

CLEARWATER FALLS

LOTS 346 THRU 480 INCLUSIVE & OUTLOTS "L" & "M"

BEING A REPLAT OF LOTS 167, 168 AND 169, CLEARWATER FALLS (LOTS 167 THRU 254, INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 8, AND ALSO BEING THE SW1/4 OF SECTION 8, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

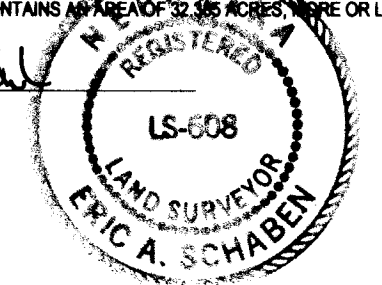
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF BELLEVUE TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGEL POINTS AND ENDS OF ALL CURVES IN CLEARWATER FALLS (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF LOTS 167, 168 AND 169, CLEARWATER FALLS (LOTS 167 THRU 254, INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 8, AND ALSO BEING A PLATTING OF PART OF SAID SW1/4 OF SECTION 8, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW1/4 OF SECTION 8, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 37, FOX RIDGE ESTATES, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 8; THENCE S87°02'50"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 8, A DISTANCE OF 1060.97 FEET TO THE SOUTHEAST CORNER OF LOT 164, SAID CLEARWATER FALLS (LOTS 167 THRU 254 INCLUSIVE); THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID CLEARWATER FALLS (LOTS 167 THRU 254 INCLUSIVE) ON THE FOLLOWING DESCRIBED COURSES; THENCE N42°57'14"W, A DISTANCE OF 296.00 FEET; THENCE N67°42'00"W, A DISTANCE OF 44.74 FEET; THENCE N33°50'57"W, A DISTANCE OF 27.29 FEET; THENCE N38°00'48"W, A DISTANCE OF 174.77 FEET; THENCE N45°40'05"W, A DISTANCE OF 83.3 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 251.54 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N17°55'55"E, A DISTANCE OF 242.86 FEET; THENCE N08°16'18"W, A DISTANCE OF 42.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 169, CLEARWATER FALLS (LOTS 167 THRU 254 INCLUSIVE); THENCE NORTHERLY ALONG THE WESTERN LINE OF SAID LOTS 169, 168 AND 167, CLEARWATER FALLS (LOTS 167 THRU 254 INCLUSIVE), SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE ON THE FOLLOWING DESCRIBED COURSES; THENCE N08°16'18"W, A DISTANCE OF 115.00 FEET; THENCE N07°42'00"W, A DISTANCE OF 21.53 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 220.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N01°28'36"E, A DISTANCE OF 214.25 FEET; THENCE N45°40'05"W, A DISTANCE OF 305.26 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DISTANCE OF 88.97 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S84°23'12"E, A DISTANCE OF 88.54 FEET; THENCE S74°34'58"E, A DISTANCE OF 32.25 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 106.86 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S83°35'13"E, A DISTANCE OF 106.42 FEET; THENCE N07°24'33"E, A DISTANCE OF 831.88 FEET TO A POINT ON THE WEST LINE OF LOT 42, SAID FOX RIDGE ESTATES, SAID POINT ALSO BEING THE EAST LINE OF SAID SW1/4 OF SECTION 8; THENCE S02°30'07"E ALONG SAID EAST LINE OF LOT 42, SAID SW1/4 OF SECTION 8, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 42, FOX RIDGE ESTATES, AND ALSO THE WEST LINE OF LOTS 41, 40, 39, 38 AND SAID LOT 37, FOX RIDGE ESTATES, A DISTANCE OF 1064.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 32.305 ACRES, MORE OR LESS.

Eric A. Schaben, L.S. 608
Eric A. Schaben, L.S. 608

APRIL 14, 2010
DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLEARWATER FALLS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND AND SAID SUBDIVISIONS INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CLEARWATER FALLS (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, QUANT COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED AS THOSE 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 OR 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 AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, 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 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.

CLEARWATER FALLS L.L.C.

By: Timothy W. Young, President

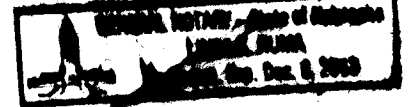
COUNTER
VERIFY
PROOF
FEES
CHECK
CASH
REFUND
SHORT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS 15 DAY OF April 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG, PRESIDENT OF CLEARWATER FALLS L.L.C., 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 OFFICER OF SAID CORPORATION. WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Notary Public

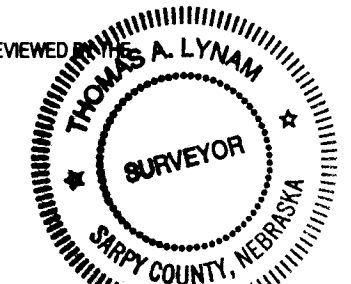


FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2010-12524
05/19/2010 8:30:55 AM
REGISTER OF DEEDS

REVIEW OF COUNTY SURVEYOR

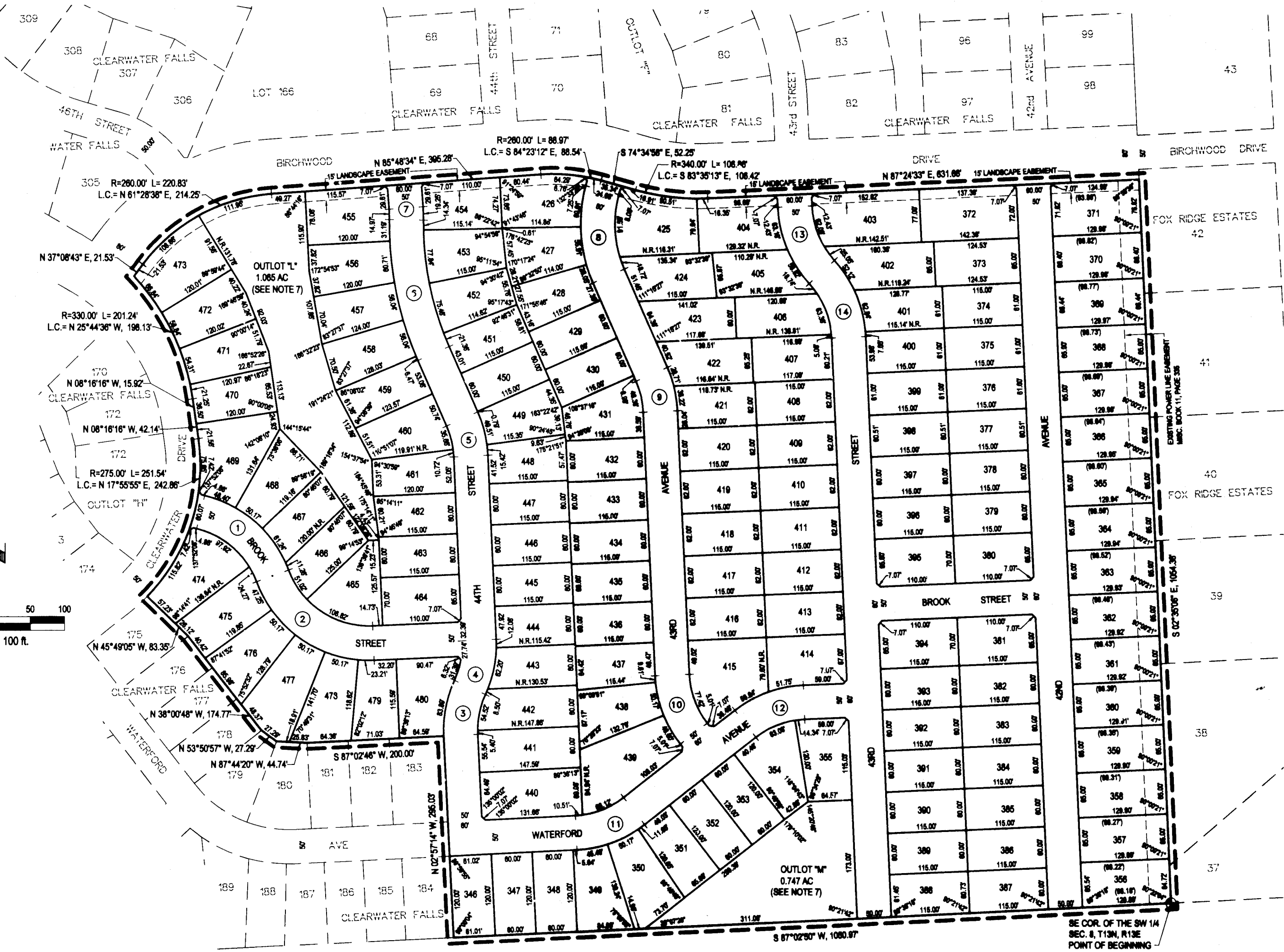
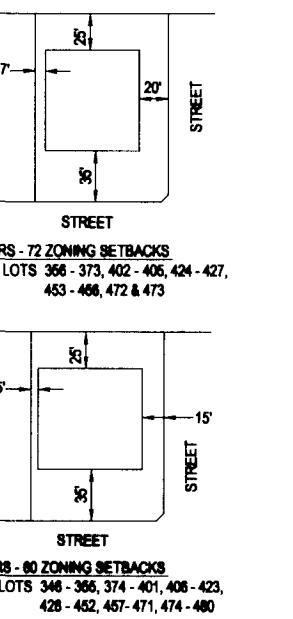
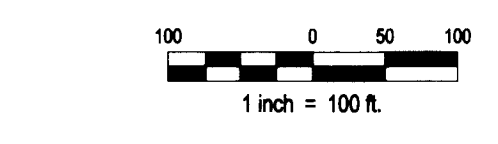
THIS PLAT OF THE CLEARWATER FALLS (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY

Thomas A. Lynam, Sarpy County Surveyor



LOT NO.	SQ. FOOTAGE
346	7,322
347	7,200
348	7,200
349	8,284
350	8,687
351	7,408
352	7,200
353	7,200
354	8,803
355	8,585
356	8,585
357	8,443
358	8,443
359	8,444
360	8,444
361	8,445
362	8,445
363	8,446
364	8,446
365	8,447
366	8,447
367	8,447
368	8,448
369	8,536
370	8,631
371	9,373
372	10,351
373	8,900
374	7,015
375	7,015
376	7,015
377	6,959
378	6,900
379	6,900
380	6,900
381	6,900
382	6,900
383	6,900
384	6,900
385	6,900
386	6,900
387	6,942
388	7,025
389	6,900
390	6,900
391	6,900
392	6,900
393	6,900
394	6,900
395	6,900
396	6,900
397	6,900
398	6,959
399	7,015
400	7,015
401	7,322
402	8,999
403	11,832
404	8,274
405	8,305
406	7,982
407	7,947
408	7,130
409	7,130
410	7,130
411	7,130
412	7,130
413	7,130
414	8,385
415	11,716
416	7,130
417	7,130
418	7,130
419	7,130
420	7,130
421	7,175
422	8,298
423	7,281
424	8,281
425	10,588
426	9,094
427	8,110
428	7,236
429	6,900
430	6,900
431	8,198
432	6,900
433	6,900
434	6,900
435	6,900

LOT NO.	SQ. FOOTAGE
436	6,900
437	7,045
438	8,246
439	12,157
440	10,228
441	8,936
442	8,903
443	7,265
444	6,902
445	6,900
446	6,900
447	6,900
448	7,136
449	7,755
450	6,900
451	7,080
452	7,582
453	7,582
454	7,837
455	8,143
456	8,205
457	7,836
458	7,920
459	7,593
460	8,352
461	6,965
462	7,050
463	6,900
464	8,037
465	8,573
466	7,486
467	7,086
468	8,364
469	11,054
470	7,405
471	7,796
472	8,364
473	10,363
474	10,379
475	8,322
476	8,275
477	9,886
478	8,833
479	7,340
480	8,831



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BIRCHWOOD DRIVE FROM ANY LOT ABUTTING SAID STREET.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO SARPY COUNTY S.I.D. NO. 243 AND THE CITY OF BELLEVUE OVER ALL OF OUTLOTS "L" AND "M".
- OUTLOTS "L" AND "M" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAINTAINING ANY MANDATED LOW IMPACT DEVELOPMENT WATER QUALITY BEST MANAGEMENT PRACTICES SUCH AS DETENTION BASINS, BIO-SWALES, AND RAIN GARDENS WHICH MAY BE PAID FOR BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

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.

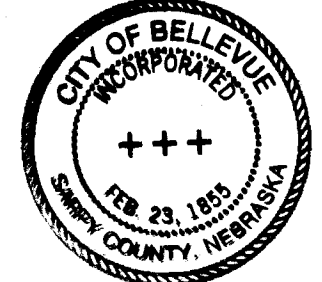
Richard Jones by Sue Johnson
SARPY COUNTY TREASURER DATE 5-19-10



BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF CLEARWATER FALLS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS 22nd DAY OF February 2010. APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID TWENTY (20) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-10 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

Mayor
Attest



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF CLEARWATER FALLS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

Thomas F. Adley
CHAIRMAN OF CITY PLANNING COMMISSION DATE 22 April 2010

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET, OMAHA, NE 68154
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WWW.EAGC.COM

CLEARWATER FALLS
LOTS 346 THRU 480 INCLUSIVE & OUTLOTS "L" & "M"
BELLEVUE, NEBRASKA

FINAL PLAT

REGISTER OF DEEDS

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2010-12524
05/19/2010 8:30:55 AM

REGISTER OF DEEDS

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

DESIGNED BY: JCE
DRAWN BY: TRH
SCALE: 1" = 100'
SHEET 1 OF 1