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RICHARD H. DAKICH  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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# FALCON RIDGE

LOTS 1 THROUGH 265, INCLUSIVE, AND OUTLOTS 1 THROUGH 3, INCLUSIVE, BEING A PLATTING OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA



drawn by  
designed by  
reviewed by  
revisions

path\\filenome  
94056\9456101  
references  
4/2/00

**lamp, rynearson & associates, inc.**  
engineers  
planners  
surveyors  
1470 west dodge road, suite 100  
omaha, nebraska 68164-2028  
ph 402-486-2488  
fax 402-486-2750

**FALCON RIDGE**  
DOUGLAS COUNTY, NEBRASKA

**FINAL PLAT**

job number-tasks  
94056.01-003  
book page  
date  
October 31, 1998  
sheet  
1 of 2

C:\DMG\9456101.dwg Tue Nov 03 07:30:57 1998 Lamp, Rynearson & Associates (Alisha Tipton)

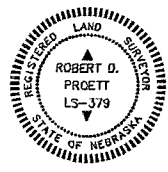
# FALCON RIDGE

LOTS 1 THROUGH 265, INCLUSIVE, AND OUTLOTS 1 THROUGH 3, INCLUSIVE, BEING A PLATTING OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points on the boundary of said plot and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as FALCON RIDGE, Lots 1 through 265, inclusive and Outlots 1 through 3, inclusive, being a platting of the Southeast Quarter of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, EXCEPT for a parcel in the Southeast Quarter of Section 8, described as follows: Commencing at the southwest corner of the said Southeast Quarter of the Southeast Quarter of Section 8; Thence North 88°47'37" East (bearing referenced to the Nebraska State Plane System, NAD 1983) for 447.51 feet along the south line of the said Southeast Quarter of the Southeast Quarter of Section 8; Thence North 01°12'23" East for 33.00 feet to the north line of the existing county roadway easement and the TRUE POINT OF BEGINNING; Thence North 01°12'23" West for 57.00 feet; Thence North 88°47'37" East for 100.00 feet parallel with and 80.00 feet north of the south line of the said Southeast Quarter of the Southeast Quarter of Section 8; Thence South 01°12'23" East for 57.00 feet to the north line of the existing county roadway easement; Thence South 88°47'37" West for 100.00 feet to the Point of Beginning. Said parcel contains 0.13 acres. The subject parcel contains 158.56 acres including 3.97 acres of existing county roadway easement.

Robert D. Proff, L.S. 378  
Nov 3, 1998  
Date



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, FALCON RIDGE LAND CORPORATION, a Nebraska Corporation and MILLARD SCHOOL DISTRICT OWNERS, and GREAT WESTERN BANK 1/4/4 DOUGLAS COUNTY BANK AND TRUST CO., MORTGAGEE, under a Deed of Trust, being the sole Owners and Mortgagees, of the land described within the Surveyor's Certificate and embraced within this plot, 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 FALCON RIDGE, and we do hereby ratify and approve of the disposition of our property as shown on this plot; and we do hereby dedicate to the public the streets as shown on this plot; and we also do hereby grant sewer and drainage easements as shown on this plot. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to 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, crossarms, downspouts and anchors, 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 thereon, over, through, under, and across a five-(5) foot-wide strip of land abutting all front and side boundary lot lines; an eight-(8) foot-wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen-(16) foot-wide strip of land adjoining 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-(16) foot-wide easement will be reduced to an eight-(8) foot-wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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-(5) foot-wide strip of land abutting all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

FALCON RIDGE LAND CORPORATION (OWNER)  
a Nebraska Corporation  
John C. High, President

GREAT WESTERN BANK 1/4/4  
DOUGLAS COUNTY BANK & TRUST CO.  
MORTGAGEE  
P. Timothy Presser, Vice-President

MILLARD SCHOOL DISTRICT OWNERS  
Michael Pata, President,  
Millard School Board

### ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }  
County of Douglas } SS  
On this 3 day of November, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John C. High, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of FALCON RIDGE LAND CORPORATION, a Nebraska corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.  
Witness my hand and official seal the date last aforesaid.

GENERAL NOTARY-STATE OF NEBRASKA  
DONALD M. PETERS  
My Comm. Exp. Aug 22, 2000

State of Nebraska }  
County of Douglas } SS  
On this 3 day of November, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael Pata, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of MILLARD SCHOOL BOARD, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said School Board.  
Witness my hand and official seal the date last aforesaid.

GENERAL NOTARY-STATE OF NEBRASKA  
KENNETH J. FOSSEN  
My Comm. Exp. Nov. 24, 2001

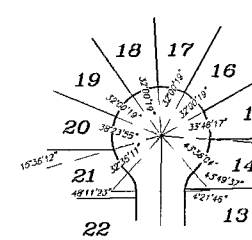
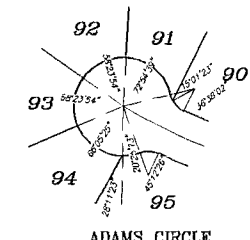
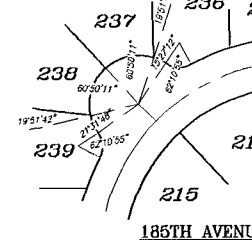
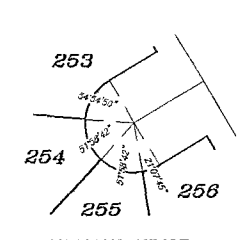
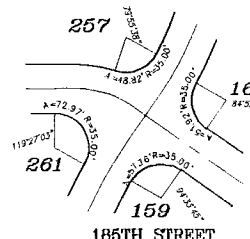
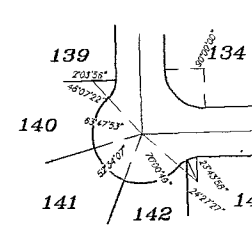
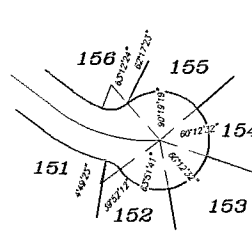
State of Nebraska }  
County of Douglas } SS  
On this 3 day of November, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Presser, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of GREAT WESTERN BANK 1/4/4 DOUGLAS COUNTY BANK AND TRUST CO., and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

GENERAL NOTARY-STATE OF NEBRASKA  
MICHAEL L. VEYLER  
My Comm. Exp. Aug 28, 2002

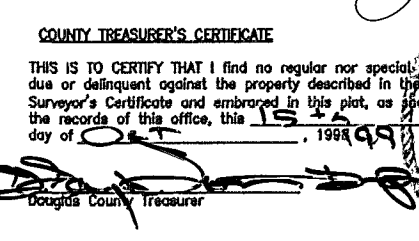
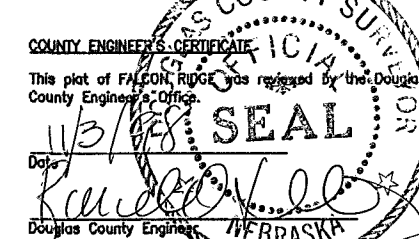
### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADIUS ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADIUS ARE 25 FEET UNLESS NOTED OTHERWISE.
8. EXTERIOR CORNER BUNCH AT 187TH AVENUE AND DREXEL STREET ARE 50 FEET.
9. LOTS 1 AND 3 THROUGH 16, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET.
10. LOT 141 THROUGH 144, INCLUSIVE, AND LOTS 150, 152, 153 AND OUTLOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET.
11. LOTS 2, 3, 28, 29, 37, 38, 110, 117, 127, 128 AND 148 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 183RD STREET.
12. LOTS 4, 31, 32, 49, 50, 77 AND 78 WILL HAVE NO DIRECT VEHICULAR ACCESS TO KIPPEN STREET.
13. LOTS 1 AND 2 WILL HAVE ONE SHARED VEHICULAR ACCESS TO HARRISON STREET, LOCATED 800 FEET WEST OF THE CENTER LINE OF 187TH STREET. THIS ACCESS WILL BE RIGHT-IN/RIGHT-OUT IN THE FUTURE.
14. DREXEL STREET WILL BE RIGHT-IN/RIGHT-OUT ONLY IN THE FUTURE.



### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	DELTA ANGLE
C1	333.47	215.93	212.18	37°08'04"
C2	200.00	143.38	140.33	41°04'33"
C3	500.00	340.37	333.84	36°04'11"
C4	300.00	230.72	225.10	44°04'11"
C5	300.00	112.97	112.31	21°34'54"
C6	300.00	180.31	158.41	32°37'00"
C7	300.00	34.22	34.20	06°32'06"
C8	300.00	34.22	34.20	06°32'06"
C9	200.00	108.28	101.28	44°28'44"
C10	200.00	158.28	151.28	44°28'44"
C11	150.00	271.68	236.03	103°46'04"
C12	150.00	68.84	68.01	36°08'17"
C13	150.00	61.14	60.19	35°01'44"
C14	400.00	246.74	242.85	32°23'37"
C15	300.00	88.58	86.28	16°32'06"
C16	300.00	104.40	100.84	20°19'14"
C17	200.00	85.60	80.00	25°32'16"
C18	300.00	61.84	61.73	11°48'36"
C19	300.00	48.87	48.82	09°20'01"
C20	300.00	48.87	48.82	09°20'01"
C21	200.00	118.17	116.41	32°52'54"
C22	200.00	199.83	191.45	57°11'24"
C23	300.00	38.37	38.28	07°19'00"
C24	100.00	214.61	178.78	125°58'58"
C25	300.00	48.88	48.83	08°54'22"
C26	100.00	123.44	115.75	29°43'38"
C27	300.00	92.29	92.22	17°41'03"
C28	800.00	424.88	418.53	30°24'54"
C29	800.00	322.60	349.78	28°13'12"
C30	800.00	184.00	184.01	11°48'36"
C31	800.00	6.38	6.38	02°27'28"
C32	850.00	388.40	381.57	32°17'50"
C33	850.00	238.59	237.58	13°03'38"
C34	500.00	34.14	34.13	03°34'42"
C35	500.00	297.88	293.88	34°04'28"
C36	500.00	297.81	293.23	34°08'11"
C37	300.00	186.51	180.67	17°34'41"
C38	300.00	241.64	236.02	27°41'24"
C39	200.00	44.88	44.88	16°33'08"
C40	300.00	191.81	188.68	16°33'08"
C41	300.00	174.74	172.28	33°22'24"
C42	150.00	196.48	182.74	70°03'00"
C43	100.00	84.34	81.88	48°19'18"
C44	100.00	135.27	140.14	80°37'08"
C45	100.00	158.89	162.88	81°02'08"
C46	200.00	91.44	90.85	28°11'48"
C47	200.00	184.88	180.28	47°12'28"
C48	200.00	183.88	177.57	52°42'38"
C49	200.00	183.88	177.57	52°42'38"



APPROVAL OF CITY ENGINEER OF OMAHA  
I HEREBY APPROVE this plot of FALCON RIDGE (Lots 1 through 265, inclusive and Outlots 1 and 3, inclusive) on this 3 day of November, 1998.  
Douglas County Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.  
10-18-99  
City Engineer

APPROVAL OF CITY PLANNING BOARD  
This plot of FALCON RIDGE was approved by the CITY PLANNING BOARD, this 2 day of November, 1998.  
City Planning Board

APPROVAL OF OMAHA CITY COUNCIL  
This plot of FALCON RIDGE was approved and accepted by the City Council of Omaha, Nebraska, this 2 day of November, 1998.  
City Clerk



drawn by  
designed by  
reviewed by  
revisions

path filename  
440561458F101  
references  
none

lamp, rynearson & associates, inc.  
1575 West 10th Street, Suite 100  
Omaha, Nebraska 68104-2028  
TEL: 402-486-2780  
FALCON RIDGE  
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks  
44056-01-003  
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2 of 2