS-286



PROJECT NO. 2878K DATE 12/92 BOOK 27 PAGE 100 SCALE 1" = 50'

DRAWN GEME/KNORSE CHECKED M. R. KAUSS SHEET 1 OF 1

BOUNDARYLINE SURVEYS  
MIKE KAUSS & ASSOCIATES, INC.  
2521 South 119th Street • Omaha, Ne. 68144 • (402) 334-2032

REVISIONS  
4-13-93 - NEW LOT SIZE & CONFIGURATION

09954