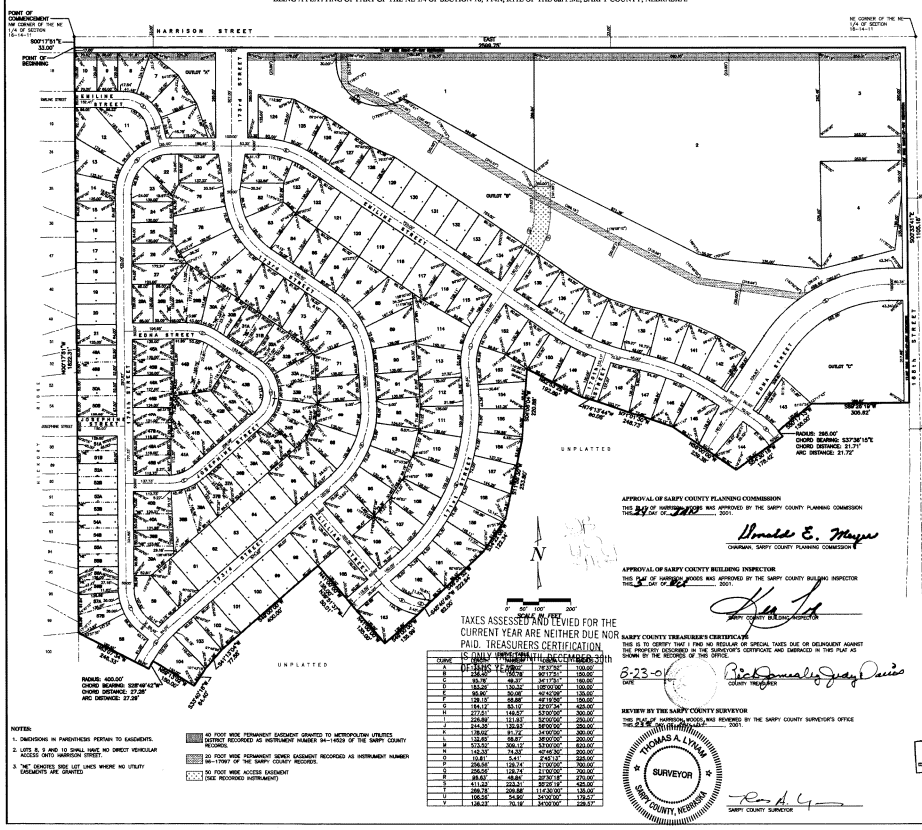
2001-33360

HARRISON WOODS

LOTS 1 THRU 27, INCLUSIVE, LOTS 28 (A&B) THRU 57 (A&B), INCLUSIVE, LOTS 58 THRU 163, INCLUSIVE, AND OUTLOTS A, B AND C

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



NOTES:

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. LOTS 5, 6 AND 10 SHALL HAVE NO DIRECT VEHICULAR ACCESS ONTO HARRISON STREET.
3. "NE" DENOTES SIDE LOT LINES WHERE NO UTILITY EASEMENTS ARE GRANTED

40 FOOT WIDE PERMANENT EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT RECORDED AS INSTRUMENT NUMBER 94-11629 OF THE SARPY COUNTY RECORDS.

20 FOOT WIDE PERMANENT SEWER EASEMENT RECORDED AS INSTRUMENT NUMBER 96-17997 OF THE SARPY COUNTY RECORDS.

50 FOOT WIDE ACCESS EASEMENT (SEE RECORDED INSTRUMENT)

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A	156.79	100.00'	S43°30'56" E	141.12'
B	238.46	150.00'	S47°13'41" E	150.00'
C	93.76	60.00'	S41°13'51" E	160.00'
D	183.20'	130.32'	N85°05'06" E	100.00'
E	80.90'	50.00'	N52°42'06" E	150.00'
F	128.10'	68.88'	N51°16'06" E	150.00'
G	164.12'	83.10'	S21°07'24" E	420.00'
H	272.01'	149.57'	S31°00'06" E	300.00'
I	224.89'	151.83'	S31°00'06" E	250.00'
J	344.35'	132.83'	S81°00'06" E	254.00'
K	139.62'	81.74'	S41°00'06" E	300.00'
L	132.83'	68.87'	S81°00'06" E	200.00'
M	132.83'	68.87'	S81°00'06" E	200.00'
N	113.13'	74.37'	S31°00'06" E	500.00'
O	10.81'	5.41'	S45°13'13" E	265.00'
P	256.56'	128.74'	S13°00'06" E	700.00'
Q	256.56'	128.74'	S13°00'06" E	700.00'
R	88.62'	68.84'	S57°30'18" E	275.00'
S	411.23'	203.21'	S69°26'18" E	423.00'
T	299.79'	209.88'	S14°30'06" E	135.00'
U	106.05'	54.90'	S41°00'06" E	179.27'
V	138.23'	76.19'	S41°00'06" E	328.57'

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY EFFECTIVE DECEMBER 31th OF THIS YEAR.

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS 29 DAY OF JUNE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 2001.

Ronald E. Mayer
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 26 DAY OF JUNE, 2001.

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 EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

6-23-01
DATE

COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS 22 DAY OF HARRISON WOODS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS ____ DAY OF _____, 2001.

THOMAS A. LYNAM — SURVEYOR — SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

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 ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON WOODS, LOTS 1 THRU 27, INCLUSIVE, LOTS 28 (A & B) THRU 57 (A & B), INCLUSIVE, LOTS 58 THRU 163, INCLUSIVE, AND OUTLOTS A, B AND C, BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NE 1/4;
THENCE S00°17'51"E (ASSUMED BEARING) 33.00 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING;
THENCE EAST 2648.75 FEET ON THE SOUTHERLY LINE OF HARRISON STREET AND ON A LINE 33.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 TO THE WESTERLY LINE OF 132ND STREET;
THENCE S00°33'41"E 1105.18 FEET ON THE WESTERLY LINE OF 132ND STREET AND ON A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID NE 1/4;
THENCE S89°26'14"W 208.62 FEET;
THENCE S00°17'46"E 135.00 FEET;
THENCE S89°26'14"W 178.42 FEET ON A NONTANGENT 295.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S37°38'15"E, CHORD DISTANCE 21.71 FEET, AN ARC DISTANCE OF 21.72 FEET;
THENCE S54°30'18"W 178.42 FEET ON A NONTANGENT LINE;
THENCE N89°26'14"E 238.38 FEET;
THENCE N71°01'30"W 248.73 FEET;
THENCE N74°12'44"W 50.38 FEET;
THENCE N63°53'24"W 160.89 FEET;
THENCE N51°56'30"W 160.89 FEET;
THENCE S11°56'30"E 213.80 FEET;
THENCE S34°22'08"E 122.34 FEET;
THENCE S48°34'53"E 122.34 FEET;
THENCE S45°40'48"E 62.00 FEET;
THENCE S49°00'00"W 135.99 FEET;
THENCE N41°00'00"W 135.00 FEET;
THENCE S49°00'00"W 400.00 FEET;
THENCE S41°00'00"E 135.00 FEET;
THENCE S49°00'00"W 400.00 FEET;
THENCE S41°13'04"E 77.58 FEET;
THENCE S37°40'18"E 64.40 FEET;
THENCE S00°33'41"E 17.08 FEET;
THENCE SOUTHERLY ON A 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S28°49'42"W, CHORD DISTANCE 27.28 FEET, AN ARC DISTANCE OF 27.28 FEET;
THENCE N62°37'36"W 246.32 FEET ON A NONTANGENT LINE TO THE WESTERLY LINE OF SAID NE 1/4;
THENCE N00°17'51"W 1822.31 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

JUNE 26, 2001
DATE:

DAVID H. REIF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HARRISON WOODS, L.L.C. AND MARK PALMER, TERESA R. SCHMITT, MURRAY MCARDLE, MICHAEL L. RIEDMANN AND GERALD L. TORCZON, TRUSTEES OF SANITARY AND IMPROVEMENT DISTRICT NO. 220 OF SARPY COUNTY, NEBRASKA BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON WOODS, 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 THE USE OF THE PUBLIC ALL THE STREETS AND ROADS AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR AND REMOVE FACILITIES USED FOR UNDERGROUND, CONDUITS AND INCLUDING CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREIN 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 UNDERGROUND CONDUITS, CONTROL WIRES, MANHOLES AND PEDESTALS, AND ALL OTHER APPLIANCES AND EQUIPMENT NECESSARY TO ACCOMPLISH THE ABOVE PURPOSES, OVER, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES EXCEPT THOSE SIDE LOT LINES BETWEEN THE LAC NUMBERED A AND B LOTS WHERE NO EASEMENTS SHALL BE GRANTED, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE PERMANENT EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, BERMLESS SIDEWALKS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HARRISON WOODS, L.L.C.
BY: _____
MICHAEL L. RIEDMANN, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: _____
ROBERT J. HOSKA, VICE PRESIDENT

TRUSTEES OF SANITARY AND IMPROVEMENT DISTRICT NO. 220 OF SARPY COUNTY, NEBRASKA

MARK PALMER — BY: _____ MICHAEL L. RIEDMANN
TERESA R. SCHMITT — BY: _____ GERALD L. TORCZON
BY: _____ MURRAY MCARDLE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF June, 2001 BY MICHAEL L. RIEDMANN, MANAGER OF HARRISON WOODS, L.L.C. ON BEHALF OF SAID HARRISON WOODS, L.L.C.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
PAULA J. KRAMER
My Comm. Exp. _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF June, 2001 BY MARK PALMER, TERESA R. SCHMITT, MURRAY MCARDLE, MICHAEL L. RIEDMANN AND GERALD L. TORCZON, TRUSTEES OF SANITARY AND IMPROVEMENT DISTRICT NO. 220 OF SARPY COUNTY NEBRASKA ON BEHALF OF SAID SARPY COUNTY AND SANITARY AND IMPROVEMENT DISTRICT.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
PAULA J. KRAMER
My Comm. Exp. _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF June, 2001 BY ROBERT J. HOSKA, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID FIRST NATIONAL BANK OF OMAHA.

GENERAL NOTARY-State of Nebraska
TRACY MORRISON
My Comm. Exp. Oct. 24, 2003

NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 2001.

ATTEST: COUNTY CLERK

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2001 33360
01 OCT 12 P 3:40

REGISTER OF DEEDS

Counter KK
Verify M Stevens
D.R. SV
Proof
Fees 11.50
Chg CU Copy NCR

1" = 100'	JUNE 26, 2001		
PLAT	DRAWN BY: MKS	CHECKED BY: JMC	REVISION

HARRISON WOODS

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

949-103

A949103A.DWG