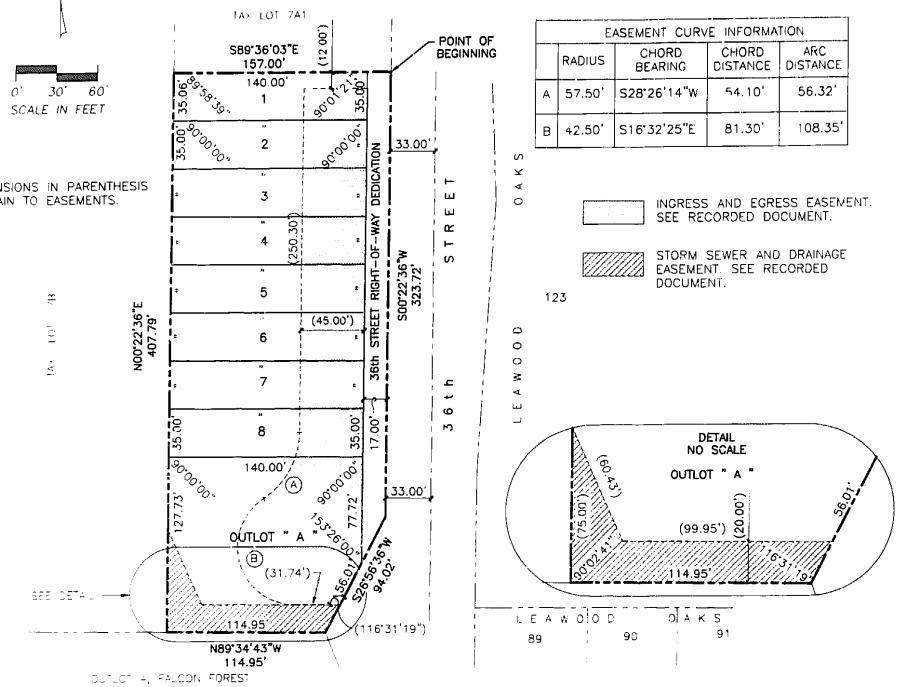
FALCON GLEN

LOTS 1 THRU 8, INCLUSIVE, AND OUTLOT A

BEING A PLATTING OF TAX LOT 7A2 LYING WITHIN THE NE 1/4 OF SECTION 8, T13N, R13E, OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



EASEMENT CURVE INFORMATION				
	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
A	57.50'	S28°26'14"W	54.10'	56.32'
B	42.50'	S16°32'25"E	81.30'	108.35'

NOTE:
DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

INGRESS AND EGRESS EASEMENT. SEE RECORDED DOCUMENT.

STORM SEWER AND DRAINAGE EASEMENT. SEE RECORDED DOCUMENT.

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF FALCON GLEN WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 21st DAY OF February 1998.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF FALCON GLEN WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 9th DAY OF March 1998.
APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR

CITY CLERK

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF FALCON GLEN WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 6th DAY OF FEBRUARY, 1998.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE, NEBRASKA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS FALCON GLEN, LOTS 1 THRU 8, INCLUSIVE AND OUTLOT "A", BEING A PLATTING OF TAX LOT 7A2 LYING WITHIN THE NE 1/4 OF SECTION 8, T13N, R13E OF THE 6THP.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID TAX LOT 7A2; THENCE S00°22'36"W (ASSUMED BEARING) 323.72 FEET ON THE EAST LINE OF SAID TAX LOT 7A2; THENCE S26°56'36"W 94.02 FEET ON THE EASTERLY LINE OF SAID TAX LOT 7A2 TO THE SE CORNER THEREOF; THENCE N89°34'43"W 114.95 FEET ON THE SOUTH LINE OF SAID TAX LOT 7A2 TO THE SW CORNER THEREOF, THENCE N00° 22'36"E 407.79 FEET ON THE WEST LINE OF SAID TAX LOT 7A2 TO THE NW CORNER THEREOF; THENCE S89°36'03"E 157.00 FEET ON THE NORTH LINE OF SAID TAX LOT 7A2 TO THE POINT OF BEGINNING.

Filed For Record April 4 1997 at 10:45 A.M.
Inst. 97 608709
Register of Deeds Sarpy Cty, NE

DECEMBER 30, 1997
DATE:

NEBRASKA REGISTERED LAND SURVEYOR L.S.-507 CHRIS E DORNER

CHRIS E. DORNER,
NEBRASKA R.L.S. 507

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FALCON FOREST JOINT VENTURE, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A PRIVATE STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FALCON GLEN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIONS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES; A FIVE (5') FOOT WIDE STRIP ABUTTING THE FOLLOWING SIDE LOT LINES; THE NORTH LINE OF LOT 1, THE COMMON LINE BETWEEN THE FOLLOWING LOTS, 2 AND 3, 4 AND 5, 6 AND 7, 8 AND OUTLOT "A" AND THE SOUTH LINE OF OUTLOT "A"; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FROM THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OFLAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NO THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FALCON FOREST JOINT VENTURE

BY: Glen Palmer
GLEN PALMER, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY))SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF FEBRUARY, 1998 BY GLEN PALMER, PRESIDENT OF FALCON FOREST JOINT VENTURE ON BEHALF OF FALCON FOREST JOINT VENTURE.

JOSEPH C. FRANCO My Comm. Exp. Jan. 23, 2000

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 EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 26th DAY OF FEB, 1998.

DEPUTY

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY TREASURER

FALCON GLEN — FINAL PLAT
DATE DEC 30, 1997
DRAWN BY JKW
CHECKED

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330-8860

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