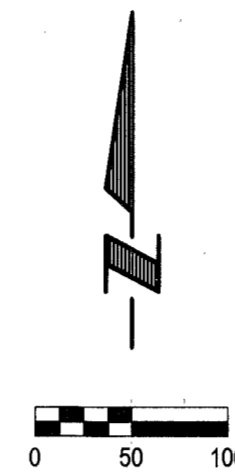


Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/24/2013 11:29:43.13
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FB DC-1446-010
C/O COM MB
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Scale: 1" = 100'

FALLING WATERS REPLAT NINE

CITY OF OMAHA, NEBRASKA
MINOR ADMINISTRATIVE SUBDIVISION
(include a diagram of the plat, legal description and legend)
LOTS 1 THRU 35, OF FALLING WATERS REPLAT NINE
BEING A REPLAT OF ALL OF LOTS 1 THRU 4 INCLUSIVE, AND ALSO LOTS 6 THRU 7, INCLUSIVE AND ALSO LOTS 9 THRU 13, INCLUSIVE AND ALSO LOTS 15 THRU 17, INCLUSIVE AND ALSO LOTS 19 THRU 24, INCLUSIVE AND ALSO LOTS 26 THRU 27, INCLUSIVE FALLING WATERS REPLAT ONE, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ADJACENT LOT LINE
- ADDITIONAL RIGHT-OF-WAY DEDICATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DENNIS VAN MOORLEGHEM, MANAGER OF BSR-FW, LLC, 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 HEREINAFTER KNOWN AS FALLING WATERS REPLAT NINE (LOTS TO BE 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 GRANT EASEMENTS AS SHOWN ON THE PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 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, 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.

Dennis Van Moorlegheem
BSR-FW, LLC
BY DENNIS VAN MOORLEGHEM, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 29 DAY OF May, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED DENNIS VAN MOORLEGHEM, MANAGER, BSR-FW, LLC, 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce
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 AS SHOWN BY THE RECORDS OF THIS OFFICE.

Debra A. Hume
DOUGLAS COUNTY TREASURER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS BEING PLATTED.

Jason Headley
JASON HEADLEY LS-604
DATE May 23 2013

APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

Dan Pinner
OMAHA PLANNING DIRECTOR
DATE 7-23-2013

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF FALLING WATERS REPLAT NINE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Wood Pinner
CITY ENGINEER
DATE 7/19/13

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF FALLING WATERS REPLAT NINE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

David Ross
DOUGLAS COUNTY ENGINEER
DATE 5/23/13



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM ANY LOT ABUTTING SAID 192ND STREET; OR TO ADAMS STREET FROM LOTS 1, 2 & 3; OR TO "Y" STREET FROM LOTS 14, 15 & 35.
- 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 EIGHT & HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- A PERMANENT NOISE ATTENUATION EASEMENT 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.

E & A CONSULTING GROUP, INC.
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www.eagroup.com

FALLING WATERS REPLAT NINE
DOUGLAS COUNTY, NEBRASKA

MINOR ADMINISTRATIVE SUBDIVISION

Proj. No.	Date	Description
P2003.057.023	04/17/2013	

Designed By	FCE
Drawn By	
Scale	1" = 100'
Sheet	1 of 1

5/22/2013 2:51 PM K:\Projects\2003057\2003057Admin\Supp\Falling Waters REPLAT NINE.dwg