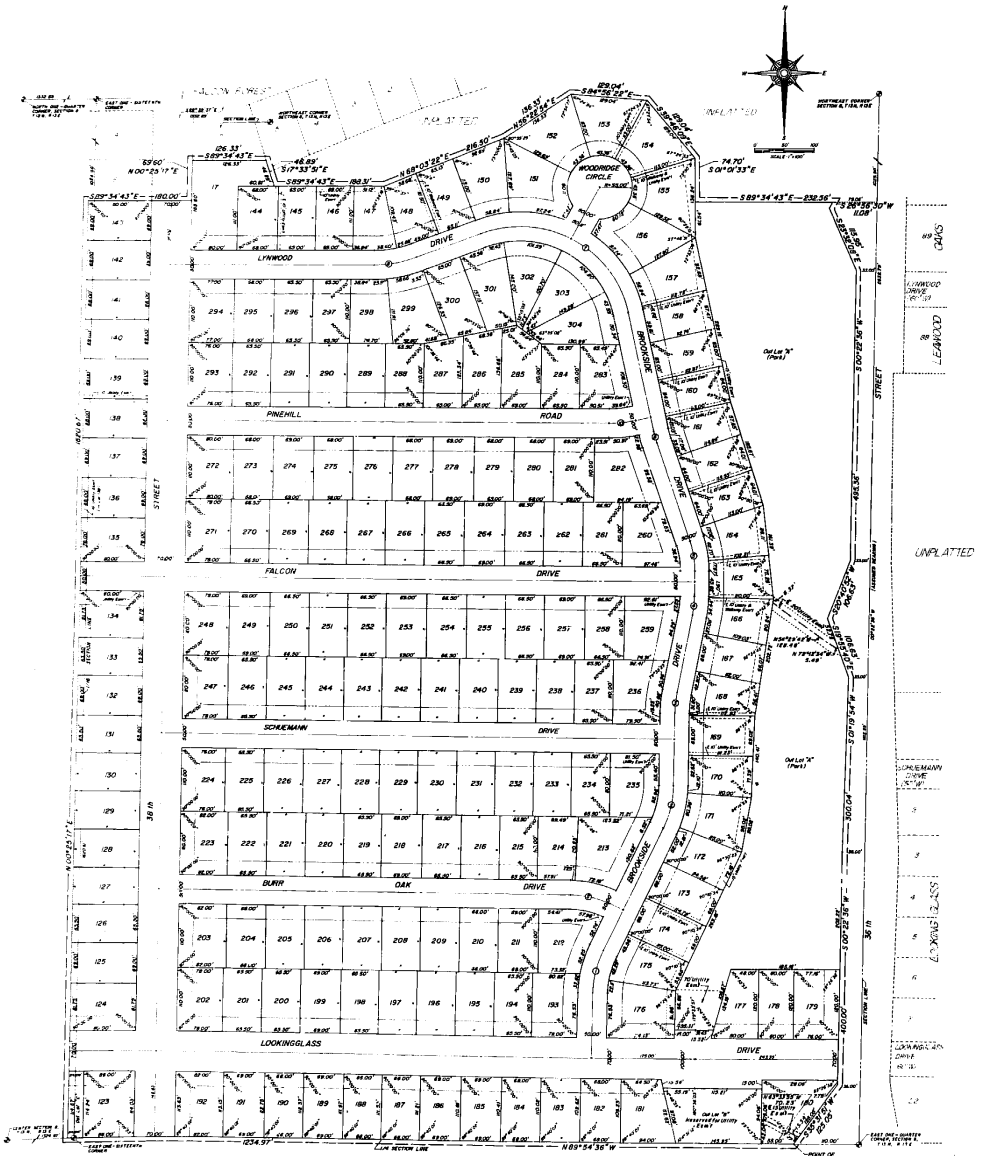
FALCON FOREST

LOTS 123 THRU 304 AND THE REPLAT OF LOT 17
AN ADDITION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE SIXTH
P.M., SARPY COUNTY, NEBRASKA.



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) S.S.
COUNTY OF ~~SARPY~~ Douglas)

ON THIS 30th DAY OF OCTOBER 1978, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GLEN R. PALMER AND WILLARD FRIEDMAN TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THAT THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 10-23-82

Jacki Johnson
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) S.S.
COUNTY OF DOUGLAS)

ON THIS 3rd DAY OF November 1978, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME HERMAN COHEN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND THAT HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED, AND HIS VOLUNTARY ACT AS SAID TRUSTEE.

MY COMMISSION EXPIRES: 10-23-82

Jacki Johnson
NOTARY PUBLIC

SARPY 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 THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Oct 17, 1978

Kathleen Arbuckle
SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE AND ACCEPT THIS PLAT OF FALCON FOREST, LOTS 123 THRU 304 AND THE REPLAT OF LOT 17, INCLUSIVE, ON THIS 29th DAY OF OCTOBER 1978.

Norman Whitney
SARPY COUNTY SURVEYOR

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

I HEREBY APPROVE AND ACCEPT THIS PLAT OF FALCON FOREST, LOTS 123 THRU 304 AND THE REPLAT OF LOT 17, INCLUSIVE, ON THIS DAY 29 DAY OF September 1978.

Marvin Lichtenfeldt
SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF FALCON FOREST, LOTS 123 THRU 304 AND THE REPLAT OF LOT 17, INCLUSIVE, WAS APPROVED AND ACCEPTED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS 2nd DAY OF November 1978.

Evelyn Heier
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF FALCON FOREST, LOTS 123 THRU 304 AND THE REPLAT OF LOT 17, INCLUSIVE, WAS APPROVED AND ACCEPTED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 10 DAY OF Oct. 1978.

Mary E. Cowgill
COUNTY CLERK

See W. Libe
CHAIRMAN
SARPY COUNTY BOARD OF COMMISSIONERS

12-17-78 10:05 A

Rec 12894

SURVEYORS CERTIFICATE

I, WAYNE W. WHEELER, SR., THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND ENDS OF ALL CURVES IN FALCON FOREST, LOTS 123 THRU 304 AND THE REPLAT OF LOT 17,INCLUSIVE, AN ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 13 EAST; THENCE N89°54'36"W, ALONG THE EAST-WEST ONE-QUARTER LINE OF SECTION 8, A DISTANCE OF 110.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 36TH STREET, AND THE POINT OF BEGINNING; THENCE CONTINUING N89°54'36"W, ALONG SAID EAST-WEST ONE-QUARTER LINE OF SECTION 8, A DISTANCE OF 1234.97 FEET; THENCE N00°25'17"E, ALONG A LINE PARALLEL WITH AND TEN FEET WEST OF THE EAST ONE-SIXTEENTH LINE OF SECTION 8, A DISTANCE OF 1620.67 FEET TO THE SOUTHWEST CORNER OF FALCON FOREST SUBDIVISION; THENCE S89°34'43"E, ALONG THE SOUTH LINE OF SAID FALCON FOREST SUBDIVISION, A DISTANCE OF 180.00 FEET TO THE SOUTHWEST CORNER OF PREVIOUSLY PLATTED LOT 17, FALCON FOREST SUBDIVISION; THENCE N00°25'17"E, ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 69.60 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S89°34'43"E, ALONG THE NORTH LINE OF AFORESAID LOT 17, A DISTANCE OF 126.33 FEET TO THE NORTHEAST CORNER OF PREVIOUSLY PLATTED LOT 17; THENCE S17°33'51"E A DISTANCE OF 46.09 FEET; THENCE S89°34'43"E A DISTANCE OF 188.31 FEET; THENCE N68°03'22"E A DISTANCE OF 216.50 FEET; THENCE N55°22'54"E A DISTANCE OF 136.33 FEET; THENCE S84°56'22"E A DISTANCE OF 129.04 FEET; THENCE S39°46'09"E A DISTANCE OF 129.04 FEET; THENCE S01°01'33"E A DISTANCE OF 74.70 FEET; THENCE S89°34'43"E A DISTANCE OF 232.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 36TH STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF 36TH STREET, THE FOLLOWING BEARINGS AND DISTANCES: S26°56'30"W A DISTANCE OF 11.08 FEET, S23°32'08"E A DISTANCE OF 115.95 FEET, S00°22'36"W A DISTANCE OF 495.36 FEET, S20°40'52"W A DISTANCE OF 106.83 FEET, S19°55'40"E A DISTANCE OF 106.63 FEET, S01°19'54"W A DISTANCE OF 300.04 FEET, S00°22'36"W A DISTANCE OF 400.00 FEET, AND S35°31'51"W A DISTANCE OF 125.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 50.14 ACRES MORE OR LESS.

Wayne W. Wheeler
WAYNE W. WHEELER, SR., L.S.211

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FALCON FOREST, INC., A NEBRASKA CORPORATION, AND HERMAN COHEN, TRUSTEE, BEING RESPECTIVELY THE SOLE OWNER AND MORTGAGEE HOLDER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN; SAID ADDITION TO BE HEREINAFTER KNOWN AS FALCON FOREST, LOTS 123 THRU 304 AND THE REPLAT OF LOT 17, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES CROSS ARMS, DOWN GUYS 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 AND THE RECEPTION THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE THEREOF, OF IF ANY POLES, WIRES, OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS; 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, IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAYBE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSE THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS 30TH DAY OF OCTOBER, 1978.

Herman Cohen Trustee
HERMAN COHEN, TRUSTEE

FALCON FOREST, INC.
Glen R. Palmer
GLEN R. PALMER, PRESIDENT
Willard F. Friedman
WILLARD FRIEDMAN, SECRETARY

CENTER LINE CURVE DATA

CURVE NO.	DELTA	DEGREE	TANGENT	RADIUS	LENGTH
1	24°36'03"	32.7404571°	38.157'	175.000'	75.139'
2	24°36'03"	32.7404571°	38.157'	175.000'	75.139'
3	10°24'37"	28.6479000°	18.220'	200.000'	36.339'
4	10°24'37"	32.7404571°	15.942'	175.000'	31.795'
5	19°45'54"	38.1972000°	26.132'	150.000'	51.745'
6	6°17'07"	33.8899856°	10.022'	169.065'	20.022'
7	98°03'57"	30.1556842°	218.824'	190.000'	325.199'
8	21°02'44"	28.6479000°	37.150'	200.000'	73.463'
9	24°38'03"	35.8098750°	34.887'	160.000'	68.690'
10	12°58'47"	28.6479000°	22.751'	200.000'	45.308'

PRECISION ENGINEERING COMPANY
811 W. CENTER ROAD SUITE 309
OMAHA, NEBRASKA 68124