HARRISON WOODS

SUBLOTS 1 THRU 20, INCLUSIVE, OF LOT 164, SUBLOTS 1 AND 2, OF LOT 165 AND SUBLOTS 1 THRU 11, INCLUSIVE OF LOT 166,

BEING A PLATTING OF PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING SOUTHERLY OF HARRISON WOODS. A SUBDIVISION IN SAID SARPY COUNTY, AND A REPLATTING OF LOTS 57A, 57B, 58 AND 104, SAID HARRISON WOODS.

NOTES:

1. SL DENOTES SUBLOTS.
2. "NE" DENOTES LOT LINES WHERE NO EASEMENTS ARE GRANTED

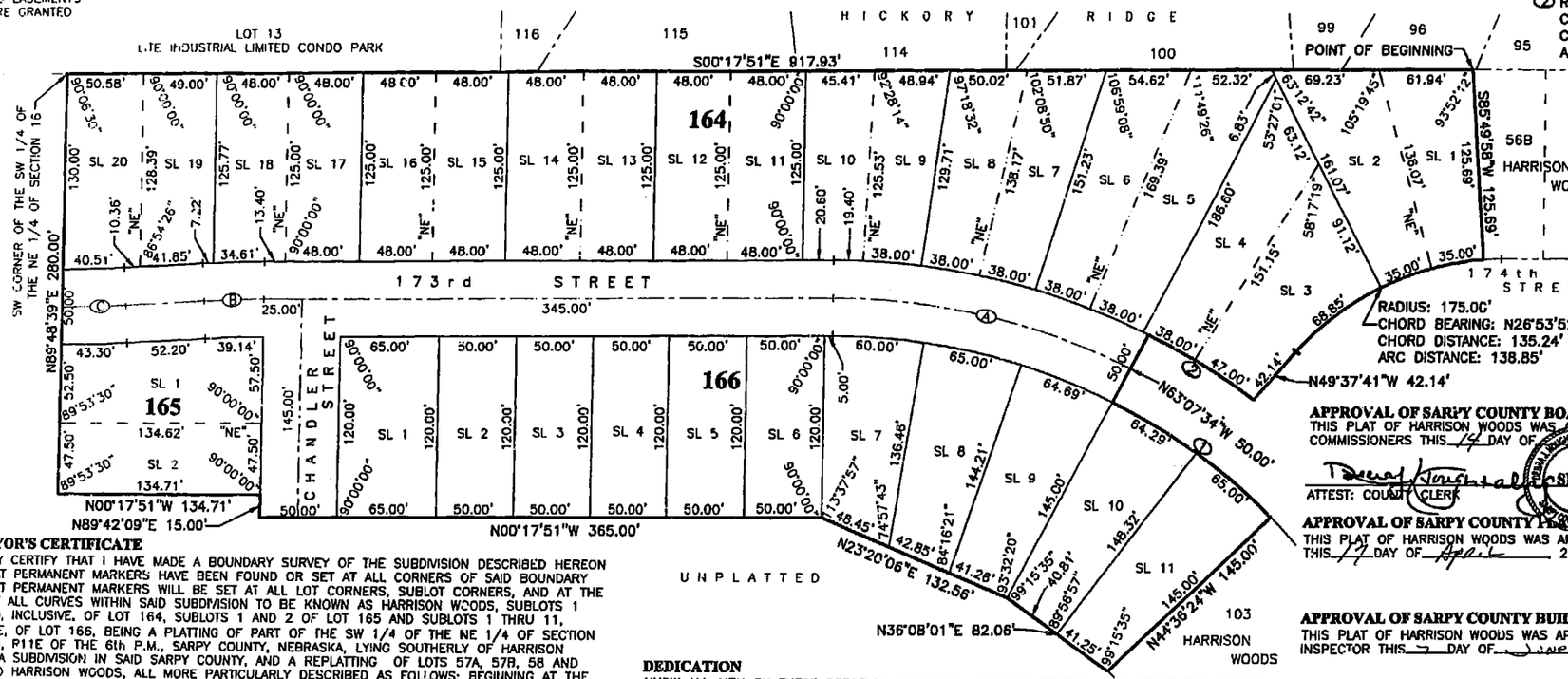
CENTERLINE CURVE TABLE				
CURVE	LENGTH	TANGENT	DELTA	RADIUS
A	201.55'	102.71'	27°10'17"	425.00'
B	40.48'	20.25'	03°05'34"	750.00'
C	41.90'	20.96'	03°12'04"	750.00'

BOUNDARY CURVE DATA:

(1) RADIUS: 400.00'
CHORD BEARING: S36°08'01"W
CHORD DISTANCE: 128.73'
ARC DISTANCE: 129.29'

(2) RADIUS: 450.00'
CHORD BEARING: N32°01'50"E
CHORD DISTANCE: 80.89'
ARC DISTANCE: 81.00'

0' 30' 60'
SCALE IN FEET



REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON WOODS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 3rd DAY OF May, 2002.

34.00

SARPY COUNTY SURVEYOR

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 14 DAY OF May, 2002.

SEAL

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 17 DAY OF April, 2002.

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 7 DAY OF June, 2002.

SARPY COUNTY BUILDING INSPECTOR

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, SUBLOT CORNERS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON WOODS, SUBLOTS 1 THRU 20, INCLUSIVE, OF LOT 164, SUBLOTS 1 AND 2 OF LOT 165 AND SUBLOTS 1 THRU 11, INCLUSIVE, OF LOT 166, BEING A PLATTING OF PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING SOUTHERLY OF HARRISON WOODS, A SUBDIVISION IN SAID SARPY COUNTY, AND A REPLATTING OF LOTS 57A, 57B, 58 AND 104, SAID HARRISON WOODS, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 57A THENCE S00°17'51"E (ASSUMED BEARING) 917.93 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE SW CORNER THEREOF; THENCE N89°48'39"E 280.00 FEET ON THE SOUTHERLY LINE OF SAID NE 1/4; THENCE N00°17'51"W 134.71 FEET; THENCE N89°42'09"E 15.00 FEET; THENCE N00°17'51"W 365.00 FEET; THENCE N23°20'06"E 132.56 FEET; THENCE N36°08'01"E 82.06 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 104; THENCE N44°36'24"W 145.00 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 104 TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT 104 AND ITS SOUTHERLY EXTENSION ON A NON-TANGENT 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S36°08'01"W, CHORD DISTANCE 128.73 FEET, AN ARC DISTANCE OF 129.29 FEET; THENCE N63°07'34"W 50.00 FEET ON A NONTANGENT LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 58; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 58 ON A NON-TANGENT 450.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N32°01'50"E, CHORD DISTANCE 80.89 FEET, AN ARC DISTANCE OF 81.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 58; THENCE N49°37'41"W 42.14 FEET ON THE NON-TANGENT NORTHEASTERLY LINE OF SAID LOT 58; THENCE CONTINUING NORTHWESTERLY ON THE NORTHEASTERLY LINES OF SAID LOTS 57A, 57B, AND 58 ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N26°53'52"W, CHORD DISTANCE 135.24 FEET, AN ARC DISTANCE OF 138.85 FEET TO THE NE CORNER OF SAID LOT 57A; THENCE S85°49'58"W 125.69 FEET ON THE NORTHERLY LINE OF SAID LOT 57A TO THE POINT OF BEGINNING.

2002-28653

MAY 19, 2002
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 OWNER 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 SUBLOTS TO BE NAMED AND NUMBERED 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 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, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES EXCEPT THE COMMON SIDE LOT LINES BETWEEN THE FOLLOWING SUBLOTS; 1&2, 3&4, 5&6, 7&8, 9&10, 11&12, 13&14, 15&16, 17&18, AND 19&20 OF LOT 164 AND 1&2 OF LOT 165, 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 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

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.

6-6-2002
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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 2002 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
ALICE A. LAWRENCE
My Comm. Exp. Aug. 20, 2005

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30TH DAY OF MAY, 2002 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
JAMES WARNER
My Comm. Exp. Feb. 1, 2006

NOTARY PUBLIC

HARRISON WOODS

FINAL PLAT

DATE: MAY 19, 2002
DRAWN BY: JKZ
CHECKED BY: DHN

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD
OMAHA, NE 68154
(402) 330 - 8860

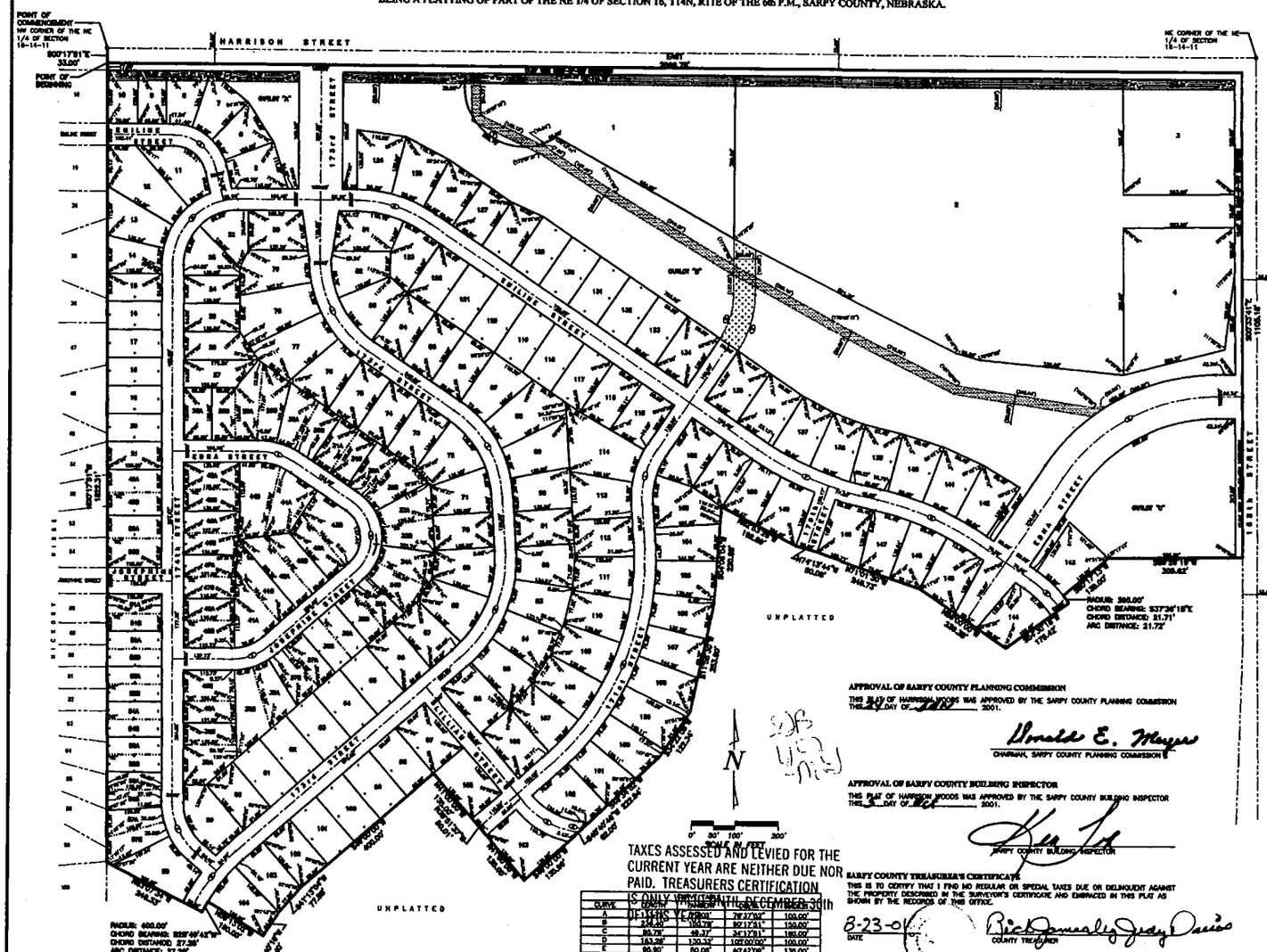
949-103

C949103A.DWG

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.



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

CURVE	LENGTH	RADIUS	DELTA	TANGENT
A	174.00'	100.00'	78°37'00"	100.00'
B	234.20'	150.79'	90°17'51"	150.00'
C	85.78'	49.37'	34°17'51"	150.00'
D	183.26'	130.32'	107°00'00"	100.00'
E	90.80'	50.06'	42°42'08"	138.00'
F	129.18'	44.86'	46°18'00"	150.00'
G	184.12'	83.19'	127°07'34"	428.00'
H	277.51'	148.57'	53°00'00"	300.00'
I	228.06'	121.93'	53°00'00"	250.00'
J	344.00'	184.01'	54°00'00"	200.00'
K	178.02'	91.72'	34°00'00"	300.00'
L	131.80'	68.87'	38°00'00"	200.00'
M	573.52'	308.12'	53°00'00"	600.00'
N	142.33'	74.33'	40°46'30"	200.00'
O	10.81'	5.41'	2°45'13"	225.00'
P	254.58'	129.74'	21°00'00"	700.00'
Q	254.58'	129.74'	21°00'00"	700.00'
R	84.83'	46.84'	30°30'18"	270.00'
S	411.23'	223.31'	55°36'18"	425.00'
T	249.78'	208.68'	114°30'00"	135.00'
U	108.56'	54.80'	34°00'00"	179.57'
V	138.33'	70.19'	34°00'00"	229.57'

NOTES:

1. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
2. LOTS 8, 9 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 94-14029 OF THE SARPY COUNTY RECORDS.

20 FOOT WIDE PERMANENT SEWER EASEMENT RECORDED AS INSTRUMENT NUMBER 96-17087 OF THE SARPY COUNTY RECORDS.

50 FOOT WIDE ACCESS EASEMENT (SEE RECORDED INSTRUMENT)

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 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 THAT 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 2646.78 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 168th STREET;
THENCE S00°33'41"E 1108.18 FEET ON THE WESTERLY LINE OF 168th STREET AND ON A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID NE 1/4;
THENCE S89°26'19"W 305.62 FEET;
THENCE S50°17'13"W 138.00 FEET;
THENCE SOUTHEASTERLY ON A NONTANGENT 280.00 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°36'15"E 178.42 FEET ON A NONTANGENT LINE;
THENCE N64°00'00"W 238.36 FEET;
THENCE N71°01'30"W 248.73 FEET;
THENCE N74°13'49"W 80.08 FEET;
THENCE N62°33'28"W 192.84 FEET;
THENCE S04°06'04"W 220.88 FEET;
THENCE S11°54'30"E 253.80 FEET;
THENCE S34°22'08"W 122.34 FEET;
THENCE S48°34'32"W 222.84 FEET;
THENCE S48°46'48"W 82.00 FEET;
THENCE S49°00'00"W 135.99 FEET;
THENCE N41°00'00"W 135.00 FEET;
THENCE N39°31'27"W 80.01 FEET;
THENCE N41°00'00"W 135.00 FEET;
THENCE S49°00'00"W 400.00 FEET;
THENCE S41°12'04"W 77.58 FEET;
THENCE S33°40'18"W 64.40 FEET;
THENCE N59°13'02"W 180.00 FEET;
THENCE SOUTHWESTERLY ON A NONTANGENT 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S28°46'42"W, CHORD DISTANCE 27.28 FEET, AN ARC DISTANCE OF 27.28 FEET;
THENCE N63°07'34"W 248.33 FEET ON A NONTANGENT LINE TO THE WESTERLY LINE OF SAID NE 1/4
THENCE N00°17'51"W 1822.51 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

JUNE 26, 2001
DATE:

DAVID H. HEEF
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 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 BE 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 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, OVER, THROUGH, 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 LIKE NUMBERED A AND B LOTS WHERE NO EASEMENTS SHALL BE GRANTED; AND AN EXTRA (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
MICHAEL L. RIEDMANN, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: Robert J. Horak
ROBERT J. HORAK, VICE PRESIDENT

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

BY: Mark Palmer — MARK PALMER
BY: Michael L. Riedmann — MICHAEL L. RIEDMANN
BY: Teresa R. Schmitt — TERESA R. SCHMITT
BY: Gerald L. Torczon — GERALD L. TORCZON
BY: Murray McArdle — MURRAY MCARDLE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July 2001 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
PAULA J. KRAMER
My Comm. Exp. 5/1/02

Paula J. Kramer
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July 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.

GENERAL NOTARY-State of Nebraska
PAULA J. KRAMER
My Comm. Exp. 5/1/02

Paula J. Kramer
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF July 2001 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

Tracy Morrison
NOTARY PUBLIC

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 8th DAY OF July, 2001.

Donald E. Meyer
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 3 DAY OF May, 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.

8-23-01
DATE

Rick Smeal by Judy Davis
COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON WOODS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 23rd DAY OF July, 2001.

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

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

SCALE	1" = 100'
DATE	JUNE 26, 2001
DRAWN BY	JRC
CHECKED BY	DHH

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

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2001 33360
2001 OCT 12 P 3:40
REGISTER OF DEEDS

Counter KK
Verif. M Steve
D.L. Sm
Proof D
Fee 113.50
CK ☐ Cash ☒ Chg ☐

Replat 1
Replat 2
Replat 3
↓
Replat 4

HARRISON WOODS

Filed for Record Nov 26, 2003 at 2:19:00 PM
Instrument # 2003- 70198
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

LOTS 167 THROUGH 309, AND OUTLOTS D AND E

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

DAY OF November, 2003
BEHALF OF SAID HARRISON WOODS, L.L.C.

M. Keller

DAY OF NOVEMBER, 2003
OMAHA, ON BEHALF OF SAID FIRST NATIONAL

Monson

TY BOARD OF COMMISSIONERS

Pat Lewis

PY COUNTY BOARD OF COMMISSIONERS

ITY PLANNING COMMISSION

PY COUNTY PLANNING COMMISSION

NTY BUILDING INSPECTOR

BUILDING INSPECTOR

E OR DELINQUENT AGAINST THE
D IN THIS PLAT AS SHOWN BY THE

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON WOODS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 26TH DAY OF November, 2003.

SARPY COUNTY SURVEYOR

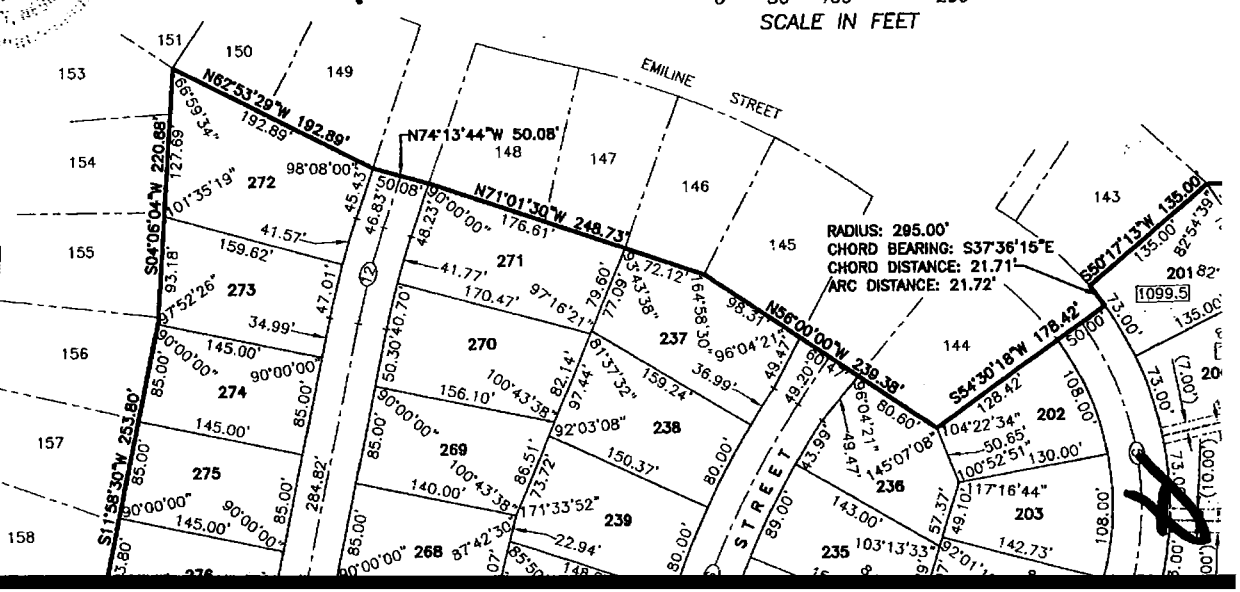
NOTES:

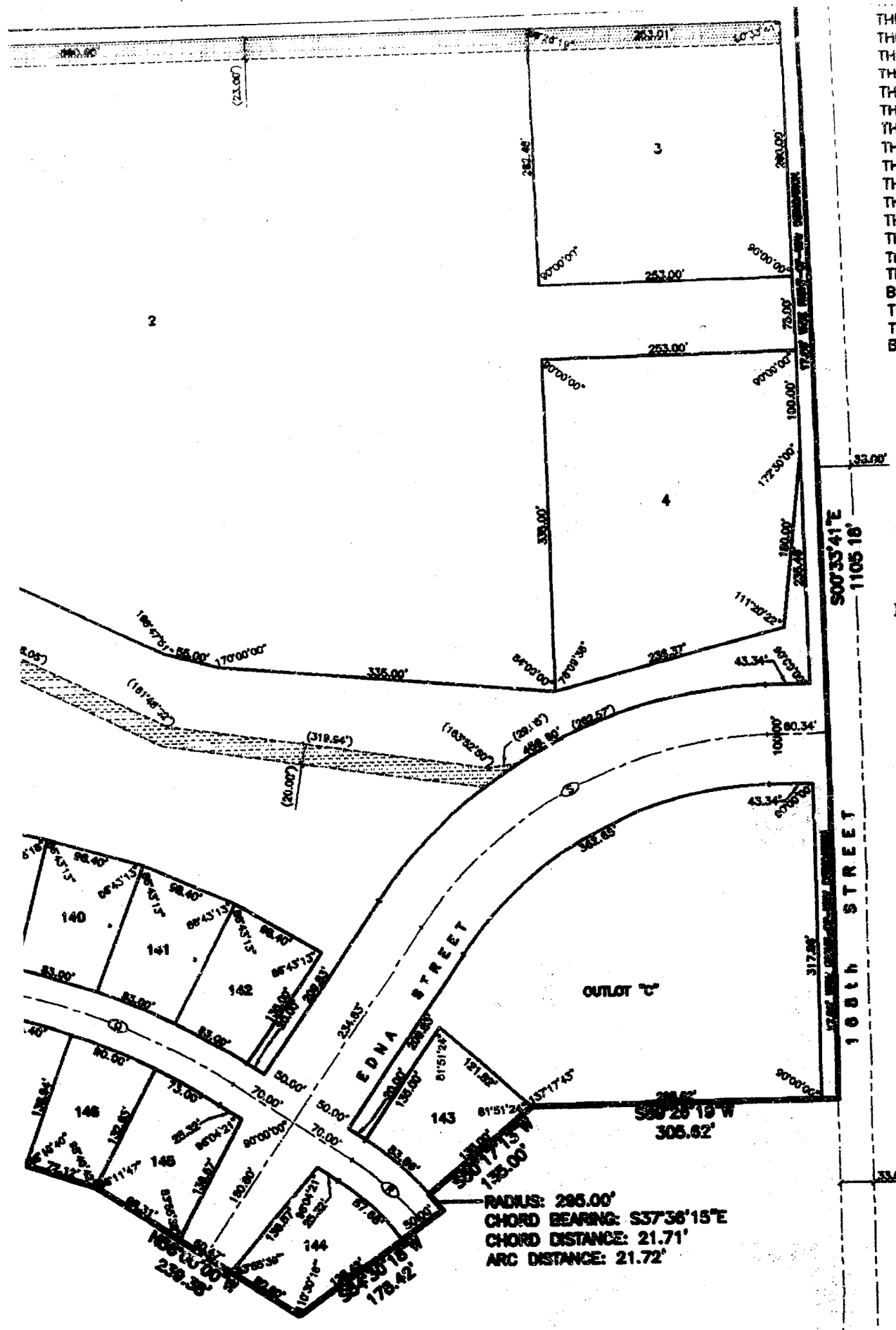
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ELEVATIONS SHOWN IN BOXES 1097.1 ON LOTS ARE MINIMUM FINISHED FLOOR ELEVATIONS.

CURVE	CENTE DELTA
1	40°42'09'
2	20°00'00'
3	64°00'00'
4	12°00'00'
5	52°29'42'
6	27°00'00'
7	62°00'00'
8	20°00'00'
9	49°17'51'
10	49°17'51'
11	37°01'30'
12	7°00'00"
13	40°46'30'
14	49°17'51'
	PROPE
15	3°54'19"

N

0' 50' 100' 200'
SCALE IN FEET





THENCE N62°53'29"
THENCE S04°06'04"
THENCE S11°58'30"
THENCE S34°22'08"
THENCE S46°34'52"
THENCE S48°40'49"
THENCE S49°00'00"
THENCE N41°00'00"
THENCE N39°51'37"
THENCE N41°00'00"
THENCE S49°00'00"
THENCE S41°13'04"
THENCE S33°40'18"
THENCE N59°13'02"
THENCE SOUTHWES
BEARING S28°49'4
THENCE N63°07'34
THENCE N00°17'51
BEGINNING.

JUNE 26, 2001
DATE:

DEDICATION

KNOW ALL MEN B
R. SCHMITT, MURI
SANITARY AND IMI
AND FIRST NATIO
THE SURVEYOR'S
SUBDIVIDED INTO
SAID SUBDIVISION
APPROVE OF THE
DEDICATE TO THE
FURTHER GRANT
CORPORATION, AN
TELEVISION SYSTE
OPERATE, MAINTA
CABLES, CONDUIT
THE CARRYING A
TRANSMISSION OF
SIGNALS PROVIDE
UNDER AND ACR
BOUNDARY LOT L
WHERE NO EASE
THE REAR LOT L
ROCK WALLS SH
GARDENS, SHRUB
OR LATER INTERF

HARRIS
BY: Michael
MICHAEL

BY:

BY:

L OF SARPY COUNTY PLANNING COMMISSION

OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION
DAY OF _____, 2001.

Donald E. Meyer
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

AL OF SARPY COUNTY BUILDING INSPECTOR

OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR

ACKNOWLEDG

STATE OF NEBR
COUNTY OF Do
THE FOREGOING
BY MICHAEL L.
WOODS, L.L.C.

JUNE 26, 2001
DATE

DAVID H. NEEF
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 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 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, OVER, THROUGH, 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 LIKE 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 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

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

HARRI

DERER, INC.
Surveyors

2002-28 6

2002 28776

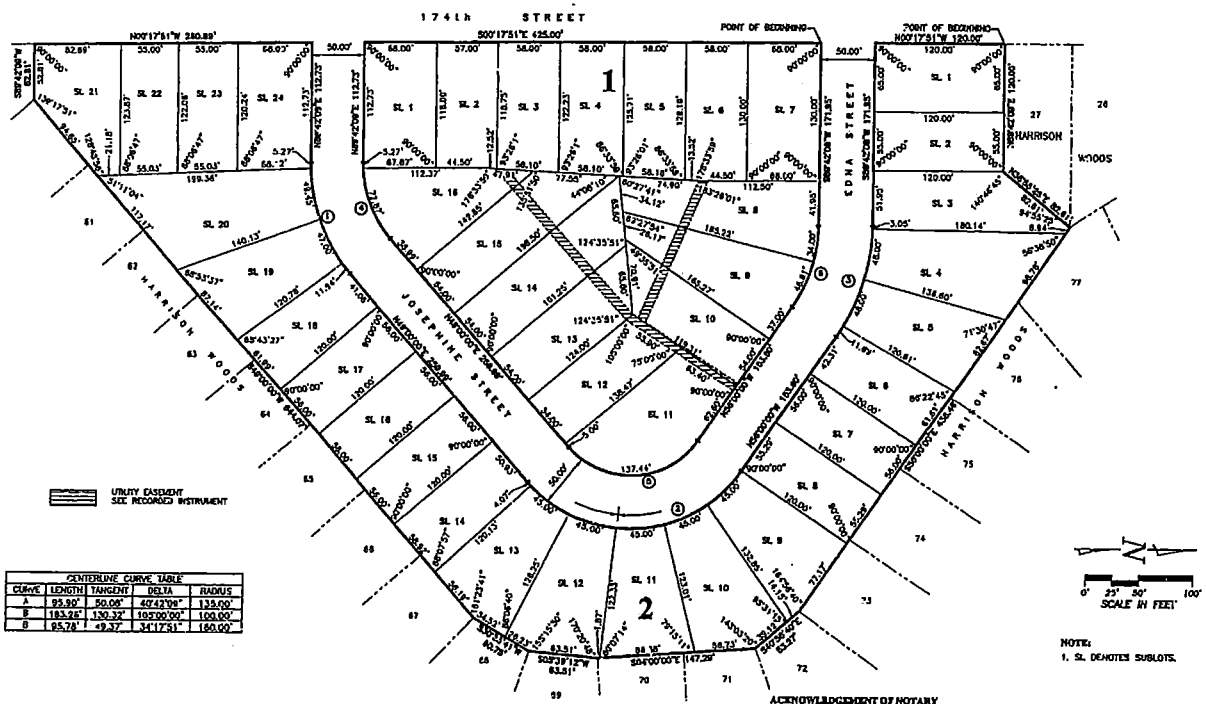
2002 JUL 31 AM 11:39

REGISTER OF DEEDS

HARRISON WOODS REPLAT 2

SUBLOTS 1 THRU 16, INCLUSIVE, OF LOT 1 AND SUBLOTS 1 THRU 14, OF LOT 2

BEING A REPLATTING OF LOTS 28 (A&B) THRU 48 (A&B), INCLUSIVE, HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



CENTERLINE CURVE TABLE				
CURVE	LENGTH	TANGENT	DELTA	RADIUS
A	93.90'	50.08'	40°42'09"	135.00'
B	183.26'	130.32'	105°00'00"	100.00'
C	95.78'	49.37'	34°17'51"	160.00'

NOTE:
1. SL DENOTES SUBLOTS.

BOUNDARY CURVE DATA:

1. RADIUS: 180.00' CHORD BEARING: N09°21'05"E CHORD DISTANCE: 111.88' ARC DISTANCE: 113.66'
2. RADIUS: 125.00' CHORD BEARING: N03°30'00"W CHORD DISTANCE: 198.34' ARC DISTANCE: 229.07'
3. RADIUS: 180.00' CHORD BEARING: N73°08'55"W CHORD DISTANCE: 108.10' ARC DISTANCE: 110.74'
4. RADIUS: 110.00' CHORD BEARING: N09°21'05"E CHORD DISTANCE: 78.51' ARC DISTANCE: 78.14'
5. RADIUS: 75.00' CHORD BEARING: N03°30'00"W CHORD DISTANCE: 118.00' ARC DISTANCE: 137.44'
6. RADIUS: 135.00' CHORD BEARING: N73°08'55"W CHORD DISTANCE: 78.61' ARC DISTANCE: 80.81'

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 16 DAY OF May, 2002.

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.

7/31/02
DATE

COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR DELINQUENT. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31 OF THIS YEAR.

REVIEW BY THE SARPY COUNTY SURVEYOR
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 18 DAY OF June, 2002.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF June, 2002 BY MICHAEL L. REDMANN, MANAGER OF HARRISON WOODS, L.L.C., ON BEHALF OF SAID HARRISON WOODS, L.L.C.

GENERAL NOTARY - State of Nebraska ALICE A. LAWRENCE My Comm. Exp. Aug. 26, 2005

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF June, 2002 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 DELORES M. MICHEEL My Comm. Exp. Nov. 30, 2002

Delores M. Micheel
NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 11 DAY OF June, 2002.

ATTEST: COUNTY CLERK

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 15 DAY OF May, 2002.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

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 LOT 1 AND SUBLOTS 1 THRU 24, INCLUSIVE OF LOT 2, BEING A REPLATTING OF LOTS 28 (A & B) THRU 48 (A & B), INCLUSIVE, HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID LOT 28A;
THENCE SOUTHERLY ON THE REAR LINES OF SAID LOTS 28 (A & B) THRU 38 (A & B) AND LOT 38A ON THE FOLLOWING DESCRIBED 8 COURSES:;
THENCE N89°42'09"E (ASSUMED BEARING) 120.00 FEET;
THENCE N38°55'25"E 82.81 FEET;
THENCE S56°00'00"E 438.46 FEET;
THENCE S40°56'40"E 63.37 FEET;
THENCE S04°00'00"E 147.29 FEET;
THENCE S05°38'12"W 83.51 FEET;
THENCE S30°23'41"W 80.73 FEET;
THENCE S49°00'00"W 844.07 FEET TO A SOUTHERLY CORNER OF SAID LOT 38A;
THENCE S89°42'09"W 82.81 FEET ON THE SOUTHERLY LINE OF SAID LOT 38A TO THE SW CORNER THEREOF;
THENCE N00°17'51"W 280.88 FEET ON THE WESTERLY LINES OF SAID LOTS 38 (A & B) AND 48 (A & B) TO THE NW CORNER OF SAID LOT 48B;
THENCE NORTHERLY ON THE FRONT LINES OF SAID LOTS 28 (A & B) THRU 38 (A & B) AND THE SIDE LINES OF SAID LOT 48B ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE N89°42'09"E 112.73 FEET;
THENCE NORTHEASTERLY ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N09°21'05"E, CHORD DISTANCE 111.88 FEET, AN ARC DISTANCE OF 113.66 FEET;
THENCE N49°00'00"E 259.99 FEET;
THENCE NORTHWESTERLY ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°30'00"W, CHORD DISTANCE 198.34 FEET, AN ARC DISTANCE OF 229.07 FEET;
THENCE N56°00'00"W 153.60 FEET;
THENCE NORTHWESTERLY ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°08'55"W, CHORD DISTANCE 108.10 FEET, AN ARC DISTANCE OF 110.74 FEET;
THENCE S89°42'09"W 171.95 FEET TO THE SW CORNER OF SAID LOT 28A;
THENCE N00°17'51"W 120.00 FEET ON THE WESTERLY LINE OF SAID LOT 28A TO THE POINT OF BEGINNING,

AND

BEGINNING AT THE NW CORNER OF SAID LOT 45A;
THENCE S00°17'51"E 425.00 FEET ON THE FRONT LINES OF SAID LOTS 45 (A & B) THRU 48 (A & B), INCLUSIVE, TO THE SW CORNER OF SAID LOT 48B;
THENCE NORTHERLY ON THE SIDE LINES OF SAID LOTS 48B, 45A, AND 43B, AND ON THE FRONT LINES OF SAID LOTS 41 (A & B) THRU 44 (A & B), INCLUSIVE, ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE N89°42'09"E 112.73 FEET;
THENCE NORTHEASTERLY ON A 110.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N09°21'05"E, CHORD DISTANCE 74.51 FEET, AN ARC DISTANCE OF 78.14 FEET;
THENCE N49°00'00"E 259.99 FEET;
THENCE NORTHWESTERLY ON A 75.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°30'00"W, CHORD DISTANCE 118.00 FEET, AN ARC DISTANCE OF 137.44 FEET;
THENCE N56°00'00"W 153.60 FEET;
THENCE NORTHWESTERLY ON A 135.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°08'55"W, CHORD DISTANCE 78.61 FEET, AN ARC DISTANCE OF 80.81 FEET;
THENCE S89°42'09"W 171.95 FEET TO THE POINT OF BEGINNING.

APRIL 17, 2002
DATE:

DAVID M. REEF
NEBRASKA R.L.S. 475

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON WOODS, L.L.C. BEING THE OWNER 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 LOTS AND SUBLOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON WOODS REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE 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 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, 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. Redmann
MICHAEL L. REDMANN, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: Robert J. Horak
ROBERT J. HORAK, VICE PRESIDENT

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

SCALE:	1"=50'
DATE:	APRIL 17, 2002
DRAWN BY:	JKC
CHECKED BY:	DMR
REVISION:	

HARRISON WOODS REPLAT 2

FINAL PLAT

949-103

D949103A.DWG

no fb - ph

2003-70198

11/26/03

HARRISON WOODS

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

Filed for Record Nov 26 2003 at 2:19:00 PM
Instrument # 2003- 70198
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

FEES $ 72.50
CHECKS
CHG 70 CASH
REFUND CREDIT
SHORT FCN

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF Douglas)) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 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 ROSE M. KELLER My Comm. Exp. July 7, 2006
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7 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. 22, 2006
NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 8 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 22 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 22 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
THE TAXES ASSESSED AND DUE THIS CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

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.

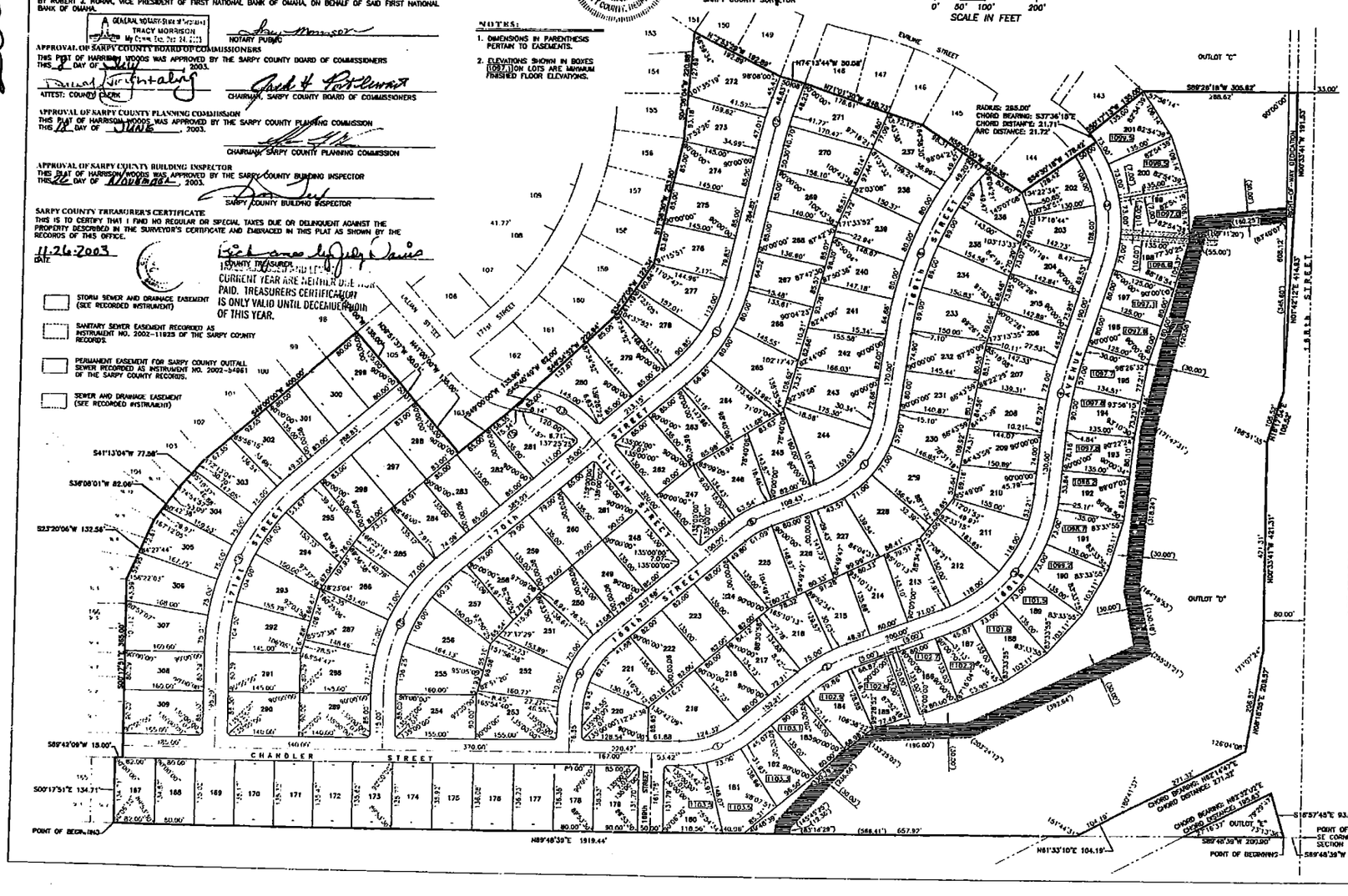
SARPY COUNTY SURVEYOR

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

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)

N

0' 50' 100' 200'
SCALE IN FEET



CENTERLINE CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	40°42'09"	74.16'	142.08'	200.00'
2	30°00'00"	52.92'	104.72'	200.00'
3	84°00'00"	187.46'	335.10'	300.00'
4	12°00'00"	78.83'	157.08'	750.00'
5	62°29'49"	133.13'	247.39'	270.00'
6	27°00'00"	108.06'	329.87'	700.00'
7	62°00'00"	120.17'	218.42'	200.00'
8	20°00'00"	35.37'	69.81'	200.00'
9	48°17'51"	81.77'	173.08'	200.00'
10	48°17'51"	157.15'	294.87'	342.46'
11	37°01'30"	117.18'	224.17'	350.00'
12	7°00'00"	42.81'	85.52'	700.00'
13	40°46'30"	74.33'	142.33'	200.00'
14	48°17'51"	208.19'	387.18'	450.00'
PROPERTY LINE CURVE TABLE				
15	3°34'19"	7.87'	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 185, 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, WHOSE CHORD BEARING N82°14'47"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 8 COURSES; THENCE N08°18'53"E 208.57 FEET; THENCE N07°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 105.82 FEET; THENCE N01°42'12"E 414.93 FEET; THENCE N07°33'41"W 191.83 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°28'18"W 305.82 FEET; THENCE S50°17'13"W 135.00 FEET; THENCE SOUTHEASTERLY ON A NONTANGENT 283.00 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 S34°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 30.08 FEET; THENCE N62°53'29"W 192.89 FEET; THENCE S04°06'04"W 220.86 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°40'48"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 385.00 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 N57°32'02"E, CHORD DISTANCE 125.63 FEET TO THE WEST LINE OF 168th STREET; THENCE S18°57'45"E 93.64 FEET ON THE WEST LINE OF 168th STREET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S. 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 FIRST 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 REPLACE POLES, WIRES, CROSSARMS, 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 OR 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, 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 LARGE 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

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

HARRISON WOODS

FINAL PLAT

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

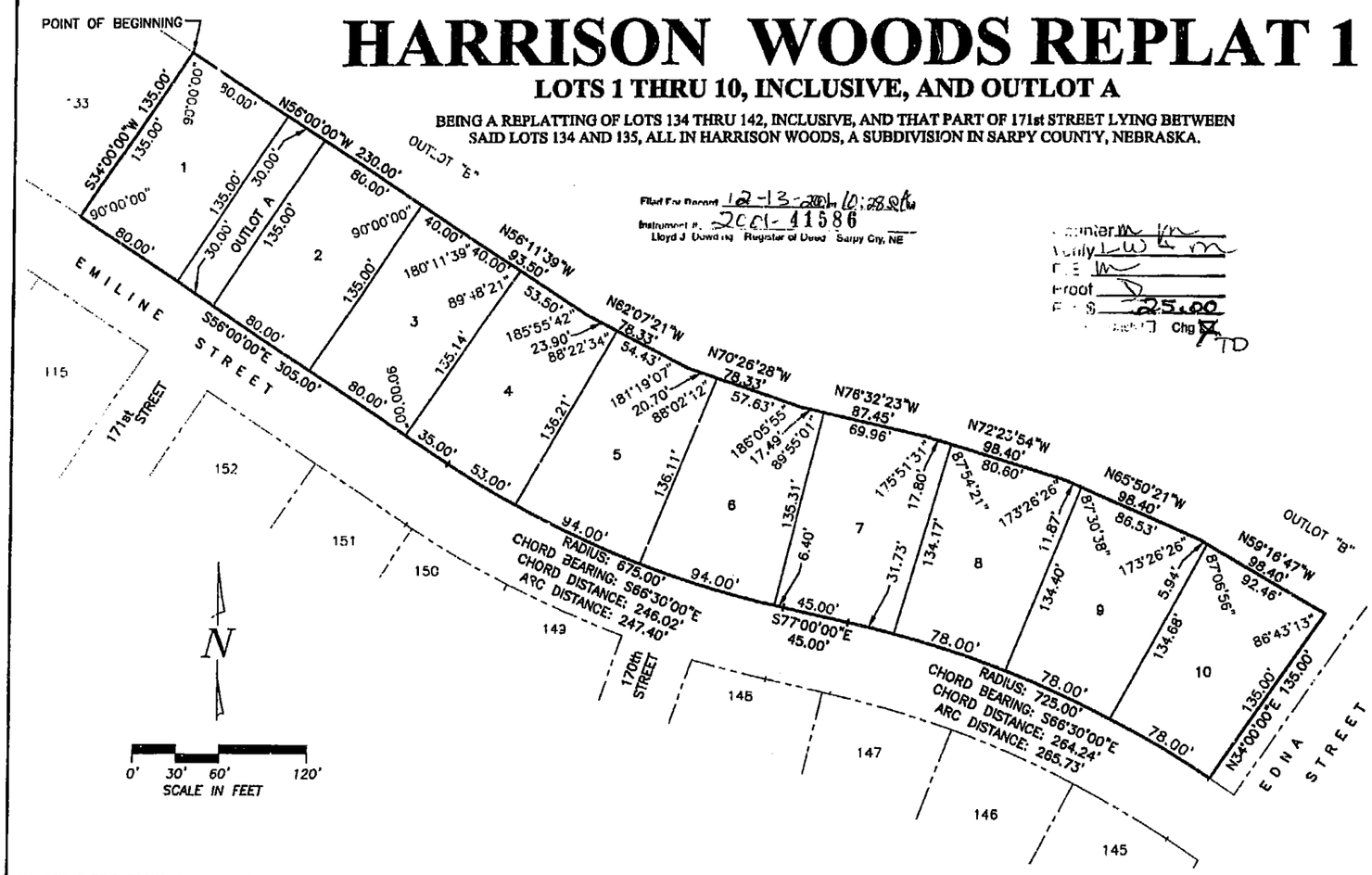
949-103

E949103A.DWG

HARRISON WOODS REPLAT 1

LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT A

BEING A REPLATTING OF LOTS 134 THRU 142, INCLUSIVE, AND THAT PART OF 171st STREET LYING BETWEEN SAID LOTS 134 AND 135, ALL IN HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



Filed For Record 12-13-2001 10:28 AM
Instrument # 2001-41586
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

Chg ☒ TD

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 HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON WOODS REPLAT 1, LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT A, BEING A REPLATTING OF LOTS 134 THRU 142, INCLUSIVE, AND THAT PART OF 171st STREET LYING BETWEEN SAID LOTS 134 AND 135, ALL IN HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 134; THENCE S34°00'00"W 135.00 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 134 TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINES OF SAID LOTS 134 THRU 142, INCLUSIVE, ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE S56°00'00"E 305.00 FEET; THENCE SOUTHEASTERLY ON A 675.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S66°30'00"E, CHORD DISTANCE 246.02 FEET, AN ARC DISTANCE OF 247.40 FEET; THENCE S77°00'00"E 45.00 FEET; THENCE SOUTHEASTERLY ON A 725.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S66°30'00"E, CHORD DISTANCE 264.24 FEET, AN ARC DISTANCE OF 265.73 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 142; THENCE N34°00'00"E 135.00 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 142 TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINES OF SAID LOTS 134 THRU 142, INCLUSIVE, ON THE FOLLOWING DESCRIBED 8 COURSES; THENCE N59°16'47"W 98.40 FEET; THENCE N65°50'21"W 98.40 FEET; THENCE N72°23'54"W 98.40 FEET; THENCE N76°32'23"W 87.45 FEET; THENCE N70°26'28"W 78.33 FEET; THENCE N62°07'21"W 78.33 FEET; THENCE N56°11'39"W 93.50 FEET; THENCE N56°00'00"W 230.00 FEET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S. 475 DAVID H. NEEF

AUGUST 4, 2001
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 LOTS AND AN OUTLOT TO BE NAMED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON WOODS REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE 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 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, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR 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
MICHAEL L. RIEDMANN, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: Robert J. Horak
ROBERT J. HORAK, VICE PRESIDENT

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 21 DAY OF Nov, 2001

Amelia E. Minsen
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 13 DAY OF Dec, 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.

12.13.2001
DATE

Rick Gomez by Judy Davis
COUNTY TREASURER

CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31th OF THIS YEAR.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 11 DAY OF Dec, 2001.

ATTEST: COUNTY CLERK

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 13th DAY OF December, 2001

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2001 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 JOSEPH C. FRANCO My Comm. Exp. Jan. 20, 2002

Joseph C. Franco
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF Dec, 2001 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 DELORES M. MICHEEL My Comm. Exp. Nov. 30, 2002

Delores M. Micheel
NOTARY PUBLIC

HARRISON WOODS

FINAL PLAT

DATE: AUGUST 4, 2001
DRAWN BY: JKZ
CHECKED BY: DHN

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860

949-103

B949103A.DWG

2002-28 6

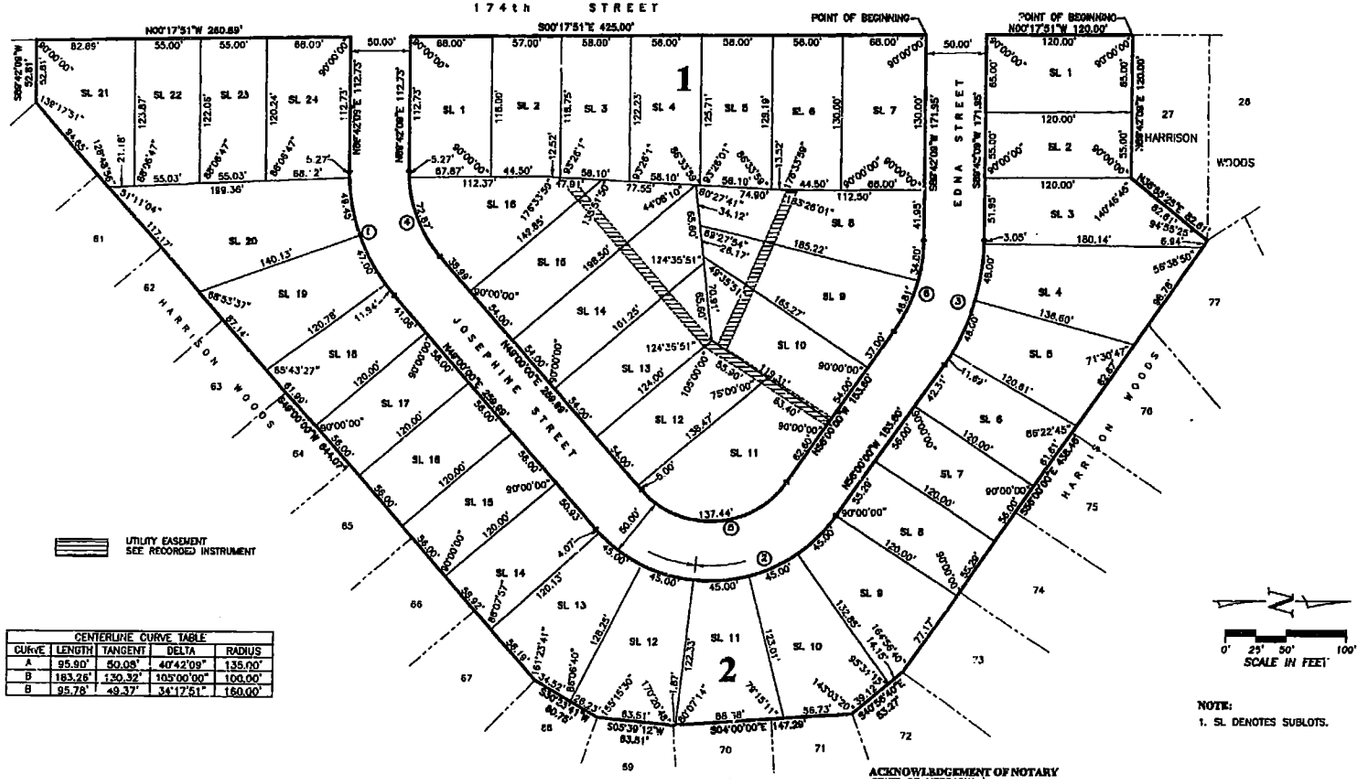
SARPY CO. NE.
INSTRUMENT NUMBER
2002 28776
2002 JUL 31 AM 11:13
REGISTER OF DEEDS

KK
DW
NK
5-6-03
★

HARRISON WOODS REPLAT 2

SUBLOTS 1 THRU 16, INCLUSIVE, OF LOT 1 AND SUBLOTS 1 THRU 24, OF LOT 2

BEING A REPLATTING OF LOTS 28 (A&B) THRU 48 (A&B), INCLUSIVE, HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



CENTERLINE CURVE TABLE				
CURVE	LENGTH	TANGENT	DELTA	RADIUS
A	95.90'	50.08'	40°42'09"	135.00'
B	183.28'	130.32'	105°00'00"	100.00'
B	95.78'	49.37'	34°17'51"	160.00'

NOTE:
1. SL DENOTES SUBLOTS.

BOUNDARY CURVE DATA:

1. RADIUS: 160.00' CHORD BEARING: N69°21'05"E CHORD DISTANCE: 111.29' ARC DISTANCE: 113.66'
2. RADIUS: 125.00' CHORD BEARING: N03°30'00"W CHORD DISTANCE: 198.34' ARC DISTANCE: 229.07'
3. RADIUS: 165.00' CHORD BEARING: N73°08'55"W CHORD DISTANCE: 109.10' ARC DISTANCE: 110.74'
4. RADIUS: 110.00' CHORD BEARING: N69°21'05"E CHORD DISTANCE: 76.51' ARC DISTANCE: 78.14'
5. RADIUS: 75.00' CHORD BEARING: N03°30'00"W CHORD DISTANCE: 119.00' ARC DISTANCE: 137.44'
6. RADIUS: 135.00' CHORD BEARING: N73°08'55"W CHORD DISTANCE: 79.61' ARC DISTANCE: 80.81'

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 30 DAY OF June, 2002.

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.

7/31/02
DATE

Seal SARPY COUNTY NEBRASKA

Rose Ulsby DEPUTY
COUNTY TREASURER

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

REVIEW BY THE SARPY COUNTY SURVEYOR
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 18 DAY OF June, 2002.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

DONNA R. ROZMUSLAN, COUNTY CLERK SARPY COUNTY, NEBRASKA SEAL

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF)) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF June, 2002 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 ALICE A. LAWRENCE My Comm. Exp. Aug. 20 2005

Alice A. Lawrence
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF June, 2002 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 DELORES M. MICHEEL My Comm. Exp. Nov. 30, 2002

Delores M. Micheel
NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 11 DAY OF June, 2002.

ATTEST: COUNTY CLERK

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 15 DAY OF May, 2002.

Wanda E. Meyer
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

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 REPLAT 2, SUBLOTS 1 THRU 16, INCLUSIVE OF LOT 1 AND SUBLOTS 1 THRU 24, INCLUSIVE OF LOT 2, BEING A REPLATTING OF LOTS 28 (A & B) THRU 48 (A & B), INCLUSIVE, HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID LOT 28A;
THENCE SOUTHERLY ON THE REAR LINES OF SAID LOTS 28 (A & B) THRU 38 (A & B) AND LOT 39A ON THE FOLLOWING DESCRIBED 8 COURSES;;
THENCE N89°42'09"E (ASSUMED BEARING) 120.00 FEET;
THENCE N36°55'25"E 82.61 FEET;
THENCE S56°00'00"E 438.46 FEET;
THENCE S40°56'40"E 53.27 FEET;
THENCE S04°00'00"E 147.29 FEET;
THENCE S05°39'12"W 83.51 FEET;
THENCE S30°23'41"W 60.75 FEET;
THENCE S49°00'00"W 844.07 FEET TO A SOUTHERLY CORNER OF SAID LOT 39A;
THENCE S89°42'09"W 52.81 FEET ON THE SOUTHERLY LINE OF SAID LOT 39A TO THE SW CORNER THEREOF;
THENCE N00°17'51"W 260.89 FEET ON THE WESTERLY LINES OF SAID LOTS 39 (A & B) AND 40 (A & B) TO THE NW CORNER OF SAID LOT 40B;
THENCE NORTHERLY ON THE FRONT LINES OF SAID LOTS 28 (A & B) THRU 38 (A & B) AND THE SIDE LINES OF SAID LOT 40B ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE N89°42'09"E 112.73 FEET;
THENCE NORTHEASTERLY ON A 160.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N69°21'05"E, CHORD DISTANCE 111.29 FEET, AN ARC DISTANCE OF 113.66 FEET;
THENCE N49°00'00"E 259.99 FEET;
THENCE NORTHWESTERLY ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°30'00"W, CHORD DISTANCE 198.34 FEET, AN ARC DISTANCE OF 229.07 FEET;
THENCE N56°00'00"W 153.60 FEET;
THENCE NORTHWESTERLY ON A 165.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°08'55"W, CHORD DISTANCE 109.10 FEET, AN ARC DISTANCE OF 110.74 FEET;
THENCE S89°42'09"W 171.95 FEET TO THE SW CORNER OF SAID LOT 28A;
THENCE N00°17'51"W 120.00 FEET ON THE WESTERLY LINE OF SAID LOT 28A TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE NW CORNER OF SAID LOT 45A;
THENCE S00°17'51"E 425.00 FEET ON THE FRONT LINES OF SAID LOTS 45 (A & B) THRU 48 (A & B), INCLUSIVE, TO THE SW CORNER OF SAID LOT 48B;
THENCE NORTHERLY ON THE SIDE LINES OF SAID LOTS 48B, 45A, AND 43B, AND ON THE FRONT LINES OF SAID LOTS 41 (A & B) THRU 44 (A & B), INCLUSIVE, ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE N89°42'09"E 112.73 FEET;
THENCE NORTHEASTERLY ON A 110.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N69°21'05"E, CHORD DISTANCE 76.51 FEET, AN ARC DISTANCE OF 78.14 FEET;
THENCE N49°00'00"E 259.99 FEET;
THENCE NORTHWESTERLY ON A 75.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°30'00"W, CHORD DISTANCE 119.00 FEET, AN ARC DISTANCE OF 137.44 FEET;
THENCE N56°00'00"W 153.60 FEET;
THENCE NORTHWESTERLY ON A 135.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°08'55"W, CHORD DISTANCE 79.61 FEET, AN ARC DISTANCE OF 80.81 FEET;
THENCE S89°42'09"W 171.95 FEET TO THE POINT OF BEGINNING.

APRIL 17, 2002
DATE:

NEBRASKA DAVID H. NEEF 475 LS-475

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

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON WOODS, L.L.C. BEING THE OWNER 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 LOTS AND SUBLOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON WOODS REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE 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 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, 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
MICHAEL L. RIEDMANN, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: Robert J. Horak
ROBERT J. HORAK, VICE PRESIDENT

no gb - ph

SCALE:	1"=50'
DATE:	APRIL 17, 2002
DRAWN BY:	JKZ
CHECKED BY:	DHN
REVISION:	

HARRISON WOODS REPLAT 2

FINAL PLAT

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

949-103

D949103A.DWG

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

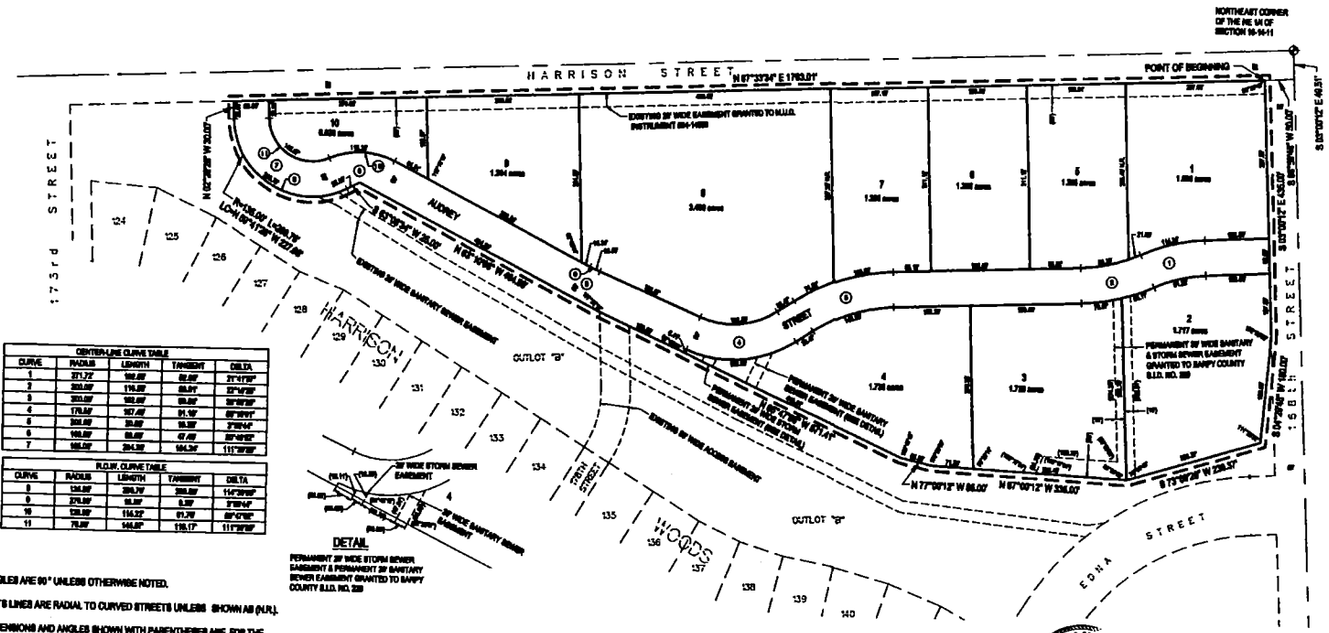
Counter DA
Verify DLM RK
D.E. SM
Proof JN
Fee $ 22.00
Ck ☐ Cash ☐ Chg ☑ EACG

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 18, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska


NORTHEAST CORNER OF THE NE 1/4 OF SECTION 18-14-11
POINT OF BEGINNING B
HARRISON STREET
N87°23'34" E 1793.01'
S 00°07'12" E 40.31'
173rd STREET
AUDREY STREET
HARRISON STREET
WOODS STREET
EDNA STREET
OUTLOT "B"
OUTLOT "C"
75th STREET
EXISTING 20' WIDE EASEMENT GRANTED TO N.L.E.D. INSTRUMENT 004-14888
EXISTING 20' WIDE SANITARY SEWER EASEMENT
EXISTING 50' WIDE ACCESS EASEMENT
PERMANENT 20' WIDE STORM SEWER EASEMENT & PERMANENT 20' SANITARY SEWER EASEMENT GRANTED TO SARPY COUNTY B.I.D. NO. 239
PERMANENT 20' WIDE SANITARY SEWER EASEMENT (NOT SHOWN)
PERMANENT 20' WIDE STORM SEWER EASEMENT (NOT SHOWN)
N 77°00'12" W 66.00'
N 87°00'12" W 336.00'
S 73°18'28" W 236.37'
N 87°23'34" E 671.41'
N 87°00'12" W 671.41'
N 00°07'12" W 160.00'
S 00°07'12" E 160.00'
N 00°36'48" W 30.00'
S 00°36'48" E 30

2004-45403

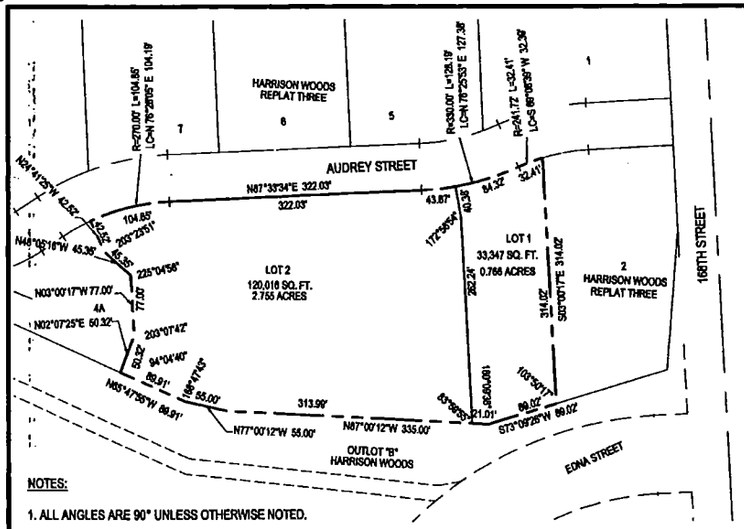
HARRISON WOODS REPLAT FOUR

LOTS 1 AND 2

Being a replatting 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

Filed Record 12-03-2004 9:19 am
Instrument Number 2004-45403

COUNTER AG ck AG
VERIFY DB-L D.R. D
PROOF TM
FEE $ 116.50
CHECK 1229
CHG CASH
REFUND CREDIT
SHORT NCR



100 0 50 100
1 inch = 100 ft.

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.

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.

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.

Sarpy County Treasurer — Date 12/1/04

Seal

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

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 1st day of December, 2004.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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 replatting 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 a area of 153,363 square feet or 3.521 acres, more or less

Eric A. Schaben L.S. 608 — Date November 18, 2004

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

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 survayed, 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 Welsler, Chairman

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 22 day of November, 2004, before me the undersigned, a Notary Public, personall came Randy Welsler, Chairman, First Management, Inc., to me personally known to be the identical person whose name is affixed to the foreging instrument, and he acknowledges the same to be his voluntary act and deed, as said Chairman.

Notary Public

My Commisson Expires

TERRI L. TOPFT MY COMMISSION EXPIRES April 1, 2008

Proj No: 2003018.10	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

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68510-5841
PHONE: (402) 420-7217
FAX: (402) 420-7216

y:\acad\2003\018\p10\Sarpy\Admin Sub\LOT_2-3_ADJUSTMENT-000.dwg, 18x24-NS (Plot), 11/18/2004 11:42:45 AM, KimG