



BK 2218 PG 718-724



DEED 2002 11752

RICHARD N. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 AUG 16 PM 3:17

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed
7/74
12
11-60000
New OC-44763
FEE 12 FB OC-44763 w/d
BKP 6-14-11 C/O COMP *[Signature]*
A DEL *[Signature]* SCAN *OC* FV
bkpg 8/19-16

2+A

THE WOODLANDS

LOTS 128 THRU 200 INCLUSIVE & OUTLOT "B"

Being a replat of all of Lot 20, The Woodlands, a subdivision located in part of the East 1/2 of the SE 1/4 of Section 6, and also being a plat of said East 1/2 of the SE 1/4 of Section 6, all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points, and ends of all curves in The Woodlands (the lots numbered as shown) being a replat of all of Lot 20, The Woodlands, a subdivision located in part of the East 1/2 of the SE 1/4 of Section 6, and also being a plat of said East 1/2 of the SE 1/4 of Section 6, all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said East 1/2 of the SE 1/4 of Section 6, then N88°58'34"E, a distance of 365.64 feet; then S03°01'32"E, a distance of 67.10 feet; then S01°17'47"E, a distance of 64.24 feet; then S04°25'07"W, a distance of 57.27 feet; then S19°52'09"W, a distance of 96.08 feet; then S17°20'04"W, a distance of 41.35 feet; then S01°57'57"E, a distance of 39.38 feet; then S20°05'11"E, a distance of 39.61 feet; then S31°50'12"E, a distance of 38.62 feet; then S22°32'16"E, a distance of 60.44 feet; then S07°12'07"W, a distance of 246.34 feet; then S02°46'05"E, a distance of 28.71 feet; then S20°28'16"E, a distance of 39.05 feet; then S39°47'27"E, a distance of 41.25 feet; then N43°07'19"E, a distance of 16.36 feet; then N68°49'31"E, a distance of 146.96 feet; then N69°12'29"E, a distance of 532.47 feet; then S68°07'05"E, a distance of 232.29 feet to a point on the West right-of-way line of 192nd Street; then continuing N68°07'05"E along said West right-of-way line of 192nd Street, a distance of 17.00 feet to the Northeast corner of Lot 6, said The Woodlands; then along the Northern line of said The Woodlands, on the following described courses; then continuing S88°07'05"W, a distance of 150.00 feet; then N07°59'03"W, a distance of 430.65 feet; then S65°02'22"W, a distance of 48.96 feet; then S57°41'48"W, a distance of 48.90 feet; then S61°17'57"W, a distance of 48.90 feet; then S44°54'08"W, a distance of 48.90 feet; then S42°17'49"W, a distance of 48.19 feet; then S27°36'25"W, a distance of 49.20 feet to the Northeast corner of Lot 20, The Woodlands; then S24°31'42"W along the Eastern line of said Lot 20, The Woodlands, said line also being the Western line of Lots 18 and 19, said The Woodlands, a distance of 91.08 feet to the Southeast corner of said Lot 20, The Woodlands, said point also being the Southwest corner of said Lot 19, The Woodlands, said point also being on the Northern right-of-way line of Orchard Avenue; then along the Southern and Western line of said Lot 20, The Woodlands, said line also being said Northern right-of-way line of Orchard Avenue and the Eastern right-of-way line of 194th Avenue, on the following described courses; then Northwest on a curve to the right with a radius of 616.74 feet, a distance of 43.05 feet, said curve having a long chord which bears N68°28'18"W, a distance of 43.54 feet; then N68°28'18"W, a distance of 14.53 feet; then Northeast on a curve to the right with a radius of 56.00 feet, a distance of 86.39 feet, said curve having a long chord which bears N20°28'18"W, a distance of 77.78 feet; then N24°31'42"E, a distance of 4.16 feet; then Northeast on a curve to the right with a radius of 548.88 feet, a distance of 41.95 feet; then Northeast on a curve to the right with a radius of 548.88 feet, a distance of 17.24 feet, said curve having a long chord which bears N24°48'29"E, a distance of 17.24 feet; then N68°17'39"W, a distance of 348.90 feet; then S63°26'31"W, a distance of 51.25 feet to the Northwest corner of Lot 24, said The Woodlands, said point also being on the West line of said East 1/2 of the SE 1/4 of Section 6; then N07°51'15"W along said West line of the East 1/2 of the SE 1/4 of Section 6, a distance of 1066.56 feet to the point of beginning.

Said tract of land contains an area of 16.007 acres, more or less.

Robert Clark, L.S. 419

APRIL 12, 2002

Robert Clark, L.S. 419

Date

18-419

REGISTERED

LAND SURVEYOR

ROBERT CLARK

FINAL PLAT

REVISIONS

Know all men by these presents that we, Heartstone Homes, Inc., owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as THE WOODLANDS (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Omaha Public Communications 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, 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 a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots as herein defined are those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') 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.

In witness whereof, we do set our hands.

HEARTSTONE HOMES, INC.

JOHN J. SMITH

PRESIDENT

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE WOODLANDS (lots numbered as shown) as to the Design Standards this 12 day of June, 2002.

City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE WOODLANDS (lots numbered as shown) was approved by the City Planning Board on this 3rd day of January, 2002.

Chairman of City Planning Board

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE WOODLANDS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 12th day of June, 2002.

Douglas County Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE WOODLANDS (lots numbered as shown) was approved by the City Council of Omaha on this 12th day of June, 2002.

Mayor

ATTEST

CITY CLERK

PRESIDENT OF COUNCIL

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.

County Treasurer

DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On the 12 day of June, 2002 before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Heartstone Homes, Inc., who is personally known to me and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

General Notary Public

JOHN R. HUNT

State of Nebraska

My Commission Expires April 30, 2004



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.07	74.92	37.96	21°27'46"
2	250.00	164.17	86.49	42°12'21"
3	250.00	36.73	18.40	8°52'57"
4	250.07	216.51	116.79	50°04'47"
5	575.89	363.39	195.14	38°18'04"
6	292.74	88.74	44.39	18°56'27"
7	150.07	48.58	24.52	18°23'19"

MINIMUM BASEMENT FLOOR ELEVATION (BASED ON DATUM)		
LOT NUMBER	LOWEST FLOOR ELEVATION	LOWEST FLOOR ELEVATION
164	1165.5	1173
165	1165.5	1174
166	1165.5	1174
167	1165.5	1174
168	1165.5	1174
169	1165.5	1174
170	1165.5	1174
171	1167.4	1180
172	1168.0	1180

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS



THE SURVEYOR'S OFFICE
OMAHA, NE 68102
PHONE (402) 464-0000
FAX (402) 464-0001

THE WOODLANDS
LOTS 128 THRU 200 INCLUSIVE & OUTLOT "B"

OMAHA, NEBRASKA

FINAL PLAT

Revision
Date
12/12/2001

Plat No.

Date

Designed By: JSE

Drawn By: LSO

Checked By:

Scale: 1" = 100'

Sheet 1 of 1