DEED Inst. # 2017099572, Pg: 1 of 1 Rec Date: 12/11/2017 12:50:50.317
Fee Received: $64.00 By: CC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

PINEWOOD SOUTH

LOTS 1 AND 2

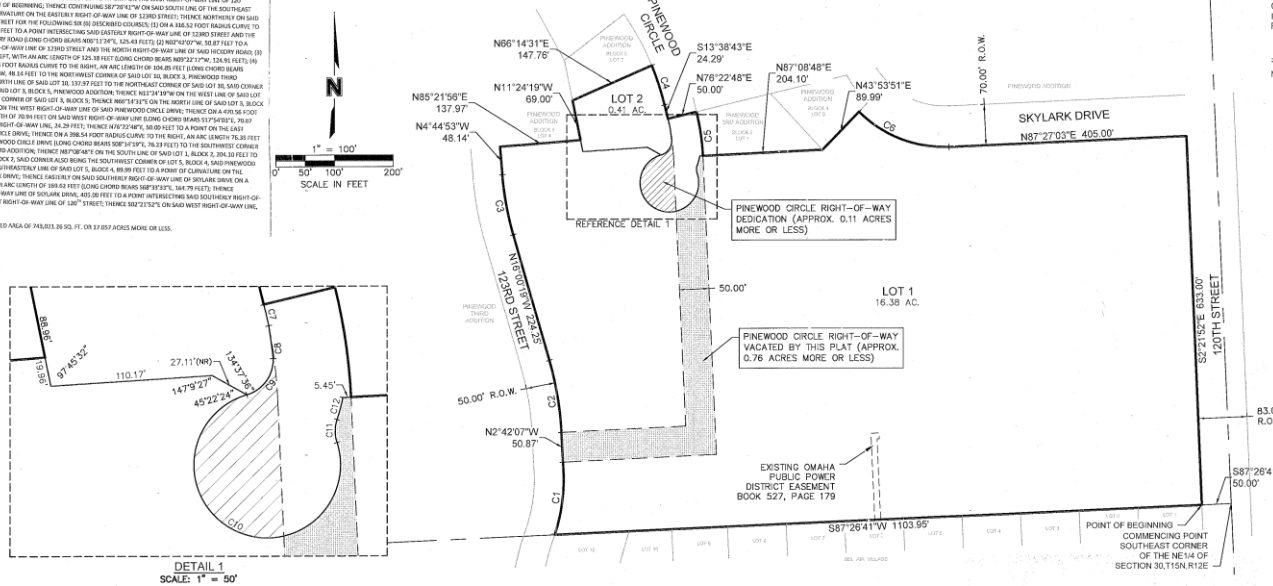
BEING A REPLATTING OF ALL OF LOT 3, BLOCK 5, PINEWOOD ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND LOTS 1 THROUGH 10, BLOCK 3, AND LOTS 1 THROUGH 3, BLOCK 4, TOGETHER WITH THE DEDICATED RIGHT-OF-WAY OF PINEWOOD CIRCLE DRIVE AND A PORTION OF HICKORY ROAD RIGHT-OF-WAY, ALL IN PINEWOOD THIRD ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGAL DESCRIPTION

A TRACT OF LAND INCLUDING ALL OF LOT 3, BLOCK 5, PINEWOOD ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND LOTS 1 THROUGH 10, BLOCK 3, AND LOTS 1 THROUGH 3, BLOCK 4, TOGETHER WITH THE DEDICATED RIGHT-OF-WAY OF PINEWOOD CIRCLE DRIVE AND A PORTION OF HICKORY ROAD RIGHT-OF-WAY, ALL IN PINEWOOD THIRD ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 30; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S87°26'41"W, 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 120TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S87°26'41"W ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER, 1103.95 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF 123RD STREET; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF 123RD STREET FOR THE FOLLOWING SIX (6) DESCRIBED COURSES; (1) ON A 316.52 FOOT RADIUS CURVE TO THE LEFT, WITH AN ARC LENGTH OF 126.26 FEET TO A POINT INTERSECTING SAID EASTERLY RIGHT-OF-WAY LINE OF 123RD STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID HICKORY ROAD (LONG CHORD BEARS N06°11'24"E, 125.43 FEET); (2) N02°42'07"W, 50.87 FEET TO A POINT INTERSECTING SAID EASTERLY RIGHT-OF-WAY LINE OF 123RD STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID HICKORY ROAD; (3) N16°00'18"W, 224.25 FEET; (4) ON A 535.36 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 104.85 FEET (LONG CHORD BEARS N10°14'19"W, 104.68 FEET); (5) N04°44'53"W, 48.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 30, BLOCK 3, PINEWOOD THIRD ADDITION; THENCE N85°21'56"E ON THE NORTH LINE OF SAID LOT 30, 137.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 5, PINEWOOD ADDITION; THENCE N11°24'19"W ON THE WEST LINE OF SAID LOT 3, BLOCK 5, 69.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 5; THENCE N66°14'31"E ON THE NORTH LINE OF SAID LOT 3, BLOCK 5, 147.76 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF SAID PINEWOOD CIRCLE DRIVE; THENCE ON A 470.56 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 70.94 FEET ON SAID WEST RIGHT-OF-WAY LINE (LONG CHORD BEARS S13°38'43"E, 70.87 FEET); THENCE S13°38'43"E ON SAID WEST RIGHT-OF-WAY LINE, 24.29 FEET; THENCE N76°22'48"E, 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PINEWOOD CIRCLE DRIVE; THENCE ON A 398.54 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH 76.35 FEET ON SAID EAST RIGHT-OF-WAY LINE OF PINEWOOD CIRCLE DRIVE (LONG CHORD BEARS S08°14'19"E, 76.23 FEET) TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF SAID PINEWOOD THIRD ADDITION; THENCE N87°08'48"E ON THE SOUTH LINE OF SAID LOT 1, BLOCK 2, 204.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 4, SAID PINEWOOD ADDITION; THENCE N43°53'51"E ON THE SOUTHEASTERLY LINE OF SAID LOT 5, BLOCK 4, 89.99 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKYLARK DRIVE; THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SKYLARK DRIVE ON A 204.20 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 169.62 FEET (LONG CHORD BEARS S68°33'33"E, 164.79 FEET); THENCE N87°26'41"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SKYLARK DRIVE, 405.00 FEET TO A POINT INTERSECTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SKYLARK DRIVE AND SAID WEST RIGHT-OF-WAY LINE OF 120TH STREET; THENCE S02°21'52"E ON SAID WEST RIGHT-OF-WAY LINE, 633.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 743,823.26 SQ. FT. OR 17.077 ACRES MORE OR LESS.



CURVE TABLE				
CURVE ID	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	316.52	126.26	N06°11'24"E	125.43
C2	542.70	125.18	N09°22'17"W	124.91
C3	535.36	104.85	N10°14'19"W	104.68
C4	470.56	70.94	S17°54'03"E	70.87
C5	398.54	76.35	S08°14'19"E	76.23
C6	204.20	169.62	S68°33'33"E	164.79
C7	348.54	15.00	N13°14'55"W	15.00
C8	608.08	22.76	S07°41'09"E	22.76
C9	25.00	32.95	S36°03'41"W	30.62
C10	50.00	237.08	S62°00'54"E	69.67
C11	25.00	15.85	N00°18'55"E	15.59
C12	125.00	15.60	N14°54'29"E	15.59

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY TO BE VACATED

RIGHT-OF-WAY VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT. THIS VACATION IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF OMAHA TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS PINEWOOD SOUTH, (LOTS NUMBERED AS SHOWN), A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

NEBRASKA REGISTERED LS-607 LAND SURVEYOR TERRY L. ROTHANZL

TERRY L. ROTHANZL 8-23-2016
NEBRASKA L.S. 607 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOUGLAS COUNTY SCH DIST 0001 AND THOMAS L HALLSTROM, OWNER'S OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PINEWOOD SOUTH (LOTS NUMBERED AS SHOWN); AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO PERPETUALLY 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. 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 HEREOF, WE DO SET OUR HANDS.

DOUGLAS COUNTY SCH DIST 0001

OMAHA PUBLIC SCHOOLS BOARD OF EDUCATION, PRESIDENT

OMAHA PUBLIC SCHOOLS BOARD OF EDUCATION, SECRETARY

State of Nebraska - General Notary LINDA F SCHAFER My Commission Expires January 24, 2019

THOMAS L HALLSTROM

THOMAS L HALLSTROM, AN INDIVIDUAL

Dorothy A. Hallstrom by Linda Schaefer, Attorney in fact

DOROTHY A. HALLSTROM, AN INDIVIDUAL

ACKNOWLEDGEMENT OF NOTARIES

STATE OF Nebraska } SS
COUNTY OF Douglas }

ON THIS 16 DAY OF September 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Lori Ann Gooding WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Donna R. Scott
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska DONNA R. SCOTT My Comm. Exp. March 5, 2019

ACKNOWLEDGEMENT OF NOTARIES

STATE OF Nebraska } SS
COUNTY OF Douglas }

ON THIS 16 DAY OF September 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MAH KHU WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Donna R. Scott
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska DONNA R. SCOTT My Comm. Exp. March 5, 2019

ACKNOWLEDGEMENT OF NOTARIES

STATE OF Nebraska } SS
COUNTY OF Douglas }

ON THIS 16 DAY OF September 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS L HALLSTROM, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Donna R. Scott
NOTARY PUBLIC

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PINEWOOD SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

Jean Stothert 4-27-17
MAYOR DATE

ATTESTED: CITY CLERK

PRESIDENT OF CITY COUNCIL

COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Susan Bergsten 8-8-17
COUNTY TREASURER DATE

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF PINEWOOD SOUTH (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF PINEWOOD SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

9-7-16
CHAIRMAN OF PLANNING BOARD DATE

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PINEWOOD SOUTH (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

9/21/16
CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

11/2/17
CITY ENGINEER DATE

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

REVISIONS

REV NO	DATE	REVISIONS DESCRIPTION

FINAL PLAT
PINEWOOD SOUTH
OMAHA, NE
2016

drawn by: BTB/DSH
checked by: TLR
approved by: TLR
QA/QC by: TLR/DJC
project no.: 015-2869
drawing no.:
date: 08.22.16

SHEET 1 of 1

DWG: F:\Projects\015-2869\40-Design\AutoCAD\Final Plat\C_FPT_52869.dwg
DATE: Aug 23, 2016 - 8:12am
XREFS: TERRY_ROTHANZL_LS.xrc
USER: bschuele