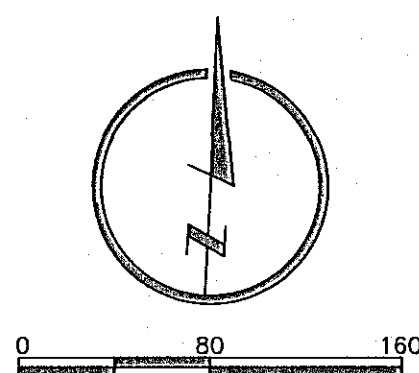


# WOOD VALLEY WEST 2

LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE, BEING A  
PLATTING OF PART OF THE SOUTH 40 ACRES OF THE WEST HALF OF THE  
NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF  
THE 6TH P.M. LYING NORTH OF MILITARY ROAD, DOUGLAS COUNTY, NEBRASKA



## LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING DRAINAGEWAY EASEMENT  
PER DEED 2006013331

LOCATED IN:  
SW 1/4 NE 1/4 SEC. 26-16-11

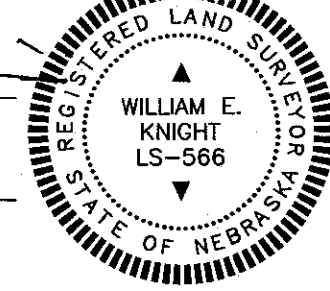
## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE, BEING A REPLATTING OF THAT PART OF THE SOUTH 40 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING NORTH OF MILITARY ROAD DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26;  
THENCE SOUTH 87°05'49" WEST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 105.23 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26 TO THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD;  
THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING 4 COURSES;  
THENCE NORTH 45°35'16" WEST FOR 769.84 FEET;  
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 3852.80 FEET AND A LONG CHORD BEARING NORTH 48°13'23" WEST FOR 352.91 FEET) FOR AN ARC LENGTH OF 353.03 FEET;  
THENCE NORTH 50°50'53" WEST FOR 92.26 FEET;  
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 3852.80 FEET AND A LONG CHORD BEARING NORTH 46°41'43" WEST FOR 562.79 FEET) FOR AN ARC LENGTH OF 563.28 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;  
THENCE NORTH 03°03'37" WEST FOR 43.40 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;  
THENCE NORTH 87°13'07" EAST FOR 1332.88 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;  
THENCE SOUTH 03°02'30" EAST FOR 1322.68 FEET TO THE POINT OF BEGINNING.  
CONTAINS 22.288 ACRES.

WILLIAM E. KNIGHT, L.S. 566

DATE

10-10-2018



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE, DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA, THIS GRANT OF ANY EASEMENT HEREIN SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

## GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS  
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 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN 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 EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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.

## FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED 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 FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTS OF ALL CORNER LOTS. 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.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER

CHAD LARSEN  
VICE PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
SS

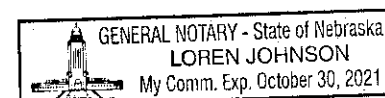
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

12 DAY OF OCTOBER, 2018

BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A  
NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC



## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE AS TO THE DESIGN STANDARDS.

Jeff Rasmussen 10/17/18  
FOR CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

Moda Ayer 8/6/19  
CITY ENGINEER DATE

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

5th DAY OF September, 2018.

William A. Kams  
CHAIRMAN, OMAHA CITY PLANNING BOARD

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

15th DAY OF February, 2019.

Jim Steith  
MAYOR  
ATTEST:

Ben Gray  
CITY CLERK

Ben Gray  
PRESIDENT

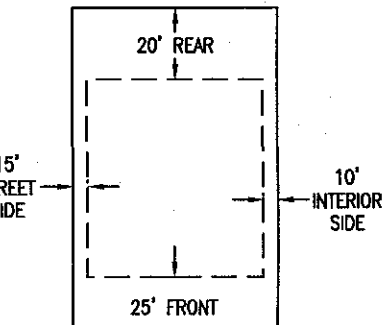


## PARCEL AREA TABLE

| PARCEL # | AREA (SF) | PARCEL # | AREA (SF) |
|----------|-----------|----------|-----------|
| 1        | 6908      | 51       | 7704      |
| 2        | 5824      | 52       | 6468      |
| 3        | 5824      | 53       | 6048      |
| 4        | 5824      | 54       | 5600      |
| 5        | 5824      | 55       | 6048      |
| 6        | 5824      | 56       | 5600      |
| 7        | 5824      | 57       | 6048      |
| 8        | 10116     | 58       | 6684      |
| 9        | 11706     | 59       | 13541     |
| 10       | 8481      | 60       | 8807      |
| 11       | 8481      | 61       | 9700      |
| 12       | 8313      | 62       | 8022      |
| 13       | 6986      | 63       | 5600      |
| 14       | 9163      | 64       | 6048      |
| 15       | 12408     | 65       | 5600      |
| 16       | 10456     | 66       | 6048      |
| 17       | 8345      | 67       | 5600      |
| 18       | 8069      | 68       | 6048      |
| 19       | 7842      | 69       | 7739      |
| 20       | 7854      | 70       | 10889     |
| 21       | 7505      | 71       | 7056      |
| 22       | 7394      | 72       | 7056      |
| 23       | 7322      | 73       | 8231      |
| 24       | 7289      | 74       | 7468      |
| 25       | 7286      | 75       | 6496      |
| 26       | 7286      | 76       | 6496      |
| 27       | 7287      | 77       | 6496      |
| 28       | 7288      | 78       | 6496      |
| 29       | 7288      | 79       | 7181      |
| 30       | 7289      | 80       | 12774     |
| 31       | 10025     | 81       | 7833      |
| 32       | 10329     | 82       | 5600      |
| 33       | 8384      | 83       | 6048      |
| 34       | 10139     | 84       | 5600      |
| 35       | 13766     | 85       | 6048      |
| 36       | 10739     | 86       | 8595      |
| 37       | 6318      | 87       | 8751      |
| 38       | 5977      | 88       | 5824      |
| 39       | 5965      | 89       | 5824      |
| 40       | 5953      | 90       | 5824      |
| 41       | 5941      | 91       | 5824      |
| 42       | 5928      | 92       | 5824      |
| 43       | 5916      | 93       | 5824      |
| 44       | 5904      | 94       | 5824      |
| 45       | 5891      | 95       | 5824      |
| 46       | 5879      | 96       | 9081      |
| 47       | 5867      |          |           |
| 48       | 5855      |          |           |
| 49       | 6928      |          |           |
| 50       | 7141      |          |           |

## TYPICAL CORNER LOT CHAMFER DETAIL

NO SCALE



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

## R-4 ZONING SETBACK REQUIREMENTS

NO SCALE

## R-4 ZONING SETBACK REQUIREMENTS DOUBLE FRONTAGE LOTS

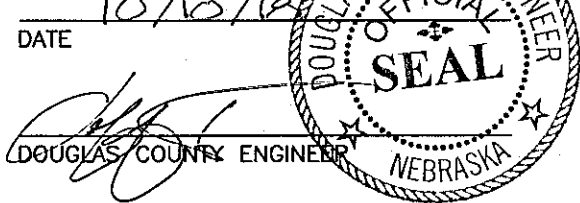
NO SCALE

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
- ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO MILITARY ROAD.
- OUTLOTS A AND C ARE FOR TREE MITIGATION.
- OUTLOT B IS FOR TRAIL.
- OUTLOT D IS STORMWATER MANAGEMENT.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- PROPOSED STORM SEWER, DRAINAGE AND SANITARY SEWER EASEMENTS ARE TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT.

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.



## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

7 DAY OF February, 2019.  
Susan Beresheim  
DOUGLAS COUNTY TREASURER



## CENTERLINE CURVE TABLE

| CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | DELTA ANGLE |
|---------|--------|------------|--------------|-------------|
| C1      | 100.00 | 157.08     | 141.42       | 090°00'00"  |
| C2      | 250.00 | 186.84     | 182.52       | 042°49'14"  |
| C3      | 100.00 | 82.34      | 80.04        | 047°10'46"  |
| C4      | 200.00 | 164.69     | 160.07       | 047°10'46"  |