FILED SARPY CO. NE
INSTRUMENT NUMBER
2003-26503
2003 MAY 15 P 2:18
REGISTER OF DEEDS

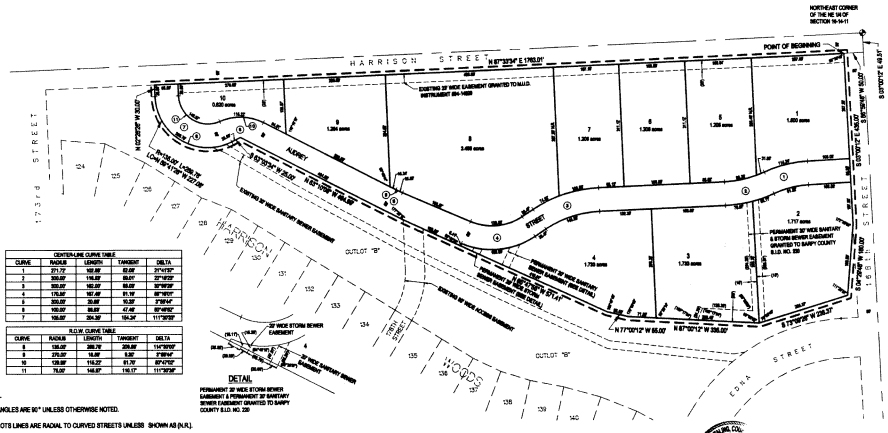
Counter DA
Verify LM RIC
D.E.
Proof MV
Fee $ 22.00
Cash Check 1EACG

2003-26503

HARRISON WOODS REPLAT THREE

LOTS 1 THRU 10 INCLUSIVE

Being a replatting of Lots 1 thru 4 inclusive, Harrison Woods, a subdivision located in the NE 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	271.72'	165.49'	85.68'	34°53'30"
2	500.00'	116.89'	59.01'	13°23'53"
3	500.00'	165.24'	83.62'	18°55'59"
4	176.00'	167.49'	91.19'	86°55'01"
5	300.00'	35.86'	18.00'	6°50'54"
6	150.00'	86.69'	47.46'	82°34'02"
7	150.00'	204.38'	124.24'	111°29'58"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	130.00'	268.76'	209.88'	114°09'09"
9	270.00'	16.08'	8.05'	3°24'54"
10	130.00'	118.22'	61.70'	52°04'52"
11	70.00'	146.97'	118.17'	111°49'58"

DETAIL
PERMANENT 20' WIDE STORM SEWER EASEMENT & PERMANENT 20' SANITARY SEWER EASEMENT GRANTED TO SARPY COUNTY B.I.D. NO. 339

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 WILL NOT BE ALLOWED TO HARRISON STREET OR 168TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of HARRISON WOODS REPLAT THREE (lots numbered as shown) was approved on this 8 day of MAY 2003.

Sarpy County Building Inspector

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 embossed in this plat as shown by the records of this office.

Date 5-15-2003

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 PLANNING COMMISSION APPROVAL

This final plat of HARRISON WOODS REPLAT THREE (lots numbered as shown) was approved by the County Planning Commission on this 10th day of APRIL 2003.

Chairman, Sarpy County Planning Commission

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of HARRISON WOODS REPLAT THREE (lots numbered as shown) was approved by the County Board of Commissioners on this 13th day of MAY 2003.

Chairman, Sarpy County Board of Commissioners

REVIEW OF SARPY COUNTY SURVEYOR

This plat of HARRISON WOODS REPLAT THREE (lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 13th day of MAY 2003.

Sarpy County Surveyor

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 13th day of MAY 2003, before me the undersigned, a Notary Public, personally came Randy Webster, Chairman, First Management, Inc., to me personally known to be the identical person whose name is affixed to the foregoing instrument, and he acknowledges the same to be his voluntary act and deed, as said Chairman.

Notary Public

My Commission Expires 4-30-07

GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2007

SURVEYORS CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Harrison Woods Replat Three (the lots numbered as shown) being a replatting of Lots 1 thru 4 inclusive, Harrison Woods, a subdivision located in the NE 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Harrison street and the West right-of-way line of 168th street, said point also being the Northeast corner of said Lot 3, Harrison Woods; thence S07°07'07"E (assumed bearing) along said west right-of-way line of 168th street, said line also being the East line of said Lots 2 thru 4 inclusive, Harrison Woods, a distance of 435.00 feet to the Northeasterly corner of Out-Lot "B", said Harrison Woods; thence S04°33'48"W along said East line of Lot 4, Harrison Woods, said line also being the Northerly line of said Out-Lot "B", Harrison Woods, a distance of 109.05 feet to the Southeast corner of said Lot 4, Harrison Woods; thence S73°09'28"W along the Southerly line of said Lot 4, Harrison Woods, said line also being said Northerly line of Out-Lot "B", Harrison Woods, a distance of 236.37 feet to the Southeast corner of said Lot 4, Harrison Woods, said point also being on the Southerly line of said Lot 2, Harrison Woods; thence along said Southerly line of Lot 2, Harrison Woods, said line also being said Northerly line of Out-Lot "B", Harrison Woods on the following described courses: thence N83°50'12"W, a distance of 335.00 feet; thence N77°50'12"W, a distance of 55.00 feet; thence N65°47'58"W, a distance of 571.41 feet to the Southwest corner of said Lot 2, Harrison Woods, said point also being the Southeast corner of said Lot 1, Harrison Woods; thence along the Southerly and West line of said Lot 1, Harrison Woods, said line also being said Northerly line of Out-Lot "B", Harrison Woods on the following described courses: thence N83°10'09"W, a distance of 464.09 feet; thence S85°03'34"W, a distance of 26.20 feet; thence Northerly on a curve to the right with a radius of 130.00 feet, a distance of 268.76 feet, said curve having a long chord which bears N69°41'28"W, a distance of 227.08 feet; thence N02°26'26"W, a distance of 39.00 feet the Northwest corner of said Lot 1, Harrison Woods, said point also being on said South right-of-way line of Harrison street; thence N87°33'34"E along the North line of said Lots 1 thru 3 inclusive, Harrison Woods, said line also being said South right-of-way line of Harrison street, a distance of 1765.01 feet to the point of beginning.

Said tract of land contains an area of 799,203 square feet or 18.347 acres more or less.

Eric A. Schieben L.S. 608 — Date 05-12-03

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHIEBEN

DEDICATION

Know all men by these presents that wit, Harrison Group, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as HARRISON WOODS REPLAT THREE (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 its subsidiaries, 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 platted, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., 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 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 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.

HARRISON GROUP, L.L.C.

By: First Management, Inc., Managing Member
Randy Webster, Chairman

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7535 SOUTH 83RD STREET, SUITE B
LA VISTA, NEBRASKA 68128-3182
PHONE: (402) 331-7731
FAX: (402) 331-7885

HARRISON WOODS REPLAT THREE
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions	
No.	Date

Proj No:	2002076.01
Date:	05/15/2003
Designed By:	DCM
Drawn By:	LDC
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	