

2004-42107

SURVEYED BY: GBJ
DRAWN BY: GBJ
CHECKED BY: RCH
DATE: 10/30/04
REV: 10/26/04

CLEARWATER FALLS REPLAT I
FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1008 Lincoln Road
Bellevue, NE 68005 (402)291-6100



PROJECT NO. C02019
SHEET NO. 1 OF 1

CLEARWATER FALLS REPLAT I

BEING A REPLAT OF LOTS 104, 105, 106, 107 AND 108 CLEARWATER FALLS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 5, INCLUSIVE

COUNTER AC G.E. AF
VERIFY a-p D.E. AS
PROOF L/M
FEES \$ 10.00
CHECKS: HE FA CASH
REFUND: CREDIT
SHORT: NCR

Filed for Record NOV 8 2004 8:37 AM
Instrument # 2004-42107
Legal & Clerking Registrar of Deeds Barry Coyne

SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS OF ALL LOTS IN "CLEARWATER FALLS REPLAT I", BEING A REPLAT OF LOTS 104, 105, 106, 107 AND 108, CLEARWATER FALLS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 108; THENCE S00°00'28"E (ASSUMED BEARING) 175.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 108; THENCE S58°03'23"W 193.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 104 AND TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 42nd AVENUE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 88.70 FEET WITH A LONG CHORD BEARING N43°14'12"W FOR 88.12 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 97.12 FEET WITH A LONG CHORD BEARING N38°37'51"W FOR 95.88 FEET; (4) THENCE N22°43'55"W 103.33 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HEARTLAND DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N87°16'05"E 111.54 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 51.10 FEET WITH A LONG CHORD BEARING N58°54'09"E FOR 50.92 FEET; (3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 119.48 FEET WITH A LONG CHORD BEARING S70°49'26"E FOR 117.17 FEET; (4) THENCE N89°37'02"E 83.13 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 69,663 SQUARE FEET, MORE OR LESS.

DATE: OCTOBER 27, 2004
GARY S. JENSEN R.L.S. NE. REG. NO. 478

DEDICATION

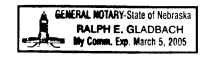
KNOW ALL MEN BY THESE PRESENTS THAT WE, CLEARWATER FALLS L.L.C., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS "CLEARWATER FALLS REPLAT I" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR POWER DISTRICT AND QWEST 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 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 THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, INC., 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, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED.

IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES THIS 1 DAY OF NOV, 2004.

BY: Timothy W Young
TIMOTHY W YOUNG, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY



ON THIS 1st DAY OF November, 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY W. YOUNG, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Ralph E. Gladbach
NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF "CLEARWATER FALLS REPLAT I" WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 2nd DAY OF November, 2004. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Lang Wessert
BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

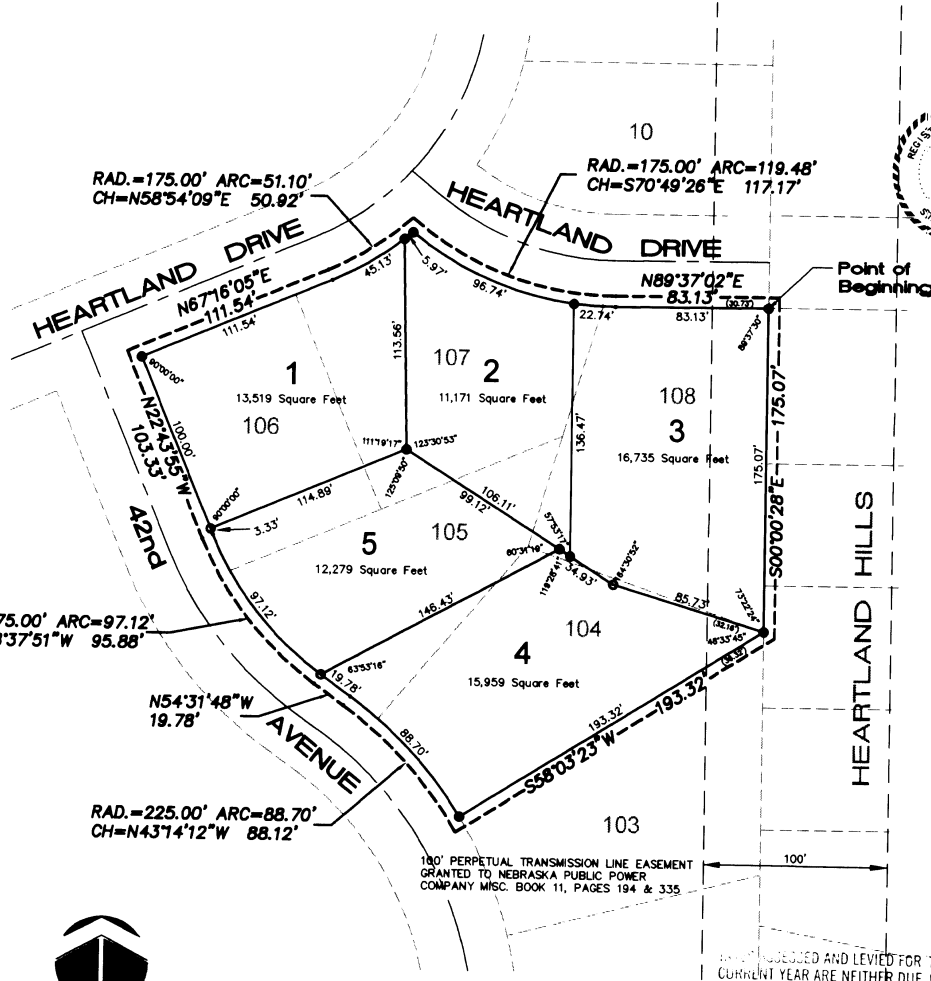
THIS PLAT OF "CLEARWATER FALLS REPLAT I" WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 1st DAY OF Nov, 2004.

Jim W. ...
BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF "CLEARWATER FALLS REPLAT I" WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 1st DAY OF November, 2004.

Doreen ...
BELLEVUE CITY ENGINEER

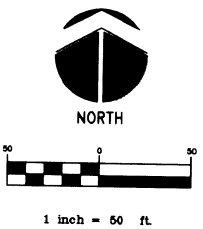


COUNTY TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

11.1.2004
DATE
Richard ...
COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR
I HAVE REVIEWED THIS PLAT OF "CLEARWATER FALLS REPLAT I"

November 1, 2004
DATE
...
SARPY COUNTY SURVEYOR



- ⊙ = FOUND #5 REBAR
- = SET #5 REBAR WITH CAP 478
- (32.52) = DISTANCE IN PARENTHESES INDICATE EASEMENT DIMENSIONS

TAXES DUES AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

Drawing: S:\UNITED\CLEARWATER FALLS REPLAT I.DWG (GMB)