

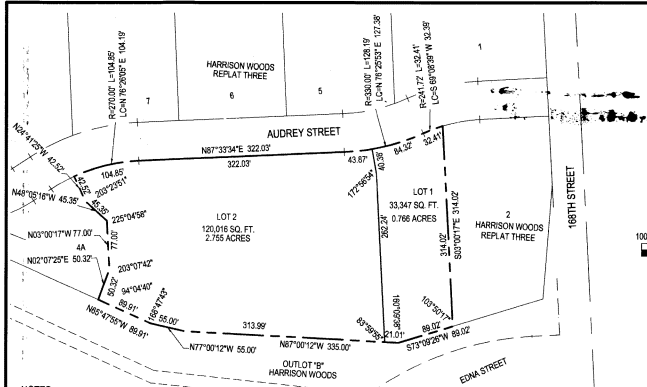
2004-45403

HARRISON WOODS REPLAT FOUR

LOTS 1 AND 2

Being a replating of Lot 3A, HARRISON WOODS REPLAT THREE, 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

COUNTY 06 of 16
 VERITY 1571 of 15
 FROM 1571
 FILE # 116-50
 CHECK # 1233
 CASH _____
 REFUND _____
 SHORT _____



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 FOUR (the lots numbered as shown) being a replating of Lot 3A, HARRISON WOODS REPLAT THREE, 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.

Said tract of land contains an area of 153,363 square feet or 3.521 acres, more or less

Eric A. Schaben L.S. 608

Date November 16, 2004



DEDICATION

Know all men by these presents that we, 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 to be numbered and named as shown, said subdivision to be hereafter known as HARRISON WOODS REPLAT FOUR (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 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, 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.

Randall Weisler
By: First Management, Inc. Managing Member
Randall Weisler, Chairman

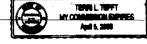
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

On this 16 day of November, 2004, before me the undersigned, a Notary Public, personally came Randall Weisler, 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 April 1, 2008



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of HARRISON WOODS REPLAT FOUR (lots numbered as shown) was approved on this 1 day of Dec, 2004.

Ken Ly
Sarpy County Building Inspector

REVIEW OF SARPY COUNTY SURVEYOR

This plat of HARRISON WOODS REPLAT FOUR (lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 1 day of December, 2004.

Ken A. G
Sarpy County Surveyor



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.

Randy Weisler
Sarpy County Treasurer Date 12/16/04



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

Proj No: 2003016.10	Revisions
Date: 11/15/2004	(No) Date
Designed By:	
Drawn By: KAG	
Scale: 1" = 100'	
Sheet 1 of 1	

ADMINISTRATIVE PLAT

HARRISON WOODS REPLAT FOUR

SARPY COUNTY, NEBRASKA



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

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