



DEED 2004054552



APR 29 2004 15:28 P 7

NWSE
NESE
SWSE
SESE

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
4/29/2004 15:28:27.64



2004054552

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deal
2/59
 FEE 64.50 FB 1/11 01-10000 *New DE-44775*
 BKP 12/6-11 CIO _____ COMP M
 DEL MS SCAN _____ FV JL
 NE
 NW SE
 SE
 SW

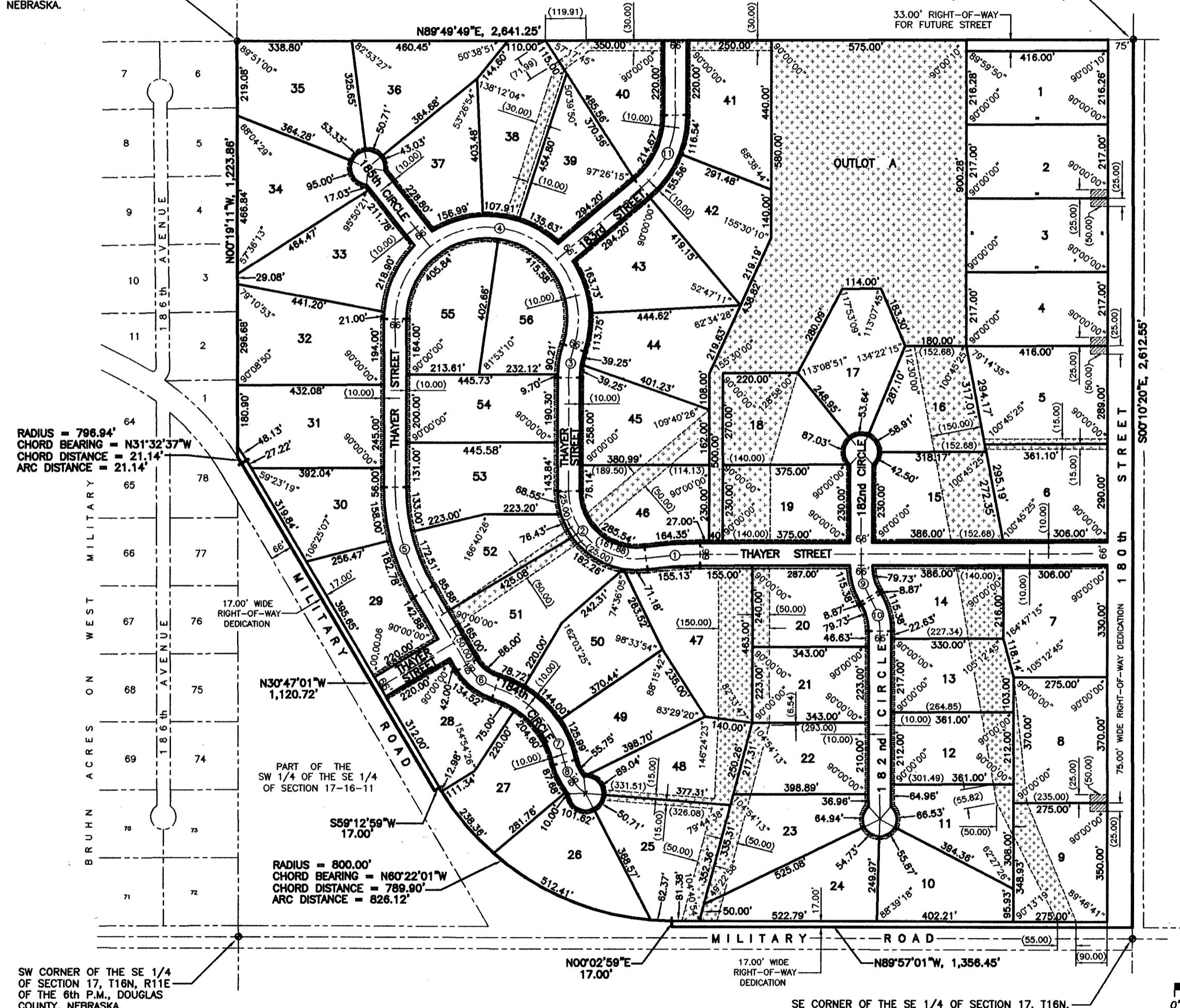
WOODLANDS CROSSING

LOTS 1 TO 56, INCLUSIVE, AND OUTLOT "A"
BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 17, T16N, R11E
OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

- 10.00 FOOT WIDE PERMANENT DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO DOUGLAS COUNTY, NEBRASKA.
- SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- SHARED ACCESS TO EASEMENT TO 180th STREET (SEE RECORDED DOCUMENT)

NW CORNER OF THE SE 1/4 OF SECTION 17, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

NE CORNER OF THE SE 1/4 OF SECTION 17, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (POINT OF BEGINNING)



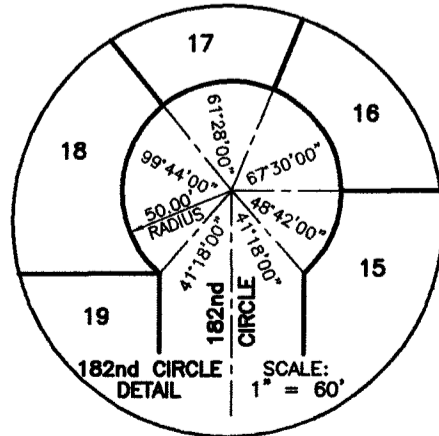
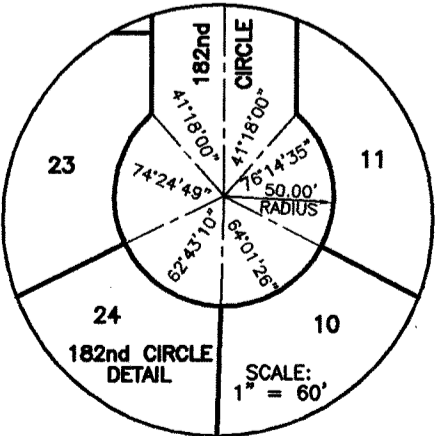
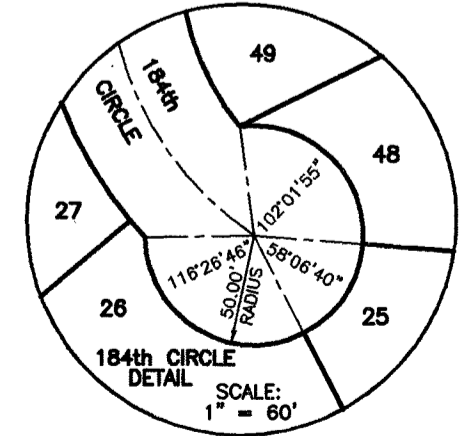
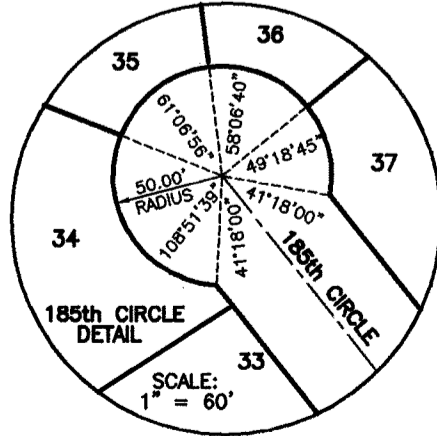
RADIUS = 796.94'
CHORD BEARING = N31°32'37"W
CHORD DISTANCE = 21.14'
ARC DISTANCE = 21.14'

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17-16-11

RADIUS = 800.00'
CHORD BEARING = N60°22'01"W
CHORD DISTANCE = 789.90'
ARC DISTANCE = 826.12'

SW CORNER OF THE SE 1/4 OF SECTION 17, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SE CORNER OF THE SE 1/4 OF SECTION 17, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



CENTERLINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	8°00'00"	80.00'	159.74'	1,144.05'
2	98°00'00"	230.00'	341.98'	199.94'
3	18°35'00"	45.00'	89.21'	275.05'
4	198°35'00"	INFINITE	935.80'	270.00'
5	30°36'41"	165.53'	323.15'	604.84'
6	42°07'00"	57.75'	110.26'	150.00'
7	60°00'00"	173.21'	314.16'	300.00'
8	43°36'00"	60.00'	114.14'	150.00'
9	30°57'18"	50.00'	97.56'	180.57'
10	30°57'18"	50.00'	97.56'	180.57'
11	49°51'29"	130.00'	243.38'	279.69'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS WOODLANDS CROSSING, LOTS 1 TO 56, INCLUSIVE, AND OUTLOT "A", BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 17, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE 1/4;

THENCE S00°10'20"E (ASSUMED BEARING) 2612.55 FEET ON THE EAST LINE OF SAID SE 1/4 TO A POINT 33.00 FEET NORTH OF THE SE CORNER OF SAID SE 1/4, SAID POINT BEING ON THE NORTH LINE OF MILITARY ROAD;

THENCE N89°57'01"W 1356.45 FEET ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF MILITARY ROAD;

THENCE N00°02'59"E 17.00 FEET ON THE NORTH LINE OF MILITARY ROAD;

THENCE NORTH-WESTERLY ON THE NORTHEASTERLY LINE OF MILITARY ROAD ON A 800.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N60°22'01"W, CHORD DISTANCE 789.90 FEET, AN ARC DISTANCE OF 826.12 FEET;

THENCE S59°12'59"W 17.00 FEET ON THE NORTHEASTERLY LINE OF MILITARY ROAD;

THENCE N30°47'01"W 1120.72 FEET ON THE NORTHEASTERLY LINE OF MILITARY ROAD;

THENCE NORTH-WESTERLY ON THE NORTHEASTERLY LINE OF MILITARY ROAD ON A 796.94 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N31°32'37"W, CHORD DISTANCE 21.14 FEET, AN ARC DISTANCE OF 21.14 FEET TO THE WEST LINE OF SAID SE 1/4;

THENCE N00°19'11"W 1223.86 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE NW CORNER THEREOF;

THENCE N89°49'49"E 2641.25 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

JANUARY 25, 2003
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, WOODLANDS CROSSING LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND NEBRASKA STATE BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WOODLANDS CROSSING AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT AND WE DO NOT FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OR ANY CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THERE 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, 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. WE DO HEREBY FURTHER GRANT A 10.00 FOOT WIDE PERMANENT DRAINAGE AND MAINTENANCE EASEMENT TO DOUGLAS COUNTY, NEBRASKA AS SHOWN HEREON.

WOODLANDS CROSSING LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *Curt Hofer*
CURT HOFER, PARTNER

NEBRASKA STATE BANK
BY: *Wayne Kehrl*
WAYNE KEHRLI, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF March, 2003 BY CURT HOFER, PARTNER OF WOODLANDS CROSSING LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF March, 2003 BY WAYNE KEHRLI, PRESIDENT OF NEBRASKA STATE BANK, ON BEHALF OF SAID BANK.

DOUGLAS 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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 12 DAY OF March, 2003.

APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION

THIS PLAT OF WOODLANDS CROSSING WAS APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION ON THIS 9th DAY OF April, 2003.

APPROVAL OF DOUGLAS COUNTY BOARD

THIS PLAT OF WOODLANDS CROSSING WAS APPROVED BY THE DOUGLAS COUNTY BOARD THIS 20th DAY OF March, 2003.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WOODLANDS CROSSING WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 29th DAY OF March, 2003.

NOTES:

- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 180th STREET FROM LOTS 2 AND 3 EXCEPT OVER ONE "SHARED ACCESS EASEMENT" AS SHOWN HEREON.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 180th STREET FROM LOTS 4 AND 5 EXCEPT OVER ONE "SHARED ACCESS EASEMENT" AS SHOWN HEREON.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 180th STREET FROM LOTS 6 AND 7.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 180th STREET FROM LOTS 8 AND 9 EXCEPT OVER ONE "SHARED ACCESS EASEMENT" AS SHOWN HEREON.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO MILITARY ROAD FROM LOTS 9 AND 10 OR LOTS 24 TO 31, INCLUSIVE.

1" = 100'
FEB. 20, 2003
RJR
JDW
SCALE: DATE: DRAWN BY: CHECKED BY: REVISION:

WOODLANDS CROSSING
FINAL PLAT

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

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