DEED 2015089161

OCT 21 2015 11:42 P 10

FEE 104.00 FB 01-60000-010 - New
BKP 25-16-11WD COMP
DEL SCAN FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County NE
10/21/2015 11:42:30.98

2015089161

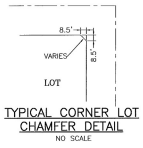
LOCATED IN:
SE 1/4 SW 1/4 SEC. 25–16–11
NE 1/4 SW 1/4 SEC. 25–16–11

WOOD VALLEY

LOTS 352 THROUGH 473, WOOD VALLEY, BEING A PLATTING OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, T16N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. LOTS 446 AND 447 WILL HAVE NO DIRECT VEHICULAR ACCESS TO POTTER PARKWAY.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE FOR REFERENCE ONLY.



TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

OUTLOT C, WOOD VALLEY EXISTING EASEMENT AND OWNERSHIP NOTES PER INSTR. #2010094713

1. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 554 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS "C".
2. OUTLOTS "C" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINEANED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAINTAINING ANY MANDATED LOW IMPACT DEVELOPMENT WATER QUALITY BEST MANAGEMENT PRACTICES SUCH AS DETENTION BASINS, BIO–SWALES, AND RAIN GARDENS WHICH MAY BE PAID FOR BY THE DISTRICT FROM IT'S OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
3. A PERMANENT TREE MITIGATION ACCESS EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "C".

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	234.22	10.66	10.66	002°36'29"
C2	223.06	129.99	128.16	033°23'29"
C3	258.47	138.86	137.19	030°46'51"
C4	120.00	60.41	59.77	028°50'35"
C5	106.70	49.98	49.54	026°20'37"
C6	447.30	101.24	101.02	012°58'03"
C7	227.44	70.94	70.65	017°52'14"
C8	110.60	50.85	50.41	026°20'37"
C9	738.30	167.10	166.74	012°58'03"
C10	100.00	18.37	18.34	010°31'25"
C11	200.00	47.41	47.30	013°34'57"
C12	392.00	44.71	44.68	006°33'05"
C13	1030.30	233.18	232.69	012°58'03"
C14	1998.64	81.05	81.05	002°19'25"
C15	125.00	15.38	15.37	007°02'52"
C16	1302.30	299.27	298.63	012°58'03"
C17	100.00	35.51	35.32	020°20'36"
C18	200.00	82.84	82.25	023°43'59"

PARCEL AREA TABLE

PARCEL #	AREA (SF)
352	11536
353	7598
354	7139
355	7212
356	7981
357	10661
358	11239
359	7113
360	7523
361	7609
362	7146
363	7127
364	10027
365	9758
366	7032
367	7330
368	7458
369	7357
370	7091
371	7091
372	10505
373	10497
374	6936
375	6788
376	6788
377	6837
378	7079
379	7079
380	7079
381	6786
382	8149
383	8391
384	6870
385	7074
386	7074
387	7074
388	6943
389	6800
390	6800
391	6800
392	7225
393	9081
394	9008
395	7187
396	7103

PARCEL AREA TABLE

PARCEL #	AREA (SF)
397	7103
398	7105
399	7325
400	7324
401	7322
402	7323
403	7170
404	8898
405	8882
406	6749
407	6958
408	6995
409	7008
410	6983
411	6995
412	6795
413	6788
414	6788
415	6788
416	8533
417	8099
418	6864
419	7048
420	7317
421	9610
422	9777
423	8896
424	8107
425	7992
426	7877
427	7762
428	7648
429	8828
430	6840
431	6840
432	6844
433	6720
434	6720
435	6720
436	6720
437	7892
438	9298
439	10159
440	8610
441	7548

PARCEL AREA TABLE

PARCEL #	AREA (SF)
442	7500
443	7500
444	7500
445	7479
446	15084
447	12133
448	6982
449	6982
450	7260
451	7261
452	8580
453	7751
454	6897
455	6897
456	6897
457	6897
458	6897
459	6897
460	7973
461	7958
462	7782
463	6982
464	6982
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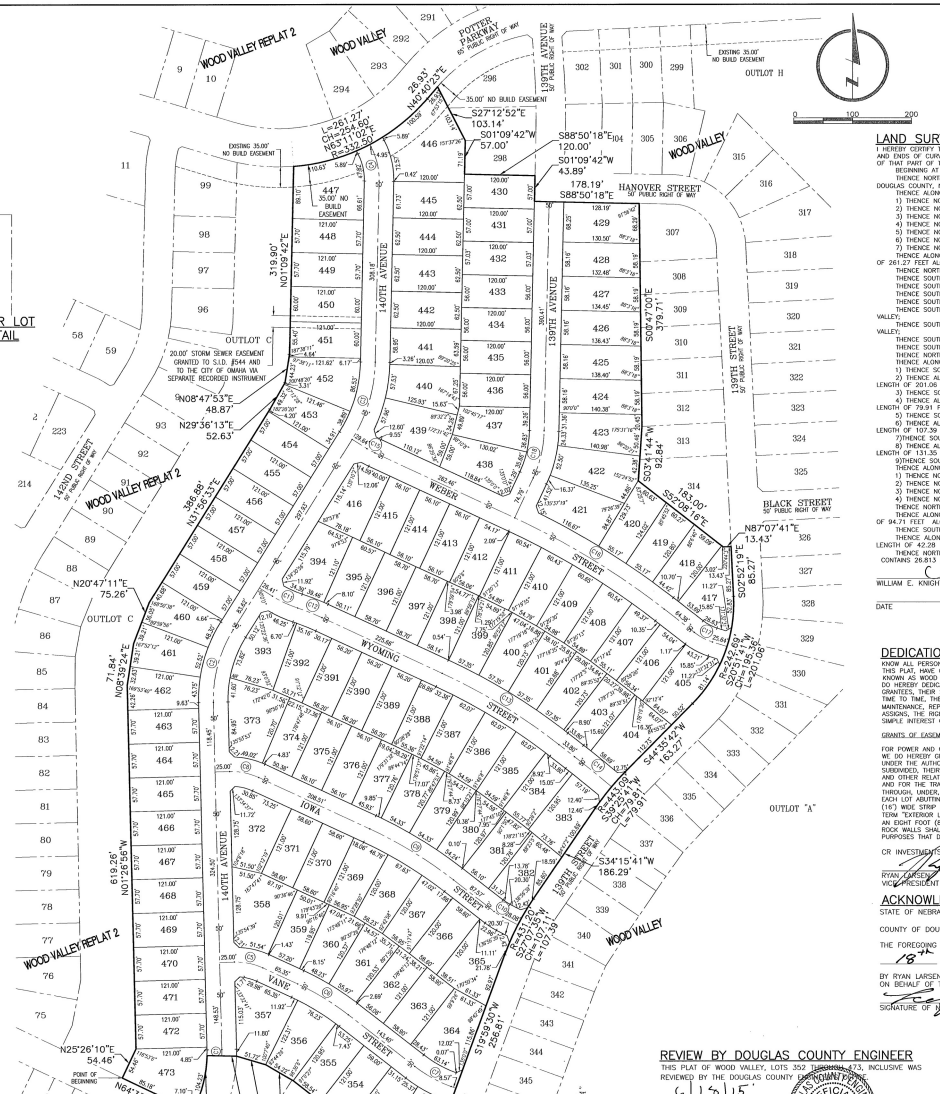
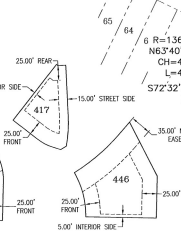
471	6982
472	6982
473	10739





LOT SETBACK DETAILS
NO SCALE

LEGEND
BOUNDARY LINE
LOT LINE
EXISTING LOT LINE
EASEMENT LINE

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 352 THROUGH 473, BEING A PLATTING OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT C, WOOD VALLEY REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;
THENCE NORTH 25°26'10" EAST FOR 54.46 FEET (BEARINGS REFERENCED TO THE FINAL PLAT OF WOOD VALLEY A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA) ALONG THE EAST LINE OF SAID OUTLOT C;
THENCE ALONG THE EAST LINE OF SAID OUTLOT C FOR THE FOLLOWING 7 COURSE;
1) THENCE NORTH 01°26'56" WEST FOR 619.26 FEET;
2) THENCE NORTH 08°39'24" EAST FOR 71.84 FEET;
3) THENCE NORTH 20°47'11" EAST FOR 75.26 FEET;
4) THENCE NORTH 31°56'33" EAST FOR 386.88 FEET;
5) THENCE NORTH 29°36'13" EAST FOR 52.63 FEET;
6) THENCE NORTH 08°47'53" EAST FOR 48.87 FEET;
7) THENCE NORTH 01°09'42" EAST FOR 319.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF POTTER PARKWAY;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 332.50 FEET AND A LONG CHORD BEARING NORTH 63°11'02" EAST FOR 254.60 FEET) FOR AN ARC LENGTH OF 261.27 FEET ALONG SAID SOUTH LINE;
THENCE NORTH 40°40'23" EAST FOR 26.93 FEET CONTINUING ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 296 WOOD VALLEY;
THENCE SOUTH 27°12'52" EAST FOR 103.14 FEET ALONG THE WEST LINE OF LOT 296 AND 297;
THENCE SOUTH 01°09'42" WEST FOR 57.00 FEET ALONG WEST LINE OF LOT 298 WOOD VALLEY TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 88°50'18" EAST FOR 120.00 FEET ALONG THE SOUTH LINE OF SAID LOT 298 TO THE WEST RIGHT OF WAY LINE OF 139TH AVENUE;
THENCE SOUTH 01°09'42" WEST FOR 43.89 FEET ALONG SAID WEST LINE TO THE EXTENDED SOUTH RIGHT OF WAY LINE OF HANOVER STREET;
THENCE SOUTH 88°50'18" EAST FOR 178.19 FEET ALONG THE EXTENDED SOUTH RIGHT OF WAY LINE OF HANOVER STREET TO THE NORTHWEST CORNER OF LOT 307 WOOD VALLEY;
THENCE SOUTH 00°47'00" EAST FOR 379.71 FEET ALONG THE WEST LINE OF LOTS 307 THROUGH 312 WOOD VALLEY TO THE SOUTHWEST CORNER OF SAID LOT 312 WOOD VALLEY;
THENCE SOUTH 03°41'44" WEST FOR 92.84 FEET ALONG THE WEST LINE OF LOTS 313 THROUGH 314 WOOD VALLEY;
THENCE SOUTH 52°08'16" EAST FOR 183.00 FEET CONTINUING ALONG LOT 314;
THENCE NORTH 87°07'41" EAST FOR 13.43 FEET TO THE WEST RIGHT OF WAY LINE OF 139TH STREET;
THENCE ALONG THE WEST RIGHT OF WAY LINE OF 139TH STREET FOR THE FOLLOWING 9 COURSES;
1) THENCE SOUTH 02°52'19" EAST FOR 85.27 FEET;
2) THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 242.69 FEET AND A LONG CHORD BEARING SOUTH 20°51'41" WEST FOR 195.36 FEET) FOR AN ARC LENGTH OF 201.06 FEET;
3) THENCE SOUTH 44°35'42" WEST FOR 163.27 FEET;
4) THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 443.09 FEET AND A LONG CHORD BEARING SOUTH 39°25'41" WEST FOR 79.81 FEET) FOR AN ARC LENGTH OF 79.91 FEET;
5) THENCE SOUTH 34°15'41" WEST FOR 186.29 FEET;
6) THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 431.20 FEET AND A LONG CHORD BEARING SOUTH 27°07'35" WEST FOR 107.11 FEET) FOR AN ARC LENGTH OF 107.39 FEET;
7)THENCE SOUTH 19°59'30" WEST FOR 256.81 FEET;
8) THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 307.56 FEET AND A LONG CHORD BEARING SOUTH 07°45'26" WEST FOR 130.35 FEET) FOR AN ARC LENGTH OF 131.35 FEET;
9)THENCE SOUTH 04°28'37" EAST FOR 25.25 FEET TO THE NORTHEAST CORNER OF LOT 170 WOOD VALLEY;
THENCE ALONG THE REAR LINE OF LOTS 352 THROUGH 357 FOR THE FOLLOWING 4 COURSES;
1) THENCE NORTH 62°26'47" WEST FOR 80.38 FEET;
2) THENCE NORTH 52°08'16" WEST FOR 234.40 FEET;
3) THENCE NORTH 59°44'49" WEST FOR 54.22 FEET;
4) THENCE NORTH 73°36'55" WEST FOR 51.72 FEET TO THE EAST RIGHT OF WAY LINE OF 140TH STREET;
THENCE NORTH 88°50'42" WEST FOR 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF 140TH STREET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 209.22 FEET AND A LONG CHORD BEARING SOUTH 14°07'23" WEST FOR 93.90 FEET) FOR AN ARC LENGTH OF 94.71 FEET ALONG SAID WEST RIGHT OF WAY LINE;
THENCE SOUTH 72°32'34" WEST FOR 7.10 FEET TO THE NORTH RIGHT OF WAY LINE OF WOOD VALLEY DRIVE;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1369.30 FEET AND A LONG CHORD BEARING NORTH 63°40'46" WEST FOR 42.27 FEET) FOR AN ARC LENGTH OF 42.28 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE NORTH 64°33'50" WEST FOR 85.18 FEET CONTINUING ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 28.613 ACRES.

WILLIAM E. KNIGHT, LS 566

6-18-2015
DATE

REGISTERED LAND SURVEYOR
WILLIAM E. KNIGHT
LS-566
STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CR INVESTMENTS, INC., 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, LOTS 352 THROUGH 473, 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 GRANTEES, 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 USE 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 SHOWN HEREON 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:
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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

CR INVESTMENTS, INC., OWNER

RYAN LARSEN
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF June, 2015

BY RYAN LARSEN, VICE PRESIDENT OF CR INVESTMENTS, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. October 30, 2017

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WOOD VALLEY, LOTS 352 THROUGH 473, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

6/16/15
DATE

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

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

5TH DAY OF AUGUST, 2015.

DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WOOD VALLEY, LOTS 352 THROUGH 473, INCLUSIVE AS TO THE DESIGN STANDARDS.

6/30/15
DATE

CITY ENGINEER

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

10/19/15
DATE

CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WOOD VALLEY, LOTS 352 THROUGH 473, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

6th DAY OF May, 2015.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WOOD VALLEY, LOTS 352 THROUGH 473, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

20th DAY OF July, 2015.

MAYOR

ATTEST:

Deputy CITY CLERK

PRESIDENT

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 1854

drawn by EAM	references 0110010F480 0110010F481 101010F201
designed by	
revised by WEK	

filename 0110010F401.dwg

revisions

LAMP RYNEARSON & ASSOCIATES
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Omaha, Nebraska 68154-2027
402.496.2498 P
402.496.2730 F
www.LRA-Inc.com

WOOD VALLEY (LOTS 352–473, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number–laska 0110010.01–003
book page
date 4–6–2015
sheet 1 of 1

L:\Projectmanager\2110010\SURVEY\DRAWINGS\WEDWF\01110010F401.dwg, 6/18/2015 10:05:35 AM, ELISE A. KOLLAR, LAMP RYNEARSON & ASSOCIATES