2002-28776

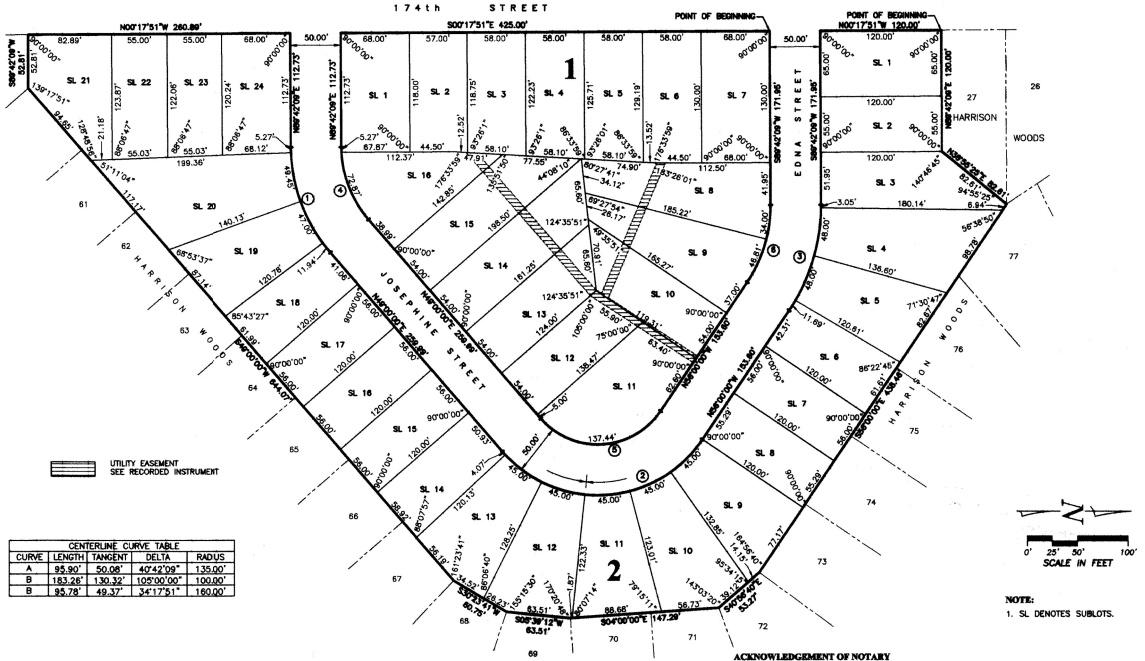
FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002 28776
2002 JUL 31 A 11:13
REGISTER OF DEEDS

Counter KK
Verify DH SH
D/
P/
Fee $36.00
Ck ☐ Cash ☒ Chg ☐

HARRISON WOODS REPLAT 2

SUBLOTS 1 THRU 16, INCLUSIVE, OF LOT 1 AND SUBLOTS 1 THRU 24, OF LOT 2

BEING A REPLATTING OF LOTS 28 (A&B) THRU 48 (A&B), INCLUSIVE, HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



CENTERLINE CURVE TABLE				
CURVE	LENGTH	TANGENT	DELTA	RADIUS
A	95.90'	50.08'	40°42'09"	135.00'
B	183.28'	130.32'	105°00'00"	100.00'
B	95.78'	49.37'	34°17'51"	160.00'

BOUNDARY CURVE DATA:

① RADIUS: 160.00'
CHORD BEARING: N69°21'05"E
CHORD DISTANCE: 111.29'
ARC DISTANCE: 113.66'

② RADIUS: 125.00'
CHORD BEARING: N03°30'00"W
CHORD DISTANCE: 198.34'
ARC DISTANCE: 229.07'

③ RADIUS: 185.00'
CHORD BEARING: N73°08'55"W
CHORD DISTANCE: 109.10'
ARC DISTANCE: 110.74'

④ RADIUS: 110.00'
CHORD BEARING: N69°21'05"E
CHORD DISTANCE: 76.51'
ARC DISTANCE: 78.14'

⑤ RADIUS: 75.00'
CHORD BEARING: N03°30'00"W
CHORD DISTANCE: 119.00'
ARC DISTANCE: 137.44'

⑥ RADIUS: 135.00'
CHORD BEARING: N73°08'55"W
CHORD DISTANCE: 79.61'
ARC DISTANCE: 80.81'

NOTE:
1. SL DENOTES SUBLOTS.

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 26 DAY OF June, 2002.

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.

7/31/02
DATE

COUNTY TREASURER

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

REVIEW BY THE SARPY COUNTY SURVEYOR
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 25TH DAY OF June, 2002.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF June, 2002 BY MICHAEL L. RIEDMANN, MANAGER OF HARRISON WOODS, L.L.C., ON BEHALF OF SAID HARRISON WOODS, L.L.C.

GENERAL NOTARY - State of Nebraska
ALICE A. LAWRENCE
My Comm. Exp. Aug. 20 2005

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF JUNE, 2002 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID FIRST NATIONAL BANK OF OMAHA.

GENERAL NOTARY-State of Nebraska
DELORES M. MICHEEL
My Comm. Exp. Nov. 30, 2002

NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 11 DAY OF June, 2002.

ATTEST: COUNTY CLERK

SEAL

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF HARRISON WOODS REPLAT 2 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 15 DAY OF May, 2002.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

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 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 HARRISON WOODS REPLAT 2, SUBLOTS 1 THRU 16, INCLUSIVE OF LOT 1 AND SUBLOTS 1 THRU 24, INCLUSIVE OF LOT 2, BEING A REPLATTING OF LOTS 28 (A & B) THRU 48 (A & B), INCLUSIVE, HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID LOT 28A;
THENCE SOUTHERLY ON THE REAR LINES OF SAID LOTS 28 (A & B) THRU 38 (A & B) AND LOT 39A ON THE FOLLOWING DESCRIBED 8 COURSES:;
THENCE N89°42'09"E (ASSUMED BEARING) 120.00 FEET;
THENCE N38°55'25"E 82.61 FEET;
THENCE S56°00'00"E 438.46 FEET;
THENCE S40°56'40"E 53.27 FEET;
THENCE S04°00'00"E 147.29 FEET;
THENCE S05°39'12"W 63.51 FEET;
THENCE S30°23'41"W 80.75 FEET;
THENCE S49°00'00"W 644.07 FEET TO A SOUTHERLY CORNER OF SAID LOT 39A;
THENCE S89°42'09"W 52.81 FEET ON THE SOUTHERLY LINE OF SAID LOT 39A TO THE SW CORNER THEREOF;
THENCE N00°17'51"W 260.89 FEET ON THE WESTERLY LINES OF SAID LOTS 39 (A & B) AND 40 (A & B) TO THE NW CORNER OF SAID LOT 40B;
THENCE NORTHERLY ON THE FRONT LINES OF SAID LOTS 28 (A & B) THRU 38 (A & B) AND THE SIDE LINES OF SAID LOT 40B ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE N89°42'09"E 112.73 FEET;
THENCE NORTHEASTERLY ON A 160.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N69°21'05"E, CHORD DISTANCE 111.29 FEET, AN ARC DISTANCE OF 113.66 FEET;
THENCE N49°00'00"E 259.99 FEET;
THENCE NORTHWESTERLY ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°30'00"W, CHORD DISTANCE 198.34 FEET, AN ARC DISTANCE OF 229.07 FEET;
THENCE N56°00'00"W 153.60 FEET;
THENCE NORTHWESTERLY ON A 185.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°08'55"W, CHORD DISTANCE 109.10 FEET, AN ARC DISTANCE OF 110.74 FEET;
THENCE S89°42'09"W 171.95 FEET TO THE SW CORNER OF SAID LOT 28A;
THENCE N00°17'51"W 120.00 FEET ON THE WESTERLY LINE OF SAID LOT 28A TO THE POINT OF BEGINNING,

AND

BEGINNING AT THE NW CORNER OF SAID LOT 45A;
THENCE S00°17'51"E 425.00 FEET ON THE FRONT LINES OF SAID LOTS 45 (A & B) THRU 48 (A & B), INCLUSIVE, TO THE SW CORNER OF SAID LOT 48B;
THENCE NORTHERLY ON THE SIDE LINES OF SAID LOTS 48B, 45A, AND 43B, AND ON THE FRONT LINES OF SAID LOTS 41 (A & B) THRU 44 (A & B), INCLUSIVE, ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE N89°42'09"E 112.73 FEET;
THENCE NORTHEASTERLY ON A 110.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N69°21'05"E, CHORD DISTANCE 76.51 FEET, AN ARC DISTANCE OF 78.14 FEET;
THENCE N49°00'00"E 259.99 FEET;
THENCE NORTHWESTERLY ON A 75.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°30'00"W, CHORD DISTANCE 119.00 FEET, AN ARC DISTANCE OF 137.44 FEET;
THENCE N56°00'00"W 153.60 FEET;
THENCE NORTHWESTERLY ON A 135.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°08'55"W, CHORD DISTANCE 79.61 FEET, AN ARC DISTANCE OF 80.81 FEET;
THENCE S89°42'09"W 171.95 FEET TO THE POINT OF BEGINNING.

APRIL 17, 2002
DATE:

DAVID H. NEEF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON WOODS, L.L.C. BEING THE OWNER 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 LOTS AND SUBLOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON WOODS REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY 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 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 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

no go - ph

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

HARRISON WOODS REPLAT 2
FINAL PLAT

SCALE: 1"=50'
DATE: APRIL 17, 2002
DRAWN BY: JKZ
CHECKED BY: DHN
REVISION:

949-103

D949103A.DWG