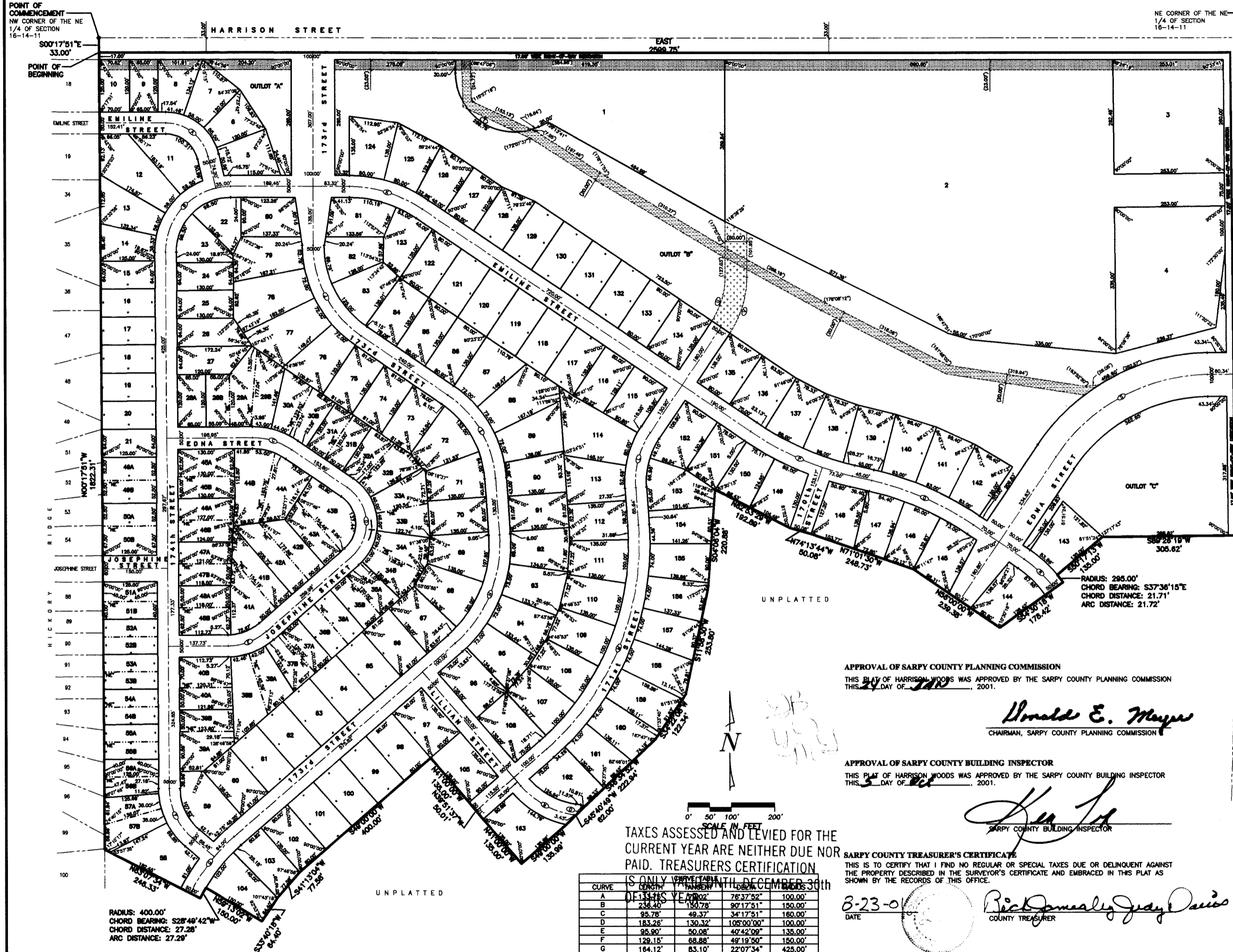


# HARRISON WOODS

LOTS 1 THRU 27, INCLUSIVE, LOTS 28 (A&B) THRU 57 (A&B), INCLUSIVE, LOTS 58 THRU 163, INCLUSIVE, AND OUTLOTS A, B AND C

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



- NOTES:**
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - LOTS 8, 9 AND 10 SHALL HAVE NO DIRECT VEHICULAR ACCESS ONTO HARRISON STREET.
  - "NE" DENOTES SIDE LOT LINES WHERE NO UTILITY EASEMENTS ARE GRANTED

- 40 FOOT WIDE PERMANENT EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT RECORDED AS INSTRUMENT NUMBER 94-14529 OF THE SARPY COUNTY RECORDS
- 20 FOOT WIDE PERMANENT SEWER EASEMENT RECORDED AS INSTRUMENT NUMBER 94-17097 OF THE SARPY COUNTY RECORDS.
- 50 FOOT WIDE ACCESS EASEMENT (SEE RECORDED INSTRUMENT)

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st

CURVE	LENGTH	AREA	TAXES
A	114.48	28.37	100.00
B	236.40	114.78	150.00
C	95.78	49.37	150.00
D	183.26	130.32	100.00
E	95.90	50.08	135.00
F	129.15	88.88	150.00
G	154.12	83.10	425.00
H	277.51	149.57	300.00
I	226.89	121.93	250.00
J	244.35	132.93	250.00
K	178.02	91.72	300.00
L	132.85	68.87	200.00
M	573.92	308.12	620.00
N	142.33	74.33	200.00
O	10.81	5.41	225.00
P	256.56	129.74	700.00
Q	258.56	128.74	700.00
R	88.83	48.84	270.00
S	411.23	223.31	425.00
T	289.78	209.88	135.00
U	106.56	54.80	178.57
V	136.23	70.19	228.57

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON WOODS, LOTS 1 THRU 27, INCLUSIVE, LOTS 28 (A & B) THRU 57 (A & B), INCLUSIVE, LOTS 58 THRU 163, INCLUSIVE, AND OUTLOTS A, B AND C, BEING A PLATTING OF THAT PART OF THE NE 1/4 OF SECTION 16, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NW CORNER OF SAID NE 1/4;  
 THENCE S00°17'51"E (ASSUMED BEARING) 33.00 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING;  
 THENCE EAST 2599.75 FEET ON THE SOUTHERLY LINE OF HARRISON STREET AND ON A LINE 33.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 TO THE WESTERLY LINE OF 168th STREET;  
 THENCE S00°33'41"E 1105.18 FEET ON THE WESTERLY LINE OF 168th STREET AND ON A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID NE 1/4;  
 THENCE S89°26'19"W 305.62 FEET;  
 THENCE S50°17'13"W 135.00 FEET;  
 THENCE SOUTHEASTERLY ON A NONTANGENT 295.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S37°36'15"E, CHORD DISTANCE 21.71 FEET, AN ARC DISTANCE OF 21.72 FEET;  
 THENCE S54°30'18"W 178.42 FEET ON A NONTANGENT LINE;  
 THENCE N56°00'00"W 239.38 FEET;  
 THENCE N71°01'30"W 248.73 FEET;  
 THENCE N74°13'44"W 50.08 FEET;  
 THENCE N62°53'29"W 192.89 FEET;  
 THENCE S04°08'04"W 220.86 FEET;  
 THENCE S11°58'30"W 253.80 FEET;  
 THENCE S34°22'08"W 122.34 FEET;  
 THENCE S48°34'52"W 222.94 FEET;  
 THENCE S45°40'49"W 62.00 FEET;  
 THENCE S49°00'00"W 135.99 FEET;  
 THENCE N41°00'00"W 135.00 FEET;  
 THENCE N39°51'37"W 50.01 FEET;  
 THENCE N41°00'00"W 135.00 FEET;  
 THENCE S49°00'00"W 400.00 FEET;  
 THENCE S41°13'04"W 77.58 FEET;  
 THENCE S33°40'18"W 64.40 FEET;  
 THENCE N59°13'02"W 150.00 FEET;  
 THENCE SOUTHWESTERLY ON A NONTANGENT 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S28°49'42"W, CHORD DISTANCE 27.28 FEET, AN ARC DISTANCE OF 27.29 FEET;  
 THENCE N63°07'34"W 248.33 FEET ON A NONTANGENT LINE TO THE WESTERLY LINE OF SAID NE 1/4;  
 THENCE N00°17'51"W 1822.31 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

DATE: JUNE 26, 2001  
 DAVID H. NEFF  
 NEBRASKA R.L.S. 475

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON WOODS, L.L.C. AND MARK PALMER, TERESA R. SCHMITT, MURRAY MCARDLE, MICHAEL L. RIEDMANN AND GERALD L. TORCZON, TRUSTEES OF SANITARY AND IMPROVEMENT DISTRICT NO. 220 OF SARPY COUNTY, NEBRASKA BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, 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 STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS HARRISON WOODS, AND WE DO HEREBY RATIFY AND APPROVE 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 FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, ONEST 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 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 EXCEPT THOSE SIDE LOT LINES BETWEEN THE LOTS NUMBERED A AND B LOTS WHERE NO EASEMENTS SHALL BE GRANTED; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL LOTS; 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.

HARRISON WOODS, L.L.C. BY: *Michael L. Riedmann*  
 MICHAEL L. RIEDMANN, MANAGER  
 FIRST NATIONAL BANK OF OMAHA BY: *Robert J. Horak*  
 ROBERT J. HORAK, VICE PRESIDENT

TRUSTEES OF SANITARY AND IMPROVEMENT DISTRICT NO. 220 OF SARPY COUNTY, NEBRASKA  
 BY: *Mark Palmer* MARK PALMER  
 BY: *Terese R. Schmitt* TERESA R. SCHMITT  
 BY: *Murray McArdle* MURRAY MCARDLE  
 BY: *Michael L. Riedmann* MICHAEL L. RIEDMANN  
 BY: *Gerald L. Torczon* GERALD L. TORCZON

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) SS  
 I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June 2001 BY MICHAEL L. RIEDMANN, MANAGER OF HARRISON WOODS, L.L.C., ON BEHALF OF SAID HARRISON WOODS, L.L.C.  
 PAULA J. KRAMER  
 My Comm. Exp. 5/11/02  
 NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) SS  
 I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June 2001 BY MARK PALMER, TERESA R. SCHMITT, MURRAY MCARDLE, MICHAEL L. RIEDMANN AND GERALD L. TORCZON, TRUSTEES OF SANITARY AND IMPROVEMENT DISTRICT NO. 220 OF SARPY COUNTY NEBRASKA ON BEHALF OF SAID SARPY COUNTY AND SANITARY AND IMPROVEMENT DISTRICT.  
 PAULA J. KRAMER  
 My Comm. Exp. 5/11/02  
 NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) SS  
 I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF June 2001 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID FIRST NATIONAL BANK OF OMAHA.  
 TRACY MORRISON  
 My Comm. Exp. Dec. 24, 2003  
 NOTARY PUBLIC

**APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS**  
 THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 23rd DAY OF June 2001.  
 ATTEST: COUNTY CLERK  
 CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
 THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 24th DAY OF June 2001.  
 Donald E. Meyer  
 CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

**APPROVAL OF SARPY COUNTY BUILDING INSPECTOR**  
 THIS PLAT OF HARRISON WOODS WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 5th DAY OF June 2001.  
 [Signature]  
 SARPY COUNTY BUILDING INSPECTOR

**SARPY 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.  
 6-23-01  
 [Signature]  
 COUNTY TREASURER

**REVIEW BY THE SARPY COUNTY SURVEYOR**  
 THIS PLAT OF HARRISON WOODS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 23rd DAY OF June 2001.  
 [Signature]  
 SURVEYOR

THOMAS A. LYNN  
 SURVEYOR  
 SARPY COUNTY, NEBRASKA  
 [Signature]  
 SARPY COUNTY SURVEYOR

FILED SARPY CO. NE.  
 INSTRUMENT NUMBER  
 2001-33360  
 2001 OCT 12 P 3:40 PM  
 REGISTER OF DEEDS

COUNTER: [Signature]  
 VOLUME: Steve  
 DEPT: [Signature]  
 FEES: 113.50  
 [Signature]

HARRISON WOODS  
 FINAL PLAT

THOMPSON, DREFFSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 550-8860

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