2003-70198

11/26/03

COUNTER 20 C.E. K
VERIFY DH+KH D.E.
PROOF I.N.V.
FEES $ 72.50
CHECK#
CHG 72 CASH
REFUND CREDIT
SHORT NCR

HARRISON WOODS

Filed for Record May 26 2003 at 2:15:00 PM
Instrument # 2003-70198
Lloyd J. Dunning, Register of Deeds, Sarpy Co. NE

LOTS 167 THROUGH 309, AND OUTLOTS D AND E

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

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF Douglas) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November 2003
BY MICHAEL L. RIEDMANN, MANAGER OF HARRISON WOODS, L.L.C., ON BEHALF OF SAID HARRISON WOODS, L.L.C.
GENERAL NOTARY-State of Nebraska ROSIE M. KELLER My Comm. Exp. July 9, 2006
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF NOVEMBER, 2003
BY ROBERT J. HORAK, 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. Dec. 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 2 DAY OF July 2003.
ATTEST: COUNTY CLERK
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION
THIS 12 DAY OF June, 2003.
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 20 DAY OF November, 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 EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
11-26-2003
DATE
COUNTY TREASURER
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
SANITARY SEWER EASEMENT RECORDED AS INSTRUMENT NO. 2002-11925 OF THE SARPY COUNTY RECORDS.
PERMANENT EASEMENT FOR SARPY COUNTY OUTFALL SEWER RECORDED AS INSTRUMENT NO. 2002-54961 OF THE SARPY COUNTY RECORDS.
SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

REVIEW BY THE SARPY COUNTY SURVEYOR
THIS PLAT OF HARRISON WOODS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE
THIS 24TH DAY OF November, 2003.
THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA
SARPY COUNTY SURVEYOR

NOTES:
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ELEVATIONS SHOWN IN BOXES [1097.1] ON LOTS ARE MINIMUM FINISHED FLOOR ELEVATIONS.

N

0' 50' 100' 200'
SCALE IN FEET

CENTERLINE CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	40°42'09"	74.19'	142.08'	200.00'
2	20°00'00"	52.90'	104.72'	300.00'
3	84°00'00"	187.46'	335.10'	300.00'
4	12°00'00"	78.83'	157.08'	750.00'
5	53°29'43"	133.13'	247.35'	270.00'
6	27°00'00"	168.06'	329.87'	700.00'
7	62°00'00"	120.17'	216.42'	200.00'
8	20°00'00"	35.27'	69.81'	200.00'
9	49°17'51"	91.77'	172.08'	200.00'
10	49°17'51"	157.15'	294.67'	342.48'
11	37°01'30"	117.19'	226.17'	350.00'
12	7°00'00"	42.81'	85.52'	700.00'
13	40°46'30"	74.33'	142.33'	200.00'
14	49°17'51"	206.49'	387.18'	450.00'
PROPERTY LINE CURVE TABLE				
15	3°54'19"	7.67'	15.34'	225.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL 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 167 THROUGH 309 AND OUTLOTS D AND E, BEING A PLATTING OF THAT PART OF THE NE ¼ OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING SOUTH AND EAST OF HARRISON WOODS, A SUBDIVISION IN SAID SARPY COUNTY, AND WEST OF 168th STREET, EXCEPT THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SUBLOT 2 OF LOT 165, SAID HARRISON WOODS; THENCE N89°48'39"E (ASSUMED BEARING) 1919.44 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE N61°33'10"E 104.19 FEET ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY ON A LINE 50.00 FEET NORTHERLY OF THE CENTERLINE SPIRAL CURVE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, CHORD BEARING N62°14'43"E, CHORD DISTANCE 271.32 FEET TO THE WEST LINE OF 168th STREET; THENCE NORTHERLY ON THE WEST LINE OF 168th STREET ON THE FOLLOWING DESCRIBED 5 COURSES; THENCE N08°18'55"E 206.57 FEET; THENCE N00°33'41"W 421.31 FEET ON A LINE 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4; THENCE N18°17'54"E 105.52 FEET; THENCE N01°42'12"E 414.93 FEET; THENCE N00°33'41"W 191.53 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4 TO THE SE CORNER OF SAID HARRISON WOODS; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID HARRISON WOODS ON THE FOLLOWING DESCRIBED 24 COURSES; THENCE S89°26'19"W 305.62 FEET; THENCE S50°17'13"W 135.00 FEET; THENCE SOUTHEASTERLY ON A NONTANGENT 295.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S37°36'15"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 N56°00'00"W 239.38 FEET; THENCE N71°01'30"W 248.73 FEET; THENCE N74°13'44"W 50.08 FEET; THENCE N62°53'29"W 192.89 FEET; THENCE S03°06'00"W 220.88 FEET; THENCE S11°56'30"W 253.80 FEET; THENCE S34°22'08"W 122.34 FEET; THENCE S46°34'52"W 222.94 FEET; THENCE S45°40'49"W 62.00 FEET; THENCE S49°00'00"W 135.99 FEET; THENCE N41°00'00"W 135.00 FEET; THENCE N39°51'37"W 50.01 FEET; THENCE N41°00'00"W 135.00 FEET; THENCE S49°00'00"W 400.00 FEET; THENCE S41°13'04"W 77.58 FEET; THENCE S36°08'01"W 82.06 FEET; THENCE S23°20'06"W 132.56 FEET; THENCE S00°17'51"E 365.00 FEET; THENCE S89°42'09"W 15.00 FEET; THENCE S00°17'51"E 134.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
THAT PART OF THE NE ¼ OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING SOUTH OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AND WEST OF 168th STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID NE 1/4; THENCE S89°48'39"W (ASSUMED BEARING) 33.00 FEET ON THE SOUTH LINE OF SAID NE ¼ TO THE WEST LINE OF 168th STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S89°48'39"W 200.90 FEET ON THE SOUTH LINE OF SAID NE ¼ TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ON THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY ON A LINE 50.00 FEET SOUTHERLY OF THE CENTERLINE SPIRAL CURVE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, CHORD BEARING N62°32'02"E, CHORD DISTANCE 195.63 FEET TO THE WEST LINE OF 168th STREET; THENCE S16°57'45"E 93.64 FEET ON THE WEST LINE OF 168th STREET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR LS-475 DAVID H. NEEF

MAY 19, 2003
DATE:
DAVID H. NEEF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON WOODS, L.L.C., BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN 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 PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER 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 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 SUPPLYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND FOR THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES 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 SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, 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. HORAK, VICE PRESIDENT

POINT OF BEGINNING
POINT OF COMMENCEMENT
SE CORNER OF THE NE 1/4 OF SECTION 16-14-11

THOMPSON, DREESEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TDSMAIL@TD2CO.COM WEB: WWW.TD2CO.COM

HARRISON WOODS
FINAL PLAT

SCALE: 1"=100'
DATE: MAY 19, 2003
DRAWN BY: JKZ
CHECKED BY: DHN
REVISION:

949-103

E949103A.DWG