

2007-30018

# WOODLAND OAKS REPLAT 4

LOTS 1 AND 2

BEING A REPLATTING OF LOT 4, WOODLAND OAKS, A SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS  
 COUNTER D C.E. D FILED FOR RECORD Oct 1, 2007 AT 12:34P  
 VERIFY DH-33 D.E. D INSTRUMENT 2007-30018  
 PROOF dh  
 FEES \$ 16.50  
 CHECK # \_\_\_\_\_  
 CHARGE TD CASH \_\_\_\_\_  
 REGISTER OF DEEDS SARPY COUNTY NE

SCALE: 1"=30'
DATE: SEPT 4, 2007
DRAWN BY: MRS
CHECKED BY: CED
REVISION

### APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF WOODLAND OAKS REPLAT 4 WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 28<sup>th</sup> DAY OF Sept, 2007.

  
 BELLEVUE PUBLIC WORKS DIRECTOR

### APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF WOODLAND OAKS REPLAT 4 WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 28<sup>th</sup> DAY OF September, 2007. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

  
 BELLEVUE PLANNING DIRECTOR

### APPROVAL OF BELLEVUE CITY ENGINEER


THIS PLAT OF WOODLAND OAKS REPLAT 4 WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 28 DAY OF September, 2007.

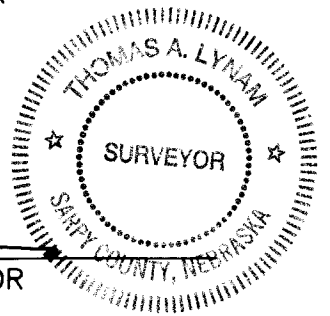
  
 ACTING BELLEVUE CITY ENGINEER

### REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF WOODLAND OAKS REPLAT 4 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR.

Sept 27, 2007  
 DATE

  
 SARPY COUNTY SURVEYOR

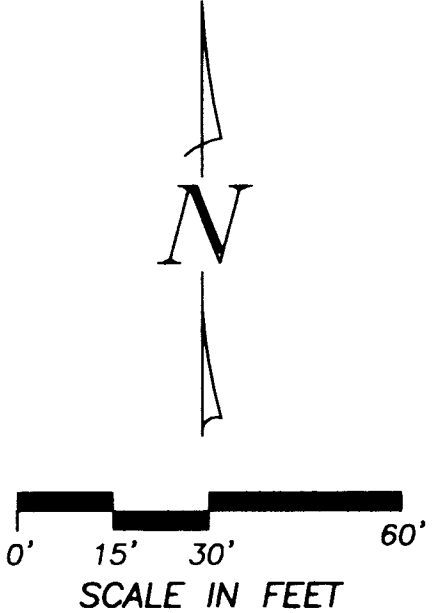


### NOTE:

DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

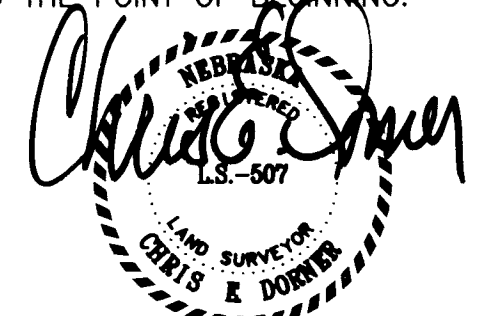
### LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP "TD2 LS 475")
- CORNERS SET (5/8" REBAR W/CAP "TD2 LS 565")
- PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE, NEBRASKA RECORDED AS INSTRUMENT NO. 2005-43283 OF THE SARPY COUNTY RECORDS.
- 2.50 FOOT WIDE EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED IN MISC. BOOK 52 AT PAGE 245 OF THE SARPY COUNTY RECORDS.



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A 5/8" REBAR WITH A PLASTIC CAP STAMPED "TD2 LS 565" HAS BEEN SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WOODLAND OAKS REPLAT 4, LOTS 1 AND 2, BEING A REPLATTING OF LOT 4, WOODLAND OAKS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE S89°55'18"E (ASSUMED BEARING) 84.00 FEET ON THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER THEREOF; THENCE S00°04'42"W 245.01 FEET ON THE EAST LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF; THENCE N89°50'03"W 84.00 FEET ON THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°04'42"E 244.89 FEET ON THE WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. CONTAINING 20,576 SQUARE FEET

  
 CHRIS E. DORNER  
 NEBRASKA R.L.S. 507


SEPTEMBER 4, 2007  
 DATE:

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NEXT STEP PROPERTIES, L.L.C., BEING THE OWNERS AND TIERONE BANK BEING THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WOODLAND OAKS REPLAT 4 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS, 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 THEIR RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES, EXCEPT ABUTTING THE COMMON LINE BETWEEN LOTS 1 AND 2 WHERE NO EASEMENTS ARE GRANTED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NEXT STEP PROPERTIES, L.L.C.

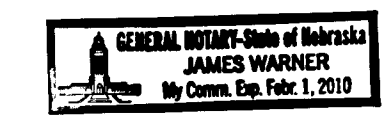
TIERONE BANK,


BY:   
 DAVE LEWELLEN, GENERAL PARTNER

BY:   
 DEBBIE BENAK, VICE PRESIDENT

### ACKNOWLEDGMENT OF NOTARY

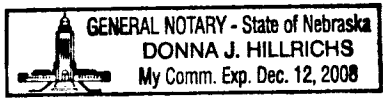
STATE OF NEBRASKA )  
 COUNTY OF SARPY )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF SEPT, 2007 BY DAVE LEWELLEN, GENERAL PARTNER OF NEXT STEP PROPERTIES, L.L.C. ON BEHALF OF SAID COMPANY.

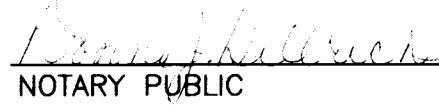


  
 NOTARY PUBLIC

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF SARPY )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF September, 2007 BY DEBBIE BENAK, VICE PRESIDENT OF TIERONE BANK ON BEHALF OF SAID BANK.




  
 NOTARY PUBLIC

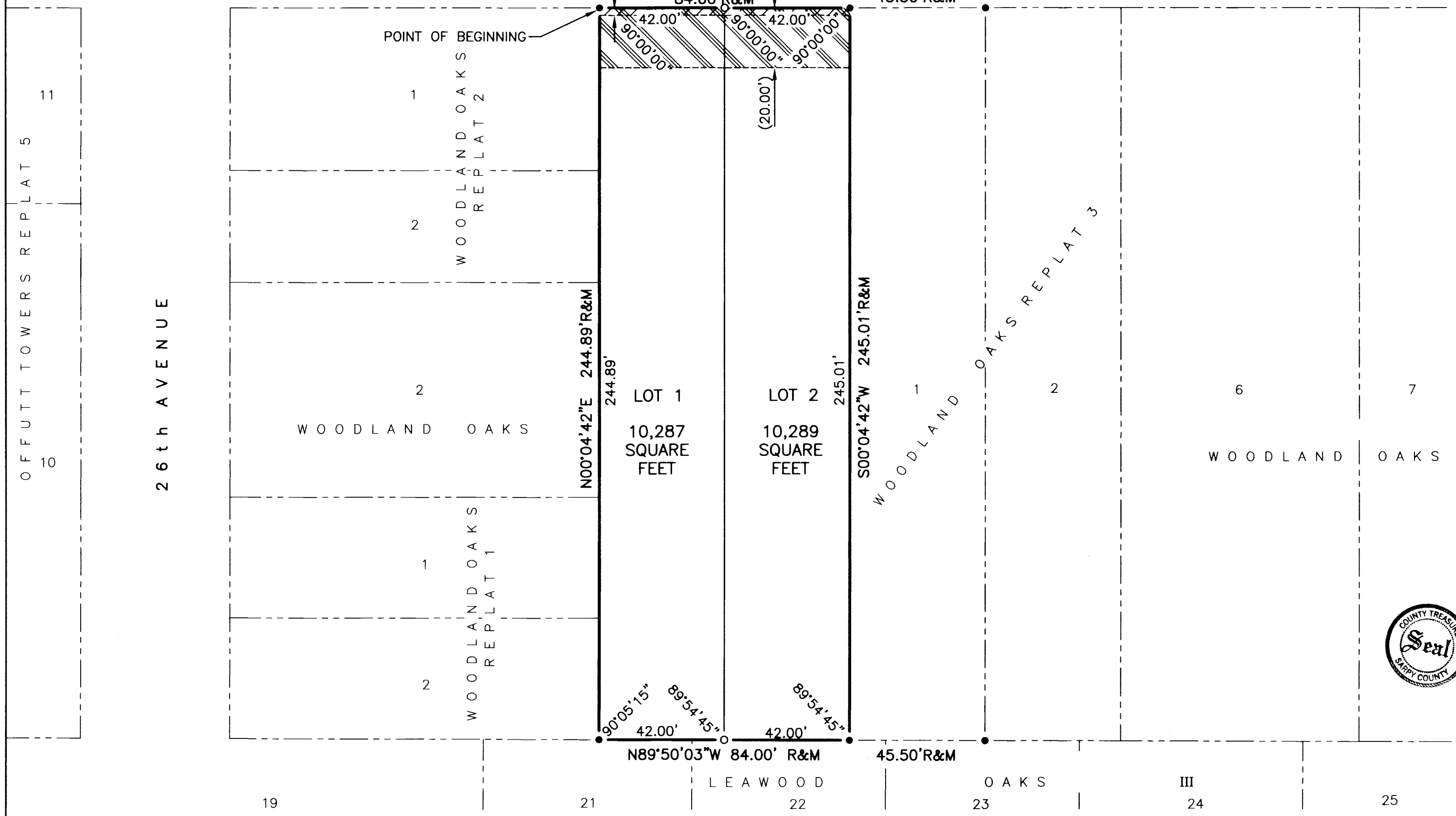
### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 27 DAY OF Sept, 2007.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31<sup>ST</sup> OF THIS YEAR.

  
 DEPUTY

  
 SARPY COUNTY TREASURER



WOODLAND OAKS REPLAT 4  
 SMALL SUBDIVISION PLAT

2 THOMPSON, DRESSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 PHONE: 402-330-8860 FAX: 402-330-5866 EMAIL: TD2MAIL@TD2CO.COM  
 WEBSITE: WWW.TD2CO.COM



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