



DEED

2005090483



JUL 27 2005 14:20 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
7/27/2005 14:20:20.39

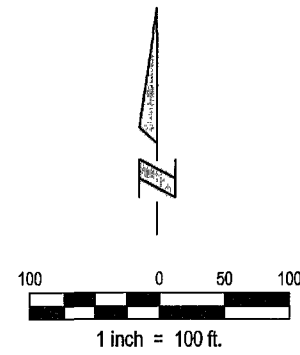


2005090483

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

Deed. FEE 79.<sup>50</sup> FB OC-11946-new  
7 BKP            C/O            COMP 82  
89 DEL KS SCAN            FV MLD

E&A Consulting  
12001 Q ST  
Omaha, NE 68137

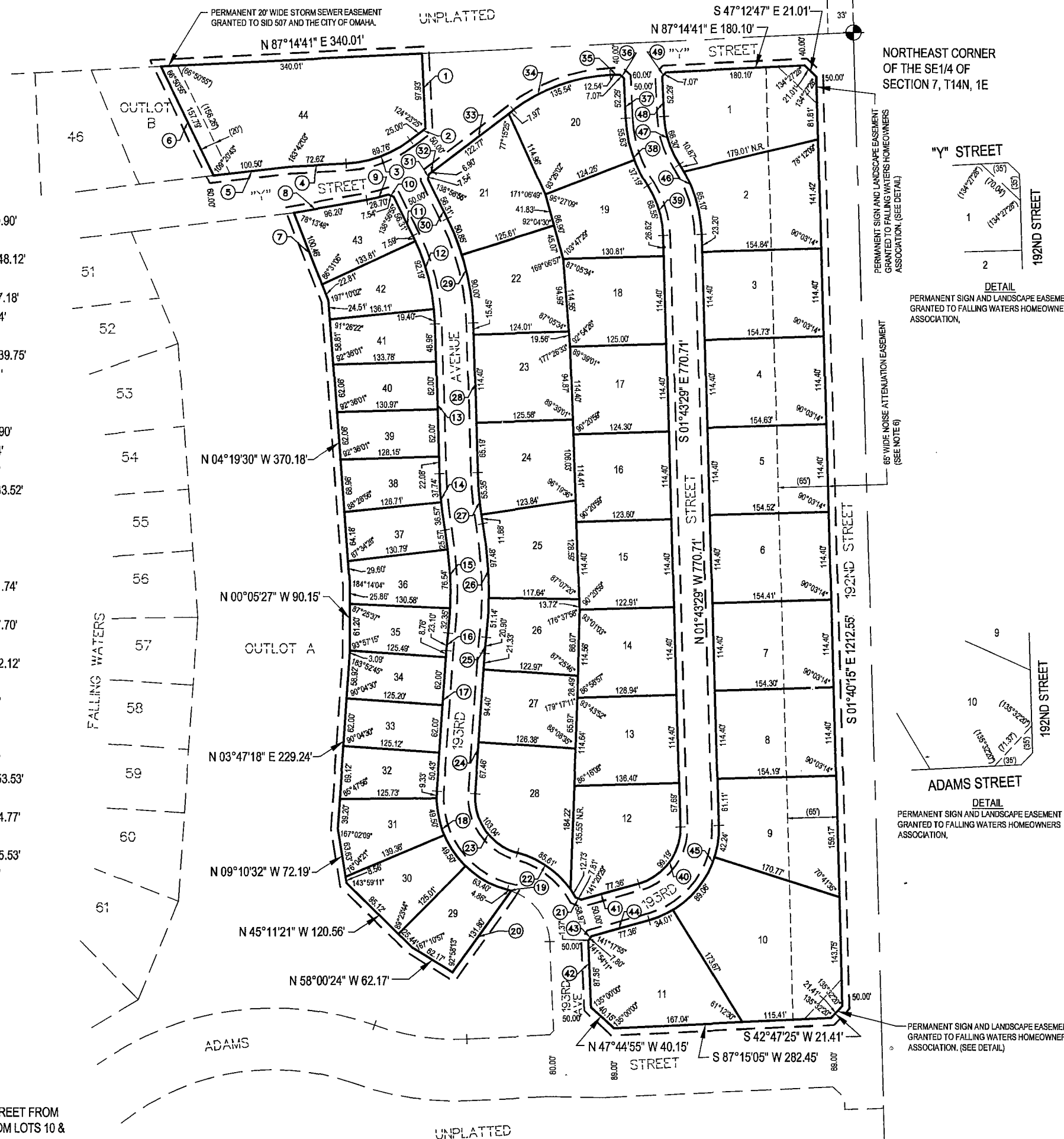


- 1 S 02°45'19" E 97.93'
- 2 S 52°51'15" W 25.00'
- 3 R=150.00' L=89.76'  
LC=S 69°59'48" W 88.42'
- 4 S 87°08'21" W 72.62'
- 5 S 83°28'18" W 100.50'
- 6 N 25°54'25" W 157.79'
- 7 N 21°29'32" W 123.27'
- 8 N 80°16'40" E 96.20'
- 9 R=200.00' L=28.70'  
LC=N 76°10'03" E 28.87'
- 10 S 67°36'26" E 7.54'
- 11 S 26°33'31" E 56.31'
- 12 R=275.00' L=119.18'  
LC=S 14°08'25" E 118.25'
- 13 S 01°43'29" E 195.04'
- 14 R=626.00' L=74.31'  
LC=S 05°48'47" E 74.25'
- 15 R=475.00' L=134.48'  
LC=S 01°43'29" E 134.01'
- 16 R=525.00' L=23.10'  
LC=S 05°07'27" W 23.10'
- 17 S 03°51'48" W 183.19'
- 18 R=125.00' L=171.73'  
LC=S 35°29'42" E 158.54'
- 19 R=75.00' L=4.86'  
LC=S 72°59'48" E 4.86'
- 20 S 34°57'49" W 131.80'
- 21 N 67°17'30" W 7.81'
- 22 R=125.00' L=98.34'  
LC=N 52°18'59" W 95.82'
- 23 R=75.00' L=103.04'  
LC=N 35°29'42" W 95.13'
- 24 N 03°51'48" E 183.19'

- 25 R=475.00' L=20.90'  
LC=N 05°07'27" E 20.90'
- 26 R=525.00' L=148.62'  
LC=N 01°43'29" W 148.12'
- 27 R=475.00' L=67.23'  
LC=N 05°46'47" W 67.18'
- 28 N 01°43'29" W 195.04'
- 29 R=225.00' L=140.85'  
LC=N 14°08'25" W 139.75'
- 30 N 26°33'21" W 56.31'
- 31 N 14°29'45" E 7.54'
- 32 R=200.00' L=6.90'  
LC=N 53°50'33" E 6.90'
- 33 N 52°51'15" E 130.74'
- 34 R=225.82' L=135.54'  
LC=N 70°02'58" E 133.52'
- 35 N 87°14'41" E 12.54'
- 36 S 47°45'19" E 7.07'
- 37 S 02°45'19" E 52.29'
- 38 R=175.00' L=92.82'  
LC=S 17°57'03" E 91.74'
- 39 R=125.00' L=68.55'  
LC=S 17°26'08" E 67.70'
- 40 R=75.00' L=99.19'  
LC=S 36°09'45" W 92.12'
- 41 S 74°02'59" W 77.36'
- 42 N 02°44'55" W 87.86'
- 43 N 35°20'54" E 7.80'
- 44 N 74°02'59" E 77.36'
- 45 R=125.00' L=165.31'  
LC=N 36°09'45" E 153.53'
- 46 R=175.00' L=95.97'  
LC=N 17°26'08" W 94.77'
- 47 R=125.00' L=66.30'  
LC=N 17°57'03" W 65.53'
- 48 N 02°45'19" E 52.29'
- 49 N 42°14'41" E 7.07'

#### NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM ANY LOT ABUTTING SAID 192ND STREET; OR TO ADAMS STREET FROM LOTS 10 & 11; OR TO "Y" STREET FROM LOTS 1, 20 & 21.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 507 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 192ND STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.



#### 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.

*Robert Clark*  
COUNTY TREASURER

#### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

*Charles Kuylenstierna* 7/1/05  
CITY ENGINEER DATE

SOUTHEAST CORNER  
SECTION 7-T14N-1E

#### APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of FALLING WATERS REPLAT ONE was approved as a subdivision of FALLING WATERS in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

*Robert Clark* 7/1/05  
CITY PLANNING DIRECTOR DATE

# FALLING WATERS REPLAT ONE

#### LOTS 1 THRU 44 INCLUSIVE

A replating of all of Lots 1 thru 45 inclusive, Falling Waters a subdivision located in part of the SE1/4 of Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

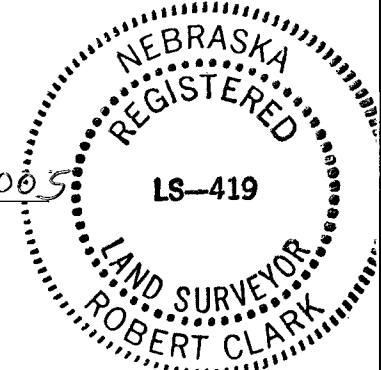
#### LEGAL DESCRIPTION

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 Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in FALLING WATERS REPLAT ONE (the lots numbered as shown) being a replating of all of Lot 1 thru 45 inclusive, Falling Waters a subdivision located in part of the SE1/4 of Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 14,914 acres, more or less.

*Robert Clark*  
Robert Clark, L.S. 419

JUNE 3, 2005  
Date



#### DEDICATION

Know all men by these presents that we, DIAL-HARRISON, L.L.C., 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 FALLING WATERS REPLAT ONE (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. We do hereby grant easements as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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 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 on, over, through, under and across a five-foot (5') wide strip of land abutting 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 cul-de-sac 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.

In witness whereof, we do set our hands.

DIAL-HARRISON, L.L.C.

*Patrick G. Day*  
Patrick G. Day  
managing member

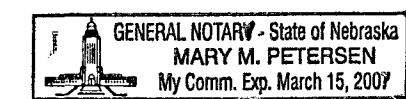
#### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 9 day of June, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Patrick G. Day, managing member of DIAL-HARRISON, 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 L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.

*Mary M. Petersen* SEAL  
Notary Public



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



FALLING WATERS REPLAT ONE

FINAL PLAT

Proj No.	200357.01
Date	04/12/2005
Designed By	JCZ
Drawn By	LDG
Scale	1" = 100'
Sheet	1 of 1