



DEED 2003206213

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOWRY COUNTY, NE



OCT 23 2003 11:14 P 13

RECEIVED

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

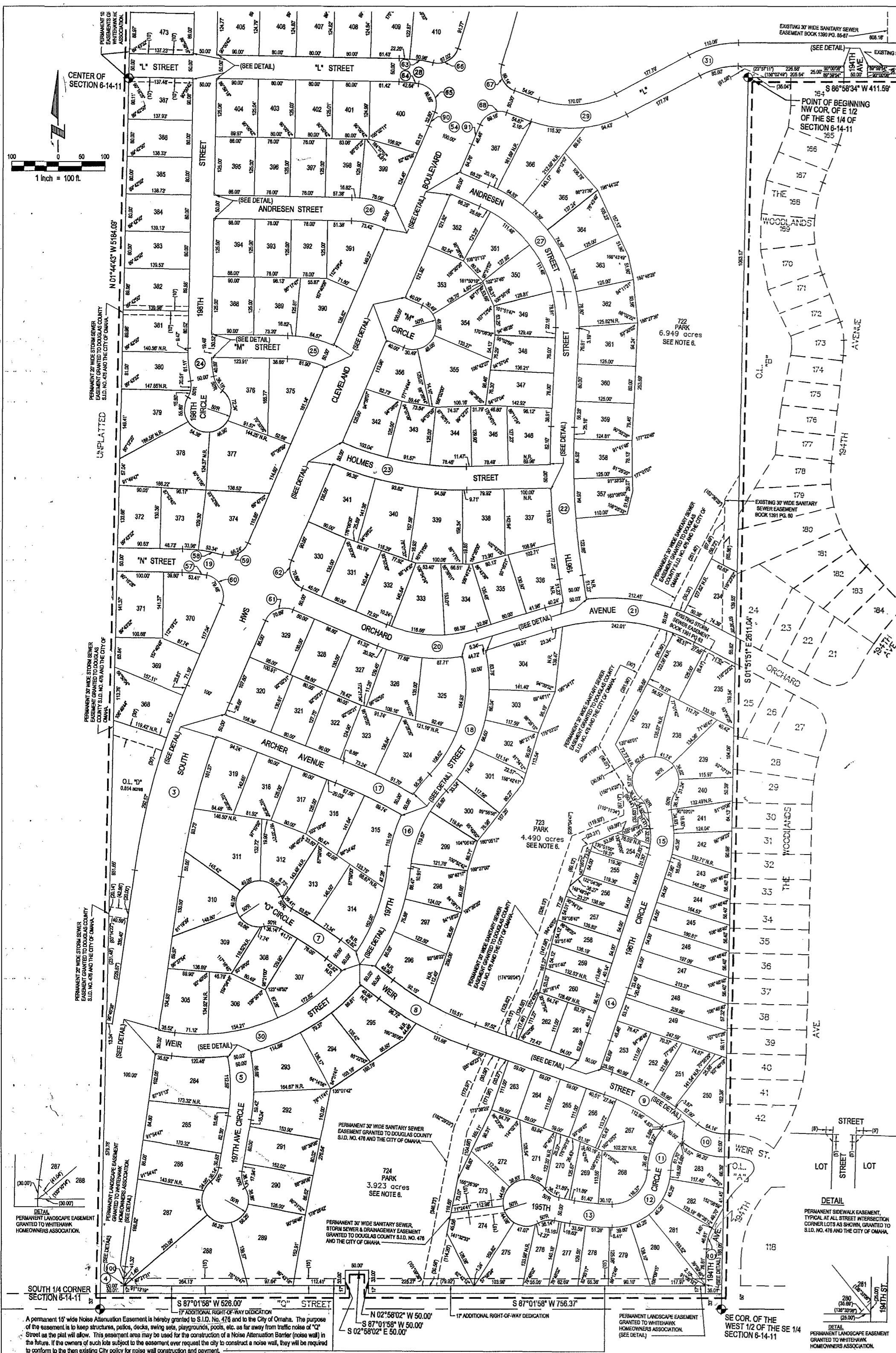
F deed
13
494

FEE \$ 312.00 FB 01-60000-old
BKP 6-14-11 C/O _____ COMP _____
DEL _____ SCAN _____ FV _____

BK99 10-28-03
LM

AA

RETURN: Mark Westergard
EPA Consulting
12001 Q Street
Omaha 68137
- 895-4700



SEE SHEET 2 OF 2

WHITEHAWK

LOTS 234 THRU 725 INCLUSIVE & OUTLOT "D"

Being a platting of part of the East 1/2 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

DEDICATION

Know all men by these presents that we, Whitehawk Development, LLC, a Nebraska limited liability company, 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 hereinafter known as WHITEHAWK (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, and we do hereby grant easements as shown on this plat. 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 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. 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 out-of-easement 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.

WHITEHAWK DEVELOPMENT, LLC
a Nebraska limited liability company

By: *John C. Allen*
John C. Allen, Manager

By: M.J.A. - F STREET, LLC
a Nebraska limited liability company, Member

By: *Gerald L. Torczon*
Gerald L. Torczon, Manager

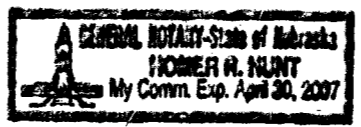
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 15 day of August, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torczon, Manager of M.J.A. - F Street, 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 manager of said LLC.

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

Homer R. Rohrer
Notary Public



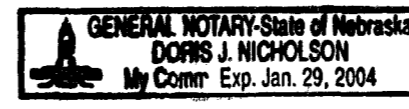
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 1 day of August, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torczon, Manager of M.J.A. - F Street, 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 manager of said LLC.

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

Doris J. Nicholson
Notary Public



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Planning Board

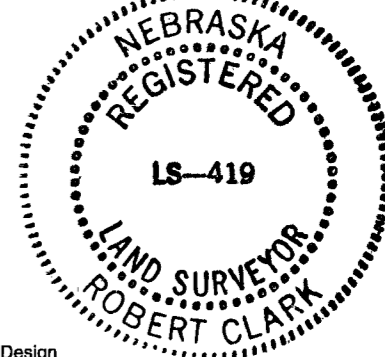
John L. Hoick
CHAIR OF CITY PLANNING BOARD DATE

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary 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 courses in Whitehawk (the lots numbered as shown), being a platting of part of the East 1/2 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of the West 1/2 of the SE 1/4 of said Section 6, said point also being the Northwest corner of Outlot "B", The Woodlands, a subdivision located in the East 1/2 of said SE 1/4 of Section 6; thence S01°15'15"E (assumed bearing) along the East line of said West 1/2 of the SE 1/4 of Section 6, said line also being the West line of said The Woodlands, a distance of 2811.04 feet to a point on the North right-of-way line of "C" Street; thence along said North right-of-way line of "C" Street on the following described courses, thence S87°01'58"W, a distance of 756.37 feet; thence N02°53'02"W, a distance of 50.00 feet; thence S87°01'58"W, a distance of 50.00 feet; thence S02°58'02"E, a distance of 50.00 feet; thence S87°01'58"W, a distance of 528.00 feet; to a point on the West line of said East 1/2 of Section 6; thence N01°44'43"W along said West line of the East 1/2 of Section 6, a distance of 5184.09 feet to a point on the South right-of-way line of "F" Street; thence N87°41'40"E along said South right-of-way line of "F" Street, a distance of 2810.05 feet to the point of intersection of said South right-of-way line of "F" Street and the West right-of-way line of 162nd Street; thence S01°59'03"E along said West right-of-way line of 162nd Street, a distance of 254.30 feet to a point on the South line of the NE 1/4 of said Section 6; thence S88°58'34"W along said West right-of-way line of 162nd Street, said line also being said South line of the NE 1/4 of Section 6, a distance of 17.00 feet; thence S01°59'03"E along said West right-of-way line of 162nd Street, a distance of 250.35 feet; thence Northwestly along the centerline of a creek on the following described courses; thence S89°55'59"W, a distance of 24.12 feet; thence N83°46'58"W, a distance of 18.25 feet; thence N84°45'30"W, a distance of 41.43 feet; thence N71°19'56"W, a distance of 23.40 feet; thence N74°15'18"W, a distance of 23.72 feet; thence N65°42'27"W, a distance of 41.08 feet; thence N57°41'43"W, a distance of 30.44 feet; thence N74°02'25"W, a distance of 36.43 feet; thence S74°19'48"W, a distance of 40.08 feet; thence S87°10'07"W, a distance of 27.86 feet; thence N87°27'34"W, a distance of 25.29 feet; thence N54°01'08"W, a distance of 15.01 feet; thence N30°15'12"W, a distance of 32.80 feet; thence N50°48'38"W, a distance of 18.71 feet; thence N87°38'18"W, a distance of 45.24 feet; thence N81°32'38"W, a distance of 16.51 feet; thence S83°17'55"W, a distance of 26.09 feet; thence N77°11'55"W, a distance of 27.32 feet; thence N59°11'05"W, a distance of 17.90 feet; thence N86°46'58"W, a distance of 17.94 feet; thence S86°43'18"W, a distance of 21.40 feet; thence S80°21'38"W, a distance of 47.32 feet; thence S70°00'10"W, a distance of 17.80 feet; thence N82°34'57"W, a distance of 28.76 feet; thence N44°00'37"W, a distance of 10.96 feet; thence N77°03'14"W, a distance of 54.80 feet; thence S89°58'51"W, a distance of 17.77 feet; thence N67°48'22"W, a distance of 38.78 feet; thence N71°11'02"W, a distance of 51.19 feet; thence S78°19'52"W, a distance of 18.84 feet; thence N66°46'39"W, a distance of 28.80 feet; thence N80°29'32"W, a distance of 20.09 feet; thence N71°20'11"W, a distance of 22.53 feet; thence N61°10'07"W, a distance of 20.85 feet; thence N03°48'08"W, a distance of 4.04 feet to a point on said South line of the NE 1/4 of Section 6; thence S88°58'34"W along said South line of the NE 1/4 of Section 6, and also along the North line of said The Woodlands, a distance of 411.59 feet to the point of beginning.

Said tract of land contains an area of 235.718 acres, more or less.
Robert Clark 8-1-03
Robert Clark - LS-419 DATE



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WHITEHAWK (lots numbered as shown) as to the Design Standards.

Henry Kereger 8.5.3
CITY ENGINEER DATE

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

Henry Kereger 10/22/03
CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WHITEHAWK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Bill W. [Signature]
DOUGLAS COUNTY ENGINEER DATE

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 in the records of this office.

Timothy Parker 10-10-03
COUNTY TREASURER DATE

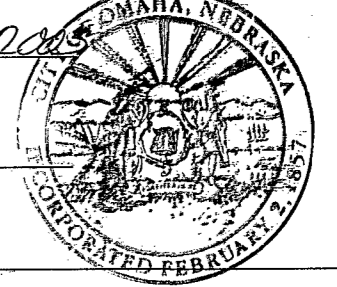


OMAHA CITY COUNCIL ACCEPTANCE

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Council of Omaha.

Mike Jolley August 26, 2003
MAYOR DATE

Jim Volkel
ATTEST CITY CLERK PRESIDENT OF COUNCIL



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

1705 SOUTH 26TH STREET, SUITE 201
OMAHA, NE 68106
PHONE: (402) 482-7277
FAX: (402) 482-7276

WHITEHAWK
LOTS 234 THRU 725 INCLUSIVE & OUTLOT "D"
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date
1	01/22/03

Proj No: 200110201
Date: 10-31-03
Designed By: MAM
Drawn By: TRH
Checked By (Desp):
Checked By (Cmt Mgr):
Scale: 1" = 100'
Sheet 1 of 2

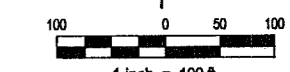


WHITEHAWK

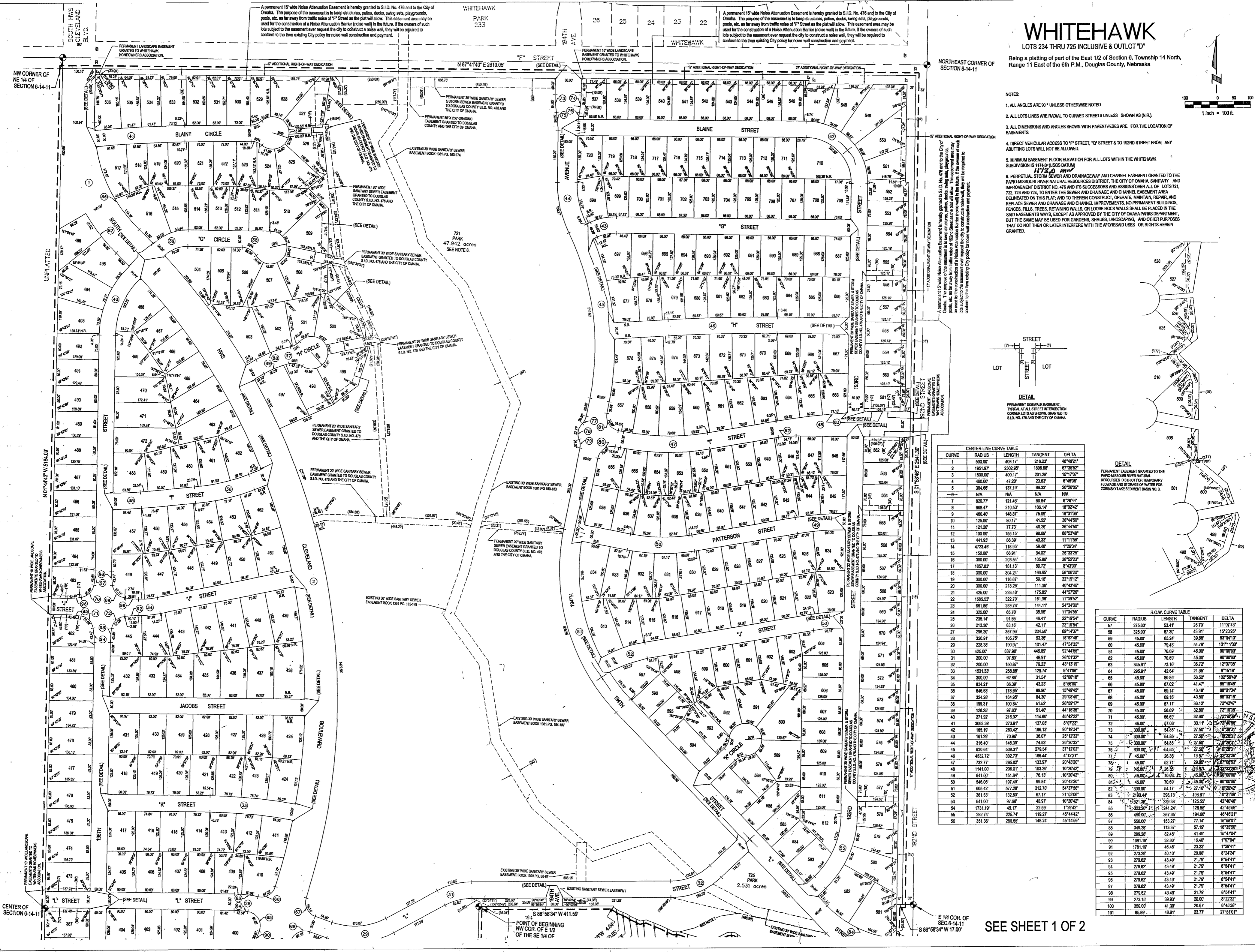
LOTS 234 THRU 725 INCLUSIVE & OUTLOT 'D'

Being a platting of the part of the East 1/2 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS TO "F" STREET, "G" STREET & TO 162ND STREET FROM ANY ADJUTING LOTS WILL NOT BE ALLOWED.
5. MINIMUM BASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WHITEHAWK SUBDIVISION IS 1174.00 (SURFACE) DATUM.
6. PERPETUAL STORM SEWER AND DRAINAGEWAY AND CHANNEL EASEMENT GRANTED TO THE PAPP-BOSSQUIR RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 478 AND ITS SUCCESSORS AND ASSIGNS OVER ALL OF LOTS 721, 722, 723 AND 724, TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA AND DELIVERED ON THIS PLAT, AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS, NO PERMANENT BUILDINGS, FENCES, FILLS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENTS WAYS, EXCEPT AS APPROVED BY THE CITY OF OMAHA PARKS DEPARTMENT, 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.



NORTHEAST CORNER OF SECTION 6-14-11



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	500.00	408.17	215.23	49°49'21"
2	1051.97	2322.99	1008.99	07°30'52"
3	1500.00	400.17	201.29	19°17'07"
4	400.00	47.20	23.93	6°46'38"
5	384.88	137.19	69.33	20°29'59"
6	N/A	N/A	N/A	N/A
7	800.77	121.49	60.94	8°28'46"
8	668.47	213.92	106.14	18°02'42"
9	460.40	148.87	75.09	19°31'30"
10	125.00	90.17	41.52	38°44'50"
11	121.20	77.73	40.28	38°44'50"
12	100.00	155.15	86.09	89°23'48"
13	441.95	88.38	43.33	11°11'59"
14	4723.45	118.59	59.48	1°28'34"
15	150.00	68.91	34.02	29°33'25"
16	300.00	203.54	103.89	38°52'23"
17	1057.83	161.13	80.72	8°43'39"
18	300.00	394.24	198.69	59°02'29"
19	300.00	116.87	59.19	22°19'12"
20	300.00	213.20	111.39	40°43'45"
21	425.00	333.49	175.89	44°57'28"
22	1853.53	322.79	161.99	11°39'22"
23	661.88	263.79	144.11	24°34'00"
24	325.00	65.70	32.86	11°34'55"
25	235.14	91.66	46.41	22°19'54"
26	213.36	83.16	42.11	22°19'54"
27	296.20	367.96	204.50	69°14'37"
28	320.91	105.79	53.36	18°24'48"
29	228.38	190.97	101.47	37°53'39"
30	425.00	697.89	445.89	82°44'59"
31	200.00	97.83	49.91	28°03'32"
32	200.00	160.87	79.22	43°13'19"
33	1031.33	298.89	129.74	9°41'08"
34	300.00	62.86	31.54	12°07'18"
35	834.21	132.89	63.33	8°56'00"
36	940.89	178.60	89.82	12°49'45"
37	324.28	184.60	94.30	29°08'47"
38	199.31	100.84	51.82	28°59'17"
39	128.29	97.83	51.40	44°18'38"
40	271.92	218.92	114.89	48°42'22"
41	3093.39	279.91	137.92	5°07'29"
42	185.19	290.42	146.13	90°18'34"
43	161.29	70.96	36.07	28°12'32"
44	318.40	148.39	74.53	28°30'32"
45	830.84	599.31	279.54	37°12'02"
46	4592.72	332.79	166.44	4°12'11"
47	732.77	285.02	133.97	20°45'20"
48	1141.00	208.01	103.29	10°20'42"
49	841.00	151.84	76.13	10°20'42"
50	548.00	197.49	99.84	20°43'20"
51	605.42	577.28	312.70	54°39'59"
52	351.53	132.81	67.17	21°03'00"
53	641.00	97.68	49.97	10°20'42"
54	1731.19	45.17	22.59	1°29'42"
55	282.74	225.74	119.27	45°44'42"
56	351.38	290.55	148.24	45°44'49"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
57	275.00	53.41	28.79	11°07'43"
58	395.00	87.30	43.91	19°23'28"
59	45.00	65.24	39.88	83°04'19"
60	45.00	78.49	54.78	101°11'30"
61	45.00	78.89	45.00	90°00'00"
62	45.00	78.89	45.00	90°00'00"
63	345.91	73.18	38.72	12°07'06"
64	295.91	42.64	21.35	8°15'19"
65	45.00	80.89	58.32	102°29'49"
66	45.00	61.02	41.47	87°18'49"
67	45.00	68.14	43.48	88°01'34"
68	45.00	69.19	43.60	88°03'18"
69	45.00	67.11	33.12	72°42'47"
70	45.00	58.89	32.80	72°10'38"
71	45.00	58.89	32.80	72°10'38"
72	45.00	47.69	33.11	87°29'59"
73	300.00	54.85	27.50	10°20'31"
74	300.00	54.85	27.50	10°20'31"
75	300.00	54.85	27.50	10°20'31"
76	300.00	54.85	27.50	10°20'31"
77	45.00	26.38	13.67	13°29'28"
78	45.00	27.71	28.86	137°06'55"
79	45.00	28.38	13.87	13°29'28"
80	45.00	28.38	13.87	13°29'28"
81	45.00	28.38	13.87	13°29'28"
82	300.00	54.17	27.19	10°20'42"
83	219.44	298.19	149.81	87°22'52"
84	219.44	298.19	149.81	87°22'52"
85	219.44	298.19	149.81	87°22'52"
86	219.44	298.19	149.81	87°22'52"
87	550.00	163.27	77.14	15°09'01"
88	540.38	133.39	67.19	10°30'39"
89	298.38	113.29	62.49	15°47'04"
90	1681.19	32.80	16.40	1°07'04"
91	1781.19	48.48	23.23	1°29'41"
92	273.28	40.10	20.06	8°24'24"
93	279.62	43.49	21.79	8°54'41"
94	279.62	43.49	21.79	8°54'41"
95	279.62	43.49	21.79	8°54'41"
96	279.62	43.49	21.79	8°54'41"
97	279.62	43.49	21.79	8°54'41"
98	279.62	43.49	21.79	8°54'41"
99	279.62	43.49	21.79	8°54'41"
100	360.00	41.30	20.67	8°45'38"
101	858.29	46.81	23.77	27°51'01"

SEE SHEET 1 OF 2