

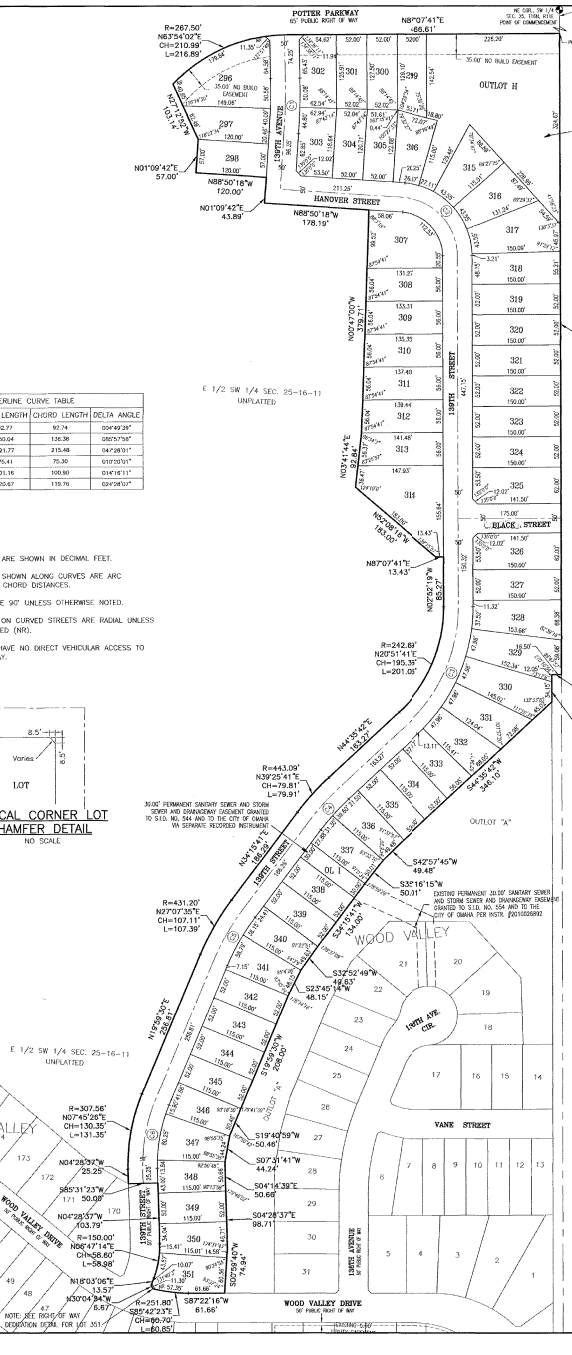
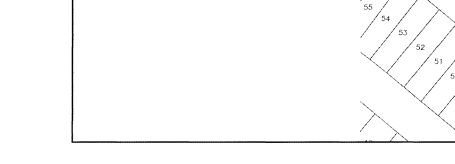
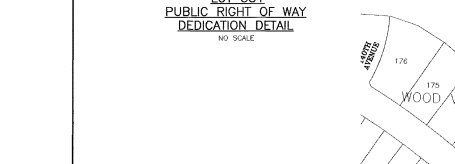
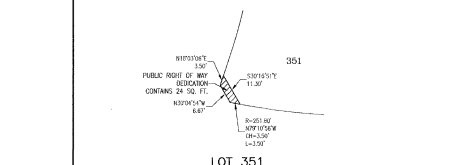
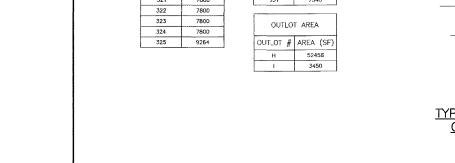
DEED 2014063-08
 14.5.15 2014 13:59 P 8
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 14.5.15 2014 13:59 P 8

Recorded - DAIRIE L. BATTARD
 2014063-08
 2014063-08



PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
297	7823	297	7823
298	7823	298	7823
299	7823	299	7823
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301	7823	301	7823
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322	7823	322	7823
323	7823	323	7823
324	7823	324	7823
325	7823	325	7823

- 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 (NDR).
 - LOT 296 WILL HAVE NO DIRECT VEHICULAR ACCESS TO POTTER PARKWAY.



WOOD VALLEY

LOTS 296 THROUGH 351, INCLUSIVE AND OUTLOTS H AND I, WOOD VALLEY, BEING A PLATTING OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

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, LOTS 296 THROUGH 351, AND OUTLOTS H AND I, BEING A PLATTING OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TO THE SOUTHWEST QUARTER OF SAID SECTION 25, TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 82°52'19"E EAST FOR 1093.31 FEET ALONG SAID EAST LINE;

THENCE SOUTH 87°19'44" WEST FOR 16.50 FEET;

THENCE SOUTH 44°54'45" WEST FOR 46.61 FEET TO THE NORTHEAST CORNER OF OUTLOT A, WOOD VALLEY, A SUBDIVISION AS SURVEYED AND RECORDED IN DOUGLAS COUNTY NEBRASKA;

THENCE SOUTH 42°57'45" WEST FOR 49.48 FEET;

THENCE SOUTH 34°15'41" WEST FOR 134.00 FEET;

THENCE SOUTH 25°45'14" WEST FOR 48.15 FEET;

THENCE SOUTH 19°29'30" WEST FOR 208.00 FEET;

THENCE SOUTH 18°29'52" WEST FOR 50.46 FEET;

THENCE SOUTH 04°28'37" WEST FOR 163.29 FEET;

THENCE SOUTH 68°14'30" EAST FOR 26.66 FEET;

THENCE SOUTH 04°28'37" EAST FOR 44.24 FEET;

THENCE SOUTH 04°28'37" EAST FOR 26.66 FEET;

THENCE SOUTH 04°28'37" EAST FOR 96.71 FEET;

THENCE SOUTH 87°22'16" WEST FOR 61.66 FEET TO THE NORTH RIGHT OF WAY LINE OF WOOD VALLEY DRIVE;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 251.80 FEET AND A LONG CHORD BEARING NORTH 87°42'23" WEST FOR 60.70 FEET) FOR AN ARC LENGTH OF 60.85 FEET;

THENCE NORTH 30°54'41" WEST FOR 48.57 FEET;

THENCE NORTH 19°02'06" EAST FOR 135.77 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 150.00 FEET AND A LONG CHORD BEARING NORTH 07°14'41" EAST FOR 30.00 FEET) FOR AN ARC LENGTH OF 30.00 FEET;

THENCE NORTH 02°51'37" EAST FOR 100.00 FEET;

THENCE NORTH 02°51'37" EAST FOR 100.00 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 207.56 FEET AND A LONG CHORD BEARING NORTH 07°45'29" EAST FOR 130.35 FEET) FOR AN ARC LENGTH OF 131.35 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 431.20 FEET AND A LONG CHORD BEARING NORTH 27°07'57" EAST FOR 153.11 FEET) FOR AN ARC LENGTH OF 107.39 FEET;

THENCE NORTH 34°15'41" EAST FOR 186.29 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 443.09 FEET AND A LONG CHORD BEARING NORTH 32°25'41" WEST FOR 78.81 FEET) FOR AN ARC LENGTH OF 79.91 FEET;

THENCE NORTH 44°32'42" EAST FOR 163.27 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 242.69 FEET AND A LONG CHORD BEARING NORTH 20°51'41" EAST FOR 105.36 FEET) FOR AN ARC LENGTH OF 201.06 FEET;

THENCE NORTH 02°51'37" WEST FOR 100.00 FEET;

THENCE NORTH 87°07'41" EAST FOR 114.31 FEET;

THENCE NORTH 62°57'45" WEST FOR 50.46 FEET;

THENCE NORTH 04°14'41" EAST FOR 92.84 FEET;

THENCE NORTH 04°14'41" WEST FOR 178.19 FEET;

THENCE NORTH 02°09'42" EAST FOR 43.89 FEET;

THENCE NORTH 06°57'18" WEST FOR 100.00 FEET;

THENCE NORTH 04°09'42" EAST FOR 57.00 FEET;

THENCE NORTH 27°12'52" WEST FOR 103.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF POTTER PARKWAY;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 287.50 FEET AND A LONG CHORD BEARING NORTH 63°54'20" EAST FOR 210.99 FEET) FOR AN ARC LENGTH OF 218.89 FEET;

THENCE NORTH 87°07'41" EAST FOR 46.61 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING SQUARE FEET—OR 13.900 ACRES.

WILLIAM E. KNIGHT, LS-566
 12-2-2013
 DATE

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

1 DAY OF August 2014

Jessica Belschick
 DOUGLAS COUNTY TREASURER

APPROVAL OF OMAHA CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WOOD VALLEY (LOTS 296 THROUGH 351, INCLUSIVE AND OUTLOTS H AND I) AS TO THE DESIGN STANDARDS.

David P. Ryan
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 63-3 OF THE OMAHA MUNICIPAL CODE.

David P. Ryan
 CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WOOD VALLEY (LOTS 296 THROUGH 301, INCLUSIVE AND OUTLOTS H AND I) WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

8th DAY OF January 2014

Robert J. Neenan
 CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WOOD VALLEY (LOTS 296 THROUGH 351, INCLUSIVE AND OUTLOTS H AND I) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA THIS

3rd DAY OF June 2014

Sam Smith
 MAYOR

Robert J. Neenan
 PRESIDENT

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WOOD VALLEY (LOTS 296 THROUGH 351, INCLUSIVE AND OUTLOTS H AND I) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

12/2/13

DOUGLAS COUNTY ENGINEER

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, THE OWNERS AND OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS AND STREETS TO BE KNOWN AS WOOD VALLEY, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WOOD VALLEY (LOTS 296 THROUGH 351, INCLUSIVE AND OUTLOTS H AND I) DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY DEDICATE TO THE GRANTEE, THEIR SUCCESSORS AND HEIRS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWING HEREON FOR THE STATED PURPOSE, FOR ACCESS AND EXPRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES, PROVIDED HOWEVER, THERE IS NO INFRINGEMENT TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA, THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSIDERED TO PASS, TO THE GRANTEE IN THE SMALLEST 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:
 WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF OMAHA, NEBRASKA TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSINGS, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPTION THEREOF, INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS; AND THE RECEIPTION THEREOF, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ADJACENT TO THE FRONT AND REAR LINES OF EACH LOT (4') WIDE STRIP OF LAND IN EACH LOT ADJACENT TO THE REAR LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ADJACENT TO THE REAR LINES OF ALL EXTERIOR LOTS; AND ALL EXTENSION LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE HEREIN REFERRED TO IS HEREBY GRANTED AS THESE LOTS ADJOINING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHERE THE HEREIN REFERRED TO IS HEREBY GRANTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LARGE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR FENCES, GARDENS, DRIVEWAYS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AGREED-UPOON USE OR RIGHTS HEREIN GRANTED.

GRANTS OF EASEMENTS

OR INVESTMENTS NOT OWNED
 Ryan Larson
 Vice President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska 35
 County of Douglas 35

The foregoing instrument was acknowledged before me this

20 day of December 2013

by Ryan Larson, Vice President of CER Investments, Inc., a Nebraska corporation, on behalf of the corporation.

Witness my hand and seal the date aforesaid.

Notary Public
 State of Nebraska
 My Comm. Exp. 06/30/15

LOCATED IN:
 NE 1/4, SW 1/4 SECTION 25, T16N, R11E
 DE 1/4, SW 1/4 SECTION 25, T16N, R11E

Drawn by: EAM
 Redlined by: WSK
 Printed by: WSK
 Date: 11/20/13

14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 www.LRA-Inc.com

LAMP RYNEARSON & ASSOCIATES
 WOOD VALLEY (LOTS 296 THROUGH 351, INCLUSIVE AND OUTLOTS H AND I)
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-lease
 01100101-0-007
 book page
 date
 11-20-2013
 sheet
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