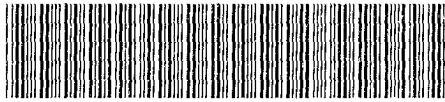


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4-10-00	
Date	
\$	4-Stamp
By	RS

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

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RECEIVED

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

B ~~45~~ ¹⁵⁰ 57-06274 - new
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CHARLESTON WOODS REPLAT 1

(A CLUSTER SUBDIVISION)
 LOTS 1 THRU 9, INCLUSIVE AND OUTLOT "A"

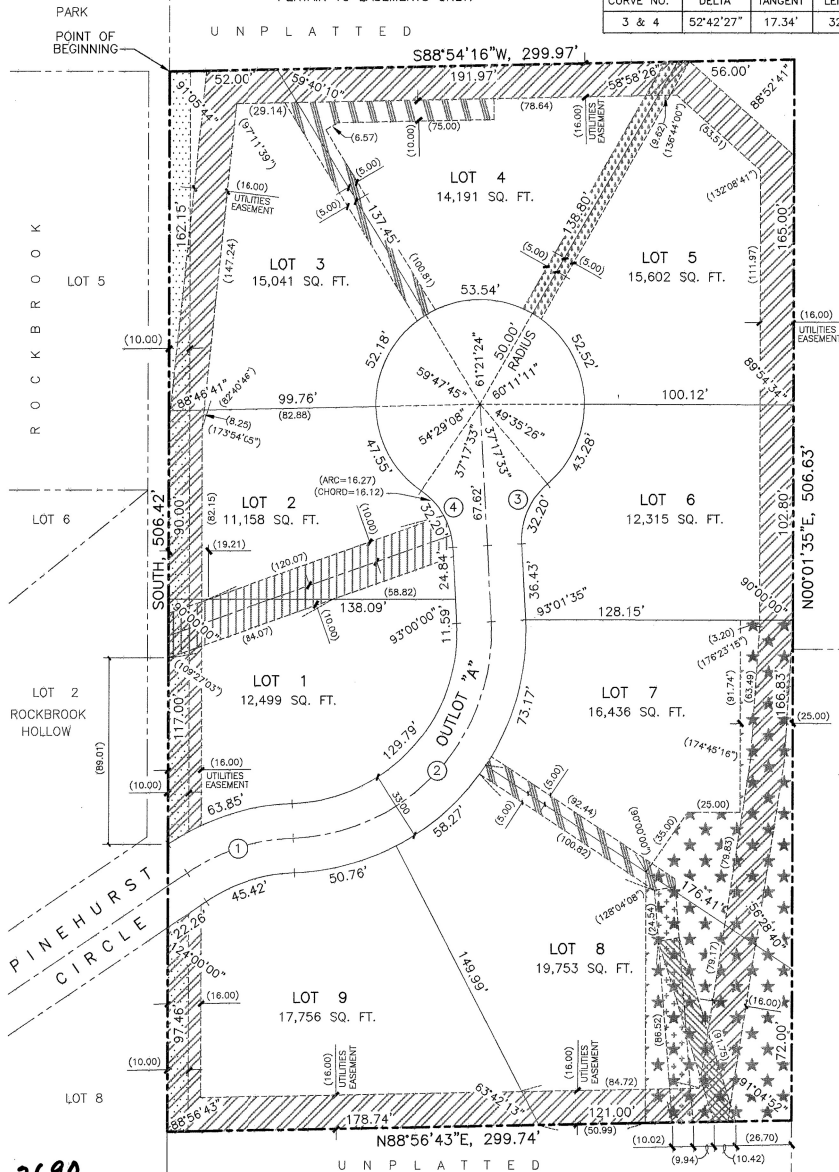
BEING A REPLATING OF LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT "A" IN CHARLESTON WOODS, (A CLUSTER SUBDIVISION) IN DOUGLAS COUNTY, NEBRASKA.

NOTE:

ALL DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.

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 & 4	52°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 KNOWN AS CHARLESTON WOODS REPLAT 1, (A CLUSTER SUBDIVISION), LOTS 1 THRU 9, INCLUSIVE, AND OUTLOT "A", BEING A REPLAT OF LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT "A" IN CHARLESTON WOODS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID CHARLESTON WOODS;

THENCE SOUTH (ASSUMED BEARING) 506.42 FEET ON THE WEST LINE OF SAID CHARLESTON WOODS TO THE SW CORNER THEREOF;

THENCE SOUTH (ASSUMED BEARING) 299.74 FEET ON THE SOUTH LINE OF SAID CHARLESTON WOODS TO THE SE CORNER THEREOF;

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

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

JANUARY 25, 2000
 DATE



JAMES D. WARNER,
 NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHARLESTON WOODS DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND OMAHA STATE BANK, BEING THE MORTGAGE HOLDERS, 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 REPLAT 1, AND WE DO HEREBY RATIFY 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 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, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT BOUNDARY LOT LINES OF LOTS 1 THRU 9, INCLUSIVE, ON, OVER, THROUGH, UNDER AND ACROSS THE SIXTEEN (16') FOOT WIDE STRIP OF LAND AS SHOWN HEREON AND 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 9, 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, STREETS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

CHARLESTON WOODS DEVELOPMENT, L.L.C.,
 A NEBRASKA LIMITED LIABILITY COMPANY
 BY: *Charles Sullivan*
 CHARLES SULLIVAN, MANAGER

OMAHA STATE BANK
 BY: *Bruce Cramer*
 BRUCE CRAMER, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March, 2000 BY CHARLES SULLIVAN, MANAGER OF CHARLESTON WOODS DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March, 2000 BY BRUCE CRAMER, SENIOR VICE PRESIDENT OF OMAHA STATE BANK ON BEHALF OF SAID BANK.

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE 5 DAY OF March, 2000.

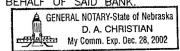
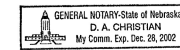
Deputy
 DEPUTY
 DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 DATE: 4/5/2000
Henry Kereger
 CITY ENGINEER

APPROVAL OF PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF CHARLESTON WOODS REPLAT 1 IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.
 DATE: 4/7/2000
[Signature]
 PLANNING DIRECTOR



- 16.00 FOOT WIDE UTILITIES EASEMENT (GRANTED IN DEDICATION)
- NO BUILD AREA (SEE RECORDED DOCUMENT)
- 10.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- 10.00 FOOT WIDE TRAIL GRADING EASEMENT (SEE RECORDED DOCUMENT)
- SANITARY SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- REMAINING PORTION OF 10.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT RECORDED IN MISC. BOOK 386 AT PAGE 507 OF THE DOUGLAS COUNTY RECORDS.
- 10.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT RECORDED IN MISC. BOOK 827 AT PAGE 236 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT RECORDED IN MISC. BOOK 386 AT PAGE 482 OF THE DOUGLAS COUNTY RECORDS.

SCALE: AS SHOWN	DATE: JAN. 25, 2000	DRAWN BY: RJR	CHECKED BY: JDW	REVISIONS:
CHARLESTON WOODS REPLAT 1				
ADMINISTRATIVE APPROVAL				
MINOR PLAT				
2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD MILL ROAD OMAHA, NE 68154 (402) 330 - 8860				
1102-102				
B1102102B.DWG				

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