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By

RICHARD W TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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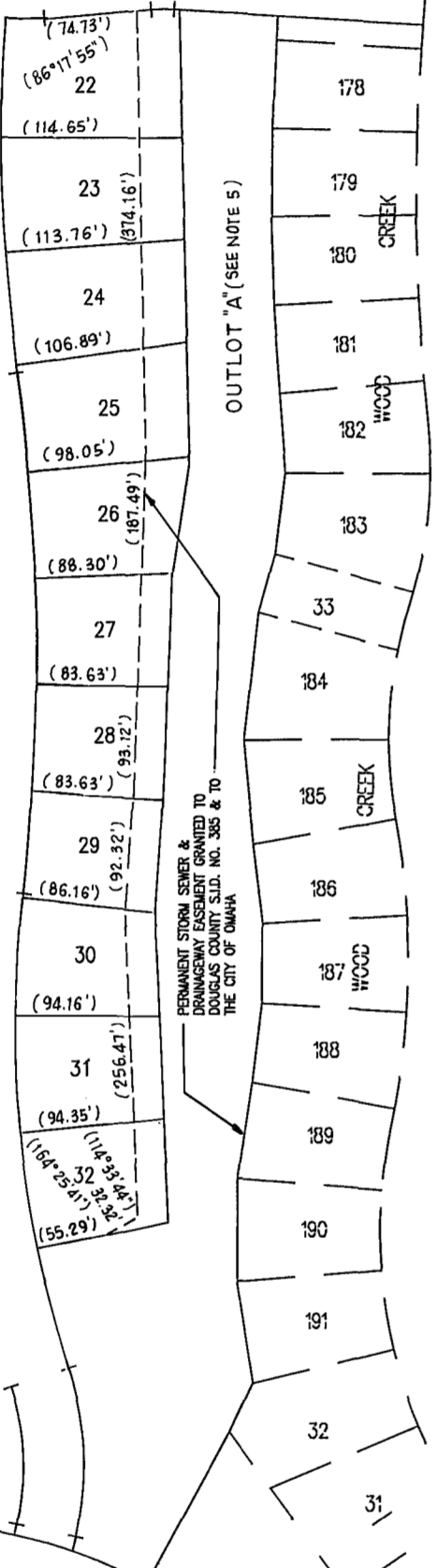
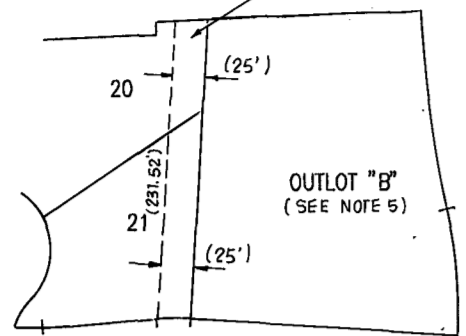
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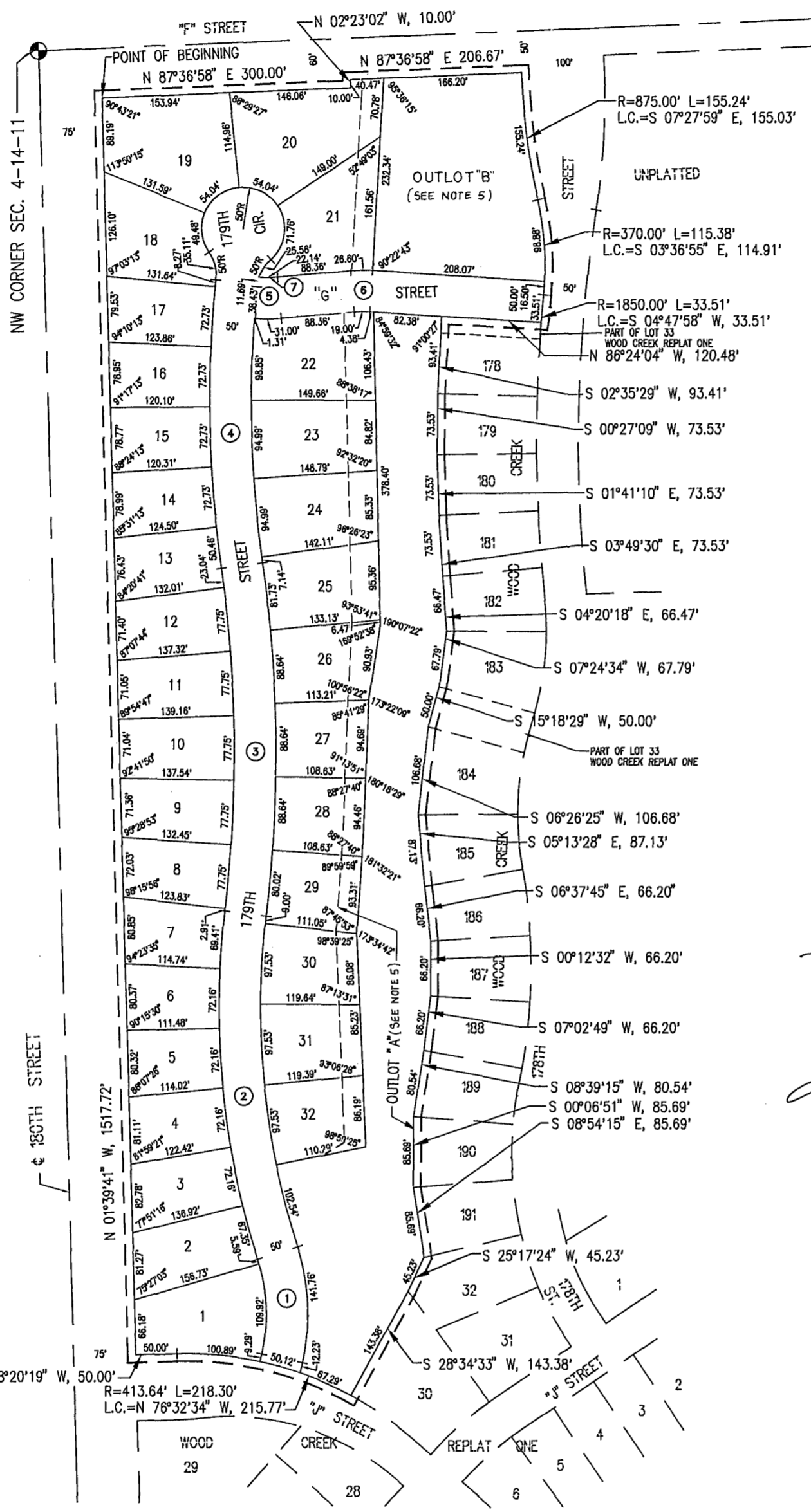
New # M1-44625  
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PERMANENT STORM SEWER & DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY S.D. NO. 385 & TO THE CITY OF OMAHA.



**DETAIL**  
EXISTING PERMANENT STORM SEWER & DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY S.D. NO. 385 AND TO THE CITY OF OMAHA.  
FENCES, WALLS, OR FILLING OF ANY KIND ARE NOT ALLOWED IN EASEMENT AREA.

**COUNTY TREASURER'S CERTIFICATE**  
This is to certify that I find no unpaid taxes or delinquent against the property described in the Surveyor's Certificate and embraced therein by the records of this office.  
*[Signature]*  
COUNTY TREASURER  
FEB 22 1999  
DOUGLAS COUNTY, NEBRASKA



- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 180TH STREET OR TO "F" STREET FROM ANY LOTS ABUTTING SAID STREETS.
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - A PERMANENT STORM SEWER & DRAINAGE EASEMENT IS GRANTED TO DOUGLAS COUNTY S.D. NO. 385 & TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" & "B".

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	245.00'	226.63'	66.24'	30°04'57"
2	975.00'	414.78'	210.57'	29°22'27"
3	1625.00'	423.18'	211.78'	14°51'01"
4	1420.15'	388.72'	195.59'	15°40'59"
5	150.00'	26.57'	13.32'	10°08'59"
6	150.00'	22.80'	11.42'	08°42'34"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	125.00'	22.14'	11.10'	10°08'59"

**APPROVAL OF CITY ENGINEER OF OMAHA**  
I hereby approve this plat of WOOD CREEK REPLAT TWO (lots numbered as shown) as to the Design Standards this 11 day of March, 1999.  
*[Signature]*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*[Signature]* July 15, 1999  
CITY ENGINEER

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
This plat of WOOD CREEK REPLAT TWO (lots numbered as shown) was approved by the City Planning Board on this 31 day of March, 1999.  
*[Signature]*  
CHAIR OF CITY PLANNING BOARD

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
This plat of the WOOD CREEK REPLAT TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 31 day of March, 1999.  
*[Signature]*  
DOUGLAS COUNTY ENGINEER

**OMAHA CITY COUNCIL ACCEPTANCE**  
This plat of WOOD CREEK REPLAT TWO (lots numbered as shown) was approved by the City Council of Omaha on this 22 day of March, 1999.  
*[Signature]*  
MAYOR  
*[Signature]*  
ATTORNEY AT LAW  
*[Signature]*  
CITY CLERK  
*[Signature]*  
PRESIDENT OF COUNCIL

# WOOD CREEK REPLAT TWO

LOTS 1 THRU 32 INCLUSIVE AND OUTLOTS "A" & "B"

BEING A REPLAT OF PART OF LOT 33, WOOD CREEK REPLAT ONE, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of the lots, streets, angle points and ends of all curves in WOOD CREEK REPLAT TWO (lots numbered as shown) being a replat of part of Lot 33, Wood Creek Replat One, a subdivision located in the NW 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 33, Wood Creek Replat One, said point also being the point of intersection of the South right-of-way line of "F" Street and the East right-of-way line of 180th Street; thence along said South right-of-way line of "F" Street, said line also being the North line of said Lot 33, Wood Creek Replat One, on the following described courses; thence N87°36'58" E, (assumed bearing), a distance of 300.00 feet; thence N02°23'02" W, a distance of 10.00 feet; thence N87°36'58" E, a distance of 206.67 feet to the Northeast corner of said Lot 33, Wood Creek Replat One, said point also being the point of intersection of said South right-of-way line of "F" Street and the Westery right-of-way line of 178th Street; thence S00°27'09" W, a distance of 93.41 feet; thence S02°35'29" W, 93.41 feet; thence S00°27'09" W, 73.53 feet; thence S01°41'10" E, 73.53 feet; thence S03°49'30" E, 73.53 feet; thence S04°20'18" E, 66.47 feet; thence S07°24'34" W, 67.79 feet; thence S5°18'29" W, 50.00 feet; thence S06°26'25" W, 106.68 feet; thence S05°13'28" E, 87.13 feet; thence S06°37'45" E, 66.20 feet; thence S00°12'32" W, 66.20 feet; thence S07°02'49" W, 66.20 feet; thence S08°39'15" W, 80.54 feet; thence S00°06'51" W, 85.69 feet; thence S08°54'15" E, 85.69 feet; thence S25°17'24" W, 45.23 feet; thence S28°34'33" W, 143.38 feet; thence S88°20'19" W, 50.00 feet; thence S88°20'19" W, a distance of 50.00 feet to the Southwest corner of said Lot 33, Wood Creek Replat One, said point also being the point of intersection of said North right-of-way line of "F" Street and said East right-of-way line of 180th Street; thence S08°20'19" W, a distance of 50.00 feet to the West line of said Lot 33, Wood Creek Replat One, said line also being said East right-of-way line of 180th Street, a distance of 50.00 feet to the point of beginning.

Said tract of land contains an area of 14,009 acres, more or less.

*[Signature]* 2-17-99  
Date  
Robert Clark, LS-419

**PETITION TO VACATE A PART OF WOOD CREEK REPLAT ONE**, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as WOOD CREEK REPLAT TWO (lots numbered as shown). The undersigned petition that the portion of said Wood Creek Replat One being herein replatted, the plat thereto, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tracts as WOOD CREEK REPLAT TWO (lots numbered as shown) and in connection therewith made the following dedication:  
**DEDICATION:**

Know all men by these presents that we, Celebrity Homes, Inc., Owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WOOD CREEK REPLAT TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of the property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat; we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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, 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 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 whereof, I do set my hand this 19th day of FEB., 1999.

**CELEBRITY HOMES, INC.**  
*[Signature]*  
Gale L. Larsen, President

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 19th day of FEB., 1999, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Celebrity Homes, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as officer of said corporation.  
WITNESS my hand and Notarial Seal the day and year last above written.

*[Signature]*  
Notary Public

**GENERAL NOTARY - State of Nebraska**  
KATHERINE R. HUNT  
Notary Public  
My Comm. Exp. April 30, 1999



**E&A CONSULTING GROUP**  
12001 "C" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

**WOOD CREEK REPLAT TWO**

**FINAL PLAT**

PROJECT NO. 92053.5  
SCALE 1"=100'  
SHEET 1 of 1  
DATE 1-26-99  
DESIGNED BY RLS  
DRAWN BY LLD  
CHECKED BY JH