DEED 2015009883

FEB 10 2015 14:59 P 15

Deed 9C.11945
FEE 9.00 FB 2015 COMP
BKP1-W11LC C/O COMP
DEL SCAN FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/10/2015 14:58:24.11
2015009883

# FALLING WATERS

LOTS 173 THRU 260 INCLUSIVE & OUTLOT "F"

A PLATTING OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 14, NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SW SE
SE SW T14N

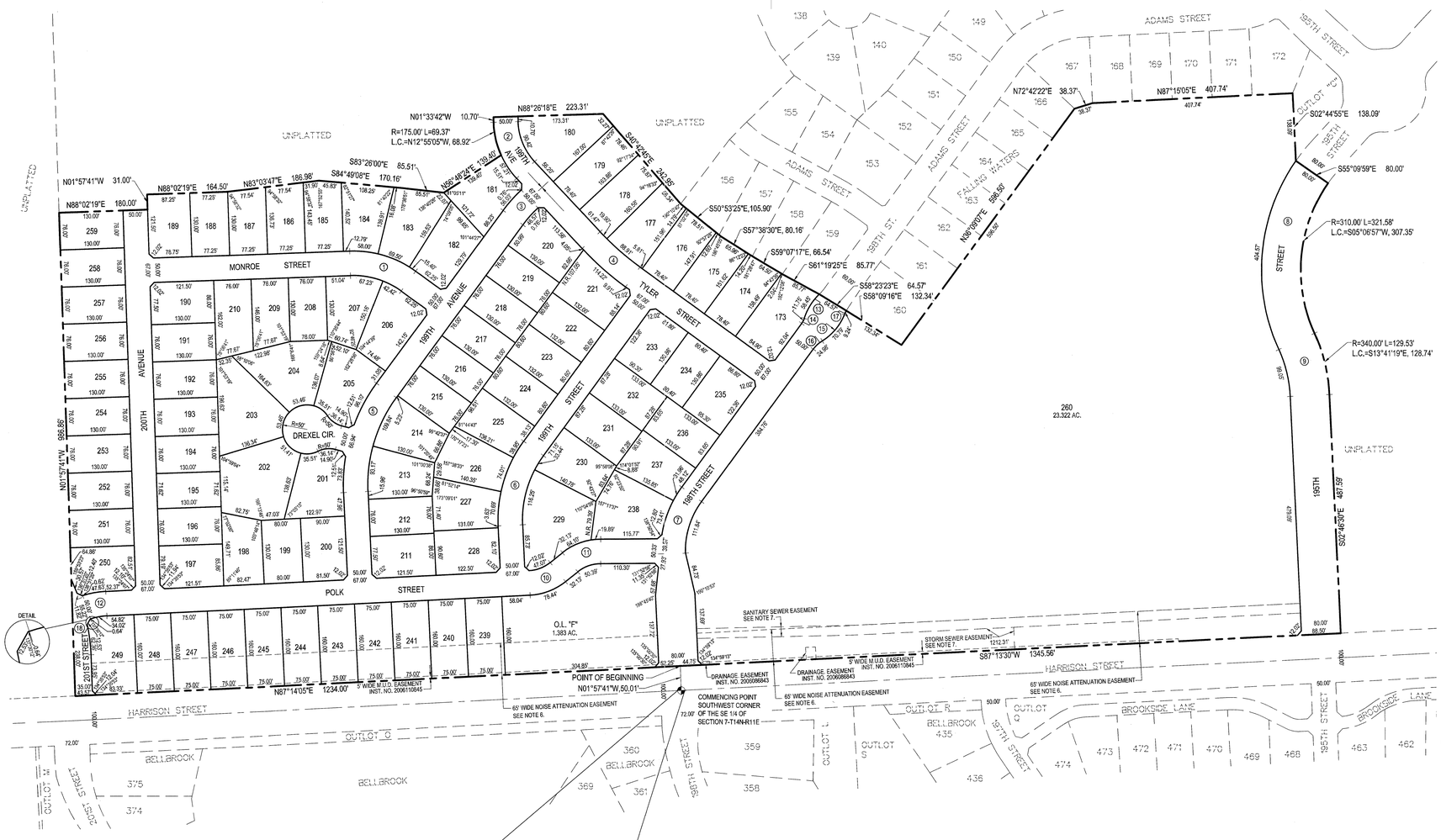
100 0 100
1 inch = 100 ft.

| CENTER-LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 189.83' | 126.27' | 65.57' | 38° 06' 48" |
| 2 | 150.00' | 108.50' | 56.75' | 41° 26' 38" |
| 3 | 271.08' | 51.30' | 25.73' | 10° 50' 33" |
| 4 | 600.00' | 113.54' | 56.94' | 10° 50' 33" |
| 5 | 323.89' | 219.99' | 114.43' | 38° 55' 02" |
| 6 | 245.38' | 166.67' | 86.69' | 38° 55' 02" |
| 7 | 193.88' | 131.64' | 68.47' | 38° 54' 03" |
| 8 | 350.00' | 363.07' | 199.78' | 59° 26' 08" |
| 9 | 300.00' | 114.29' | 57.84' | 21° 49' 38" |
| 10 | 100.00' | 62.75' | 32.45' | 35° 57' 19" |
| 11 | 100.00' | 67.19' | 34.92' | 38° 29' 50" |
| 12 | 150.00' | 40.83' | 20.54' | 15° 35' 43" |

| R.O.W. CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | Δ DELTA |
| 13 | 124.22' | 58.45' | 29.78' | 26° 57' 41" |
| 14 | 37.50' | 11.75' | 5.92' | 17° 56' 45" |
| 15 | 109.90' | 70.79' | 36.67' | 36° 54' 18" |
| 16 | 63.63' | 24.98' | 12.66' | 22° 29' 47" |
| 17 | 70.94' | 9.24' | 4.63' | 7° 27' 44" |
| 18 | 335.00' | 62.36' | 31.27' | 10° 39' 56" |

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTY LINES




SURVEYOR'S CERTIFICATION

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 PERMANENT MONUMENTS AND STAKES HAVE BEEN SET AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN FALLING WATERS (THE LOTS NUMBERED AS SHOWN) A PLATTING OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 14, NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 7, THENCE N01°57'41"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE1/4 OF SECTION 7, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET; SAID POINT BEING THE POINT OF BEGINNING, THENCE N87°14'05"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 1234.00 FEET; THENCE N01°57'41"W, A DISTANCE OF 986.86 FEET; THENCE N88°02'19"E, A DISTANCE OF 180.00 FEET; THENCE N01°57'41"W, A DISTANCE OF 31.00 FEET; THENCE N88°02'19"E, A DISTANCE OF 164.50 FEET; THENCE N83°03'47"E, A DISTANCE OF 186.98 FEET; THENCE S84°49'08"E, A DISTANCE OF 170.16 FEET; THENCE S83°26'00"E, A DISTANCE OF 85.51 FEET; THENCE N56°49'24"E, A DISTANCE OF 139.40 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 69.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N12°55'05"W, A DISTANCE OF 68.92 FEET; THENCE N01°33'42"W, A DISTANCE OF 10.70 FEET; THENCE N88°26'18"E, A DISTANCE OF 223.31 FEET; THENCE S40°42'45"E, A DISTANCE OF 242.95 FEET TO THE SOUTHWEST CORNER OF LOT 156, FALLING WATERS, A SUBDIVISION LOCATED IN SAID SECTION 7, THENCE S50°53'25"E ALONG THE SOUTH LINE OF SAID LOT 156, FALLING WATERS, AND ALSO THE SOUTH LINE OF LOT 157, SAID FALLING WATERS, A DISTANCE OF 105.90 FEET; THENCE S57°38'30"E ALONG SAID SOUTH LINE OF SAID LOT 157, FALLING WATERS, AND ALSO THE SOUTH LINE OF LOT 158, SAID FALLING WATERS, A DISTANCE OF 80.16 FEET; THENCE S59°07'17"E, ALONG SAID SOUTH LINE OF LOT 158, FALLING WATERS, A DISTANCE OF 66.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 158, FALLING WATERS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 159, SAID FALLING WATERS; THENCE S61°19'25"E ALONG THE SOUTH LINE OF SAID LOT 159, FALLING WATERS, A DISTANCE OF 85.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 159, FALLING WATERS, SAID POINT ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 198TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 198TH STREET; THENCE S58°23'23"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 198TH STREET, A DISTANCE OF 64.57 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF 198TH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID 198TH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 160, SAID FALLING WATERS; THENCE S58°09'16"E ALONG THE SOUTHERLY LINE OF SAID LOT 160, FALLING WATERS, A DISTANCE OF 132.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 160, FALLING WATERS; THENCE N36°09'07"E ALONG THE EASTERLY LINE OF SAID LOT 160, FALLING WATERS, AND ALSO ALONG THE EASTERLY LINE OF LOTS 161 THRU 166, SAID FALLING WATERS, A DISTANCE OF 596.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 166, FALLING WATERS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 167, SAID FALLING WATERS; THENCE N72°42'22"E, A DISTANCE OF 38.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 167, FALLING WATERS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 168, SAID FALLING WATERS; THENCE N87°15'05"E ALONG THE SOUTHERLY LINE OF SAID LOT 168, FALLING WATERS, AND ALSO ALONG THE SOUTHERLY LINE OF LOTS 169 THRU 172, SAID FALLING WATERS, A DISTANCE OF 407.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 172, FALLING WATERS, SAID POINT ALSO BEING ON THE WESTERLY LINE OF OUTLOT "C", SAID FALLING WATERS; THENCE S02°44'55"E ALONG SAID WESTERLY LINE OF OUTLOT "C", FALLING WATERS, A DISTANCE OF 138.09 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "C", FALLING WATERS, SAID POINT ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 195TH STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 195TH STREET; THENCE S55°09'59"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 195TH STREET, A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF 195TH STREET, AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID 195TH STREET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 310.00 FEET, A DISTANCE OF 321.58 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S05°06'57"W, A DISTANCE OF 307.35 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 129.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°41'19"E, A DISTANCE OF 128.74 FEET; THENCE S02°46'30"E, A DISTANCE OF 487.59 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE S87°13'30"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 1345.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,503,274 SQUARE FEET OR 57.467 ACRES, MORE OR LESS.

JASON HEADLEY LS-604 — DATE Oct 9, 2014

STATE OF NEBRASKA REGISTERED LAND SURVEYOR LS-604

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BSR-FW, LLC AND THE WATERS EDGE UNITED METHODIST CHURCH THE 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 (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 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, 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.

BSR-FW, LLC

DENNIS VAN MOORLEGHEM, MANAGING MEMBER — DATE 10/15/14

THE WATERS EDGE UNITED METHODIST CHURCH

TIM TUCKER, CHAIRMAN — DATE 10-20-14

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 15th DAY OF October 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS VAN MOORLEGHEM, MANAGING MEMBER OF 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 AS SUCH OFFICER OF SAID LLC.

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

NOTARY PUBLIC — SEAL

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2018

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 20th DAY OF October 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM TUCKER, CHAIRMAN OF, THE WATERS EDGE UNITED METHODIST CHURCH, 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.

NOTARY PUBLIC — SEAL

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2018

**MORTGAGE**

KNOW ALL PERSONS BY THESE PRESENTS-THAT THE UNDERSIGNED IS THE LENDER OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

TOD ELLIS, MUTUAL OF OMAHA BANK — DATE 10/21/14

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 21st DAY OF October 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TOD ELLIS, 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.

NOTARY PUBLIC — DATE 10/21/14

GENERAL NOTARY - State of Nebraska MEGHAN M GIBBONS My Comm. Exp. September 22, 2017

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM ANY LOTS ABUTTING SAID STREET; OR TO 201ST STREET FROM LOTS 249 & 250; OR TO 198TH STREET FROM OUTLOT "F".

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 (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

6. A 65' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG HARRISON STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF HARRISON STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

7. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.

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.

COUNTY TREASURER — DATE 10-15-14

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF FALLING WATERS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE 11/5/14

APPROVAL OF CITY ENGINEER OF OMAHA

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

CITY ENGINEER — DATE 10/22/14

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — DATE 2/10/15

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF FALLING WATERS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE January 27, 2015

ATTEST: CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA INCORPORATED FEBRUARY 1, 1857

REVIEW OF DOUGLAS COUNTY ENGINEER

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

DOUGLAS COUNTY ENGINEER — DATE 10/30/2014

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA


E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com
Engineering Answers


FALLING WATERS
LOTS 173 THRU 260 INCLUSIVE & OUTLOT "F"
OMAHA, NEBRASKA

FINAL PLAT

| Revisions | | |
|---|---|---|
| No. | Date | Description |

| | |
|---|---|
| Proj No: | P2003.057.016 |
| Date: | 11-4-13 |
| Designed By: | JDE |
| Drawn By: | TRH |
| Scale: | 1"=100' |
| Sheet: | 1 of 1 |

Troy Hansen 9/15/2014 2:42 PM K:\Projects\2003\057\016\Final\Final Dwg\FP_200.dwg