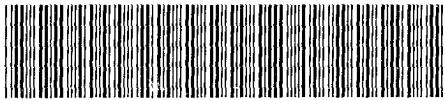


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Date
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By

RICHARD N. TAYLOR, DPM
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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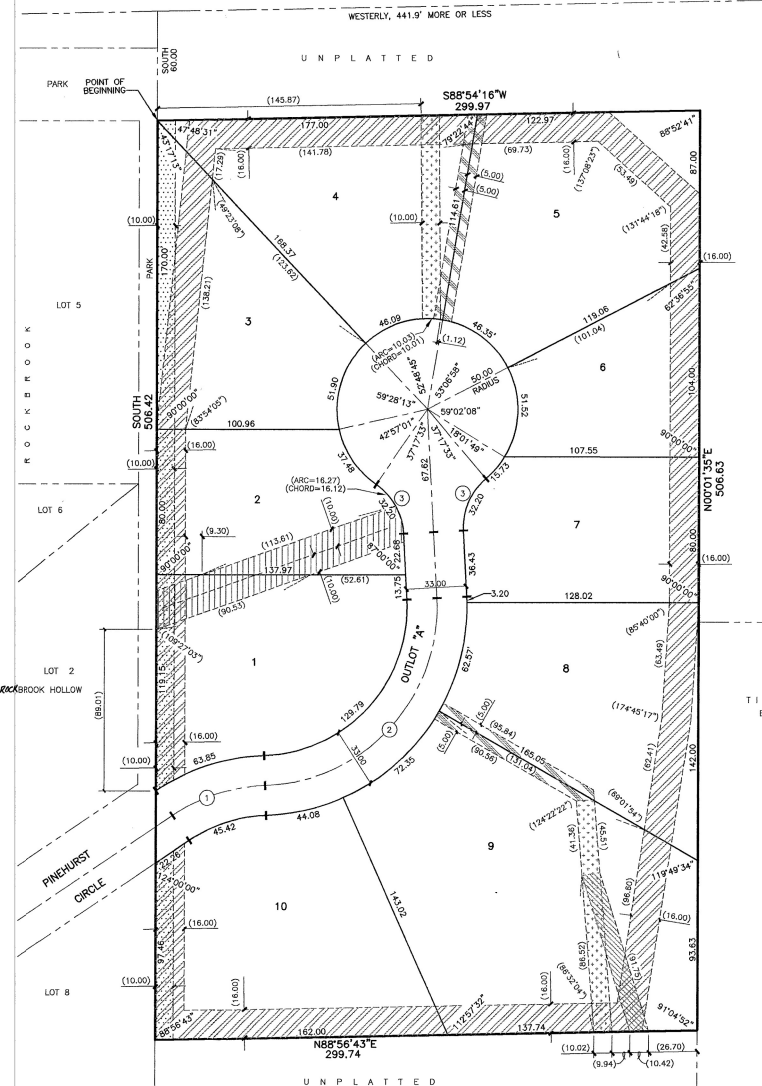
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CHARLESTON WOODS

(A CLUSTER SUBDIVISION)
LOTS 1 THRU 10, INCLUSIVE AND OUTLOT "A"

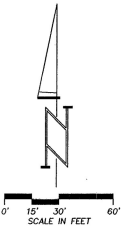
BEING A PLATING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA (COMMENCING POINT)

- 16.00 FOOT WIDE UTILITIES EASEMENT
- 10.00 FOOT WIDE TRAIL GRADING EASEMENT (SEE RECORDED DOCUMENT)
- 10.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- 10.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT RECORDED IN MISS. BOOK 398 AT PAGE 507 OF THE DOUGLAS COUNTY RECORDS.
- 10.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT RECORDED IN MISS. BOOK 627 AT PAGE 236 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT RECORDED IN MISS. BOOK 366 AT PAGE 462 OF THE DOUGLAS COUNTY RECORDS.

LOT 14
TIMBERLANE ESTATES



CENTERLINE CURVE DATA				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	32°00'00"	28.05	54.63	97.82
2	91°00'00"	99.95	156.00	98.22

PROPERTY LINE CURVE DATA				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
3	92°42'27"	17.34	32.20	35.00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED 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 OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHARLESTON WOODS. (A CLUSTER SUBDIVISION), LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT "A", BEING A PLATING OF THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 28;

THENCE WESTERLY 441.9 FEET MORE OR LESS ON THE NORTH LINE OF SAID SE 1/4 TO THE NE CORNER OF ROCKBROOK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY;

THENCE SOUTH (ASSUMED BEARING) 60.00 FEET ON THE EAST LINE OF SAID ROCKBROOK TO THE POINT OF BEGINNING SAID POINT BEING THE NW CORNER OF A TRACT OF LAND DESCRIBED ON A DEED RECORDED IN BOOK 2028 AT PAGE 636 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE CONTINUING SOUTH 506.42 FEET ON THE EAST LINE OF SAID ROCKBROOK AND ON THE WEST LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF;

THENCE N88°56'43"E 299.74 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF;

THENCE N00°01'35"E 506.63 FEET ON THE EAST LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF;

THENCE S88°54'16"W 299.97 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE POINT OF BEGINNING.



JANUARY 25, 1998
DATE:

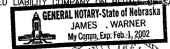
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHARLESTON WOODS DEVELOPMENT, LLC, 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 LOTS AND AN OUTLOT TO BE NAMED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHARLESTON WOODS, AND WE DO HEREBY GRANT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND 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 ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW PIPES, CROSSINGS, DOWN OUTS 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 THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT BOUNDARY LOT LINES OF LOTS 1 THRU 10, INCLUSIVE, ON, OVER, THROUGH, UNDER AND ACROSS THE SIXTEEN (16) FOOT WIDE STRIP OF LAND AS SHOWN HEREON LABELED AS "UTILITIES EASEMENT", AND ON THROUGH, UNDER AND ACROSS ALL OF OUTLOT "A". WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT BOUNDARY LOT LINES OF LOTS 1 THRU 10, INCLUSIVE, AND ON THROUGH, UNDER AND ACROSS ALL OF OUTLOT "A". WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF OMAHA FOR THE TURNAROUND OF CITY MAINTENANCE OR EMERGENCY VEHICLES AND FOR THE INSTALLATION AND MAINTENANCE OF STORM SEWERS AND SANITARY SEWERS ON, THROUGH, UNDER AND ACROSS ALL OF OUTLOT "A". 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 NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

CHARLESTON WOODS DEVELOPMENT, LLC
BY: *Charles Sullivan*
CHARLES SULLIVAN, MANAGER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF APRIL, 1998 BY CHARLES SULLIVAN, MANAGER OF CHARLESTON WOODS DEVELOPMENT, LLC A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF SAID COMPANY.



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THE COUNTY OF DOUGLAS, NEBRASKA, AS OF THE 1st DAY OF FEBRUARY, 2000.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF CHARLESTON WOODS ON THIS 24th DAY OF APRIL, 1998.

James Warner
CITY ENGINEER

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

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF CHARLESTON WOODS WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 23rd DAY OF APRIL, 1998.

John Hancock (Mayor), *James Warner* (City Engineer), *James Warner* (City Clerk), *James Warner* (City Council Member)

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF CHARLESTON WOODS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 1st DAY OF APRIL, 1998.

James Warner
CHAIRMAN

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF CHARLESTON WOODS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 17th DAY OF APRIL, 1998.

James Warner
DOUGLAS COUNTY ENGINEER

AS SHOWN	JAN. 25, 1998	FILE	JDW
BOOK	DATE	BY	REVISION

CHARLESTON WOODS

FINAL PLAT

THOMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10888 OLD MILL ROAD
OMAHA, NE 68164
(402) 330-8800

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