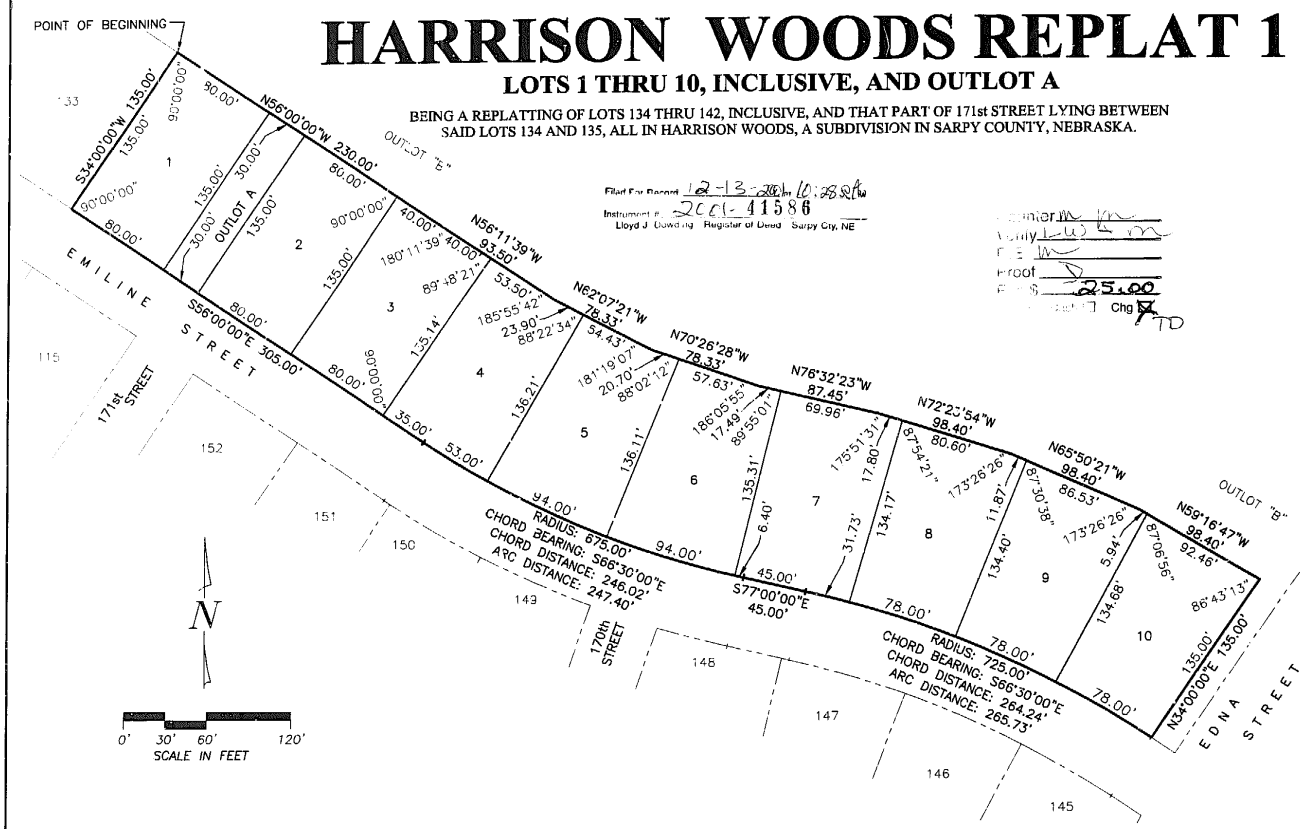
# HARRISON WOODS REPLAT 1

## LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT A

BEING A REPLATTING OF LOTS 134 THRU 142, INCLUSIVE, AND THAT PART OF 171st STREET LYING BETWEEN SAID LOTS 134 AND 135, ALL IN HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

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Instrument # 2001-41586
Lloyd J. Dowding Register of Deeds Sarpy Cty, NE

Fee $ 25.00
Chg ☒
FB TD

### 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 HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON WOODS REPLAT 1, LOTS 1 THRU 10, INCLUSIVE, AND OUTLOT A, BEING A REPLATTING OF LOTS 134 THRU 142, INCLUSIVE, AND THAT PART OF 171st STREET LYING BETWEEN SAID LOTS 134 AND 135, ALL IN HARRISON WOODS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 134; THENCE S34°00'00"W 135.00 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 134 TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINES OF SAID LOTS 134 THRU 142, INCLUSIVE, ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE S56°00'00"E 305.00 FEET; THENCE SOUTHEASTERLY ON A 675.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S66°30'00"E, CHORD DISTANCE 246.02 FEET, AN ARC DISTANCE OF 247.40 FEET; THENCE S77°00'00"E 45.00 FEET; THENCE SOUTHEASTERLY ON A 725.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S66°30'00"E, CHORD DISTANCE 264.24 FEET, AN ARC DISTANCE OF 265.73 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 142; THENCE N34°00'00"E 135.00 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 142 TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINES OF SAID LOTS 134 THRU 142, INCLUSIVE, ON THE FOLLOWING DESCRIBED 8 COURSES; THENCE N59°16'47"W 98.40 FEET; THENCE N65°50'21"W 98.40 FEET; THENCE N72°23'54"W 98.40 FEET; THENCE N76°32'23"W 87.45 FEET; THENCE N70°26'28"W 78.33 FEET; THENCE N62°07'21"W 78.33 FEET; THENCE N56°11'39"W 93.50 FEET; THENCE N56°00'00"W 230.00 FEET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED 475 LAND SURVEYOR

AUGUST 4, 2001
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 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 LOTS AND AN OUTLOT TO BE NAMED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON WOODS REPLAT 1, 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 LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR 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, MANAGER

FIRST NATIONAL BANK OF OMAHA
BY: _____
ROBERT J. HORAK, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2001 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 JOSEPH C. FRANCO My Comm. Exp. Jan. 29, 2002

NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF Dec, 2001 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 PLANNING COMMISSION

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 21 DAY OF Nov, 2001

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

### APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 13 DAY OF Dec, 2001

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.

12.13.2001
DATE

COUNTY TREASURER

CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

### APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 11 DAY OF Dec, 2001

ATTEST: COUNTY CLERK

CHAIRMAN, SARPY COUNTY COMMISSIONERS

### REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON WOODS REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 13th DAY OF December, 2001

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

HARRISON WOODS
DATE: AUGUST 4, 2001
DRAWN BY: JKZ
CHECKED BY: DHN
FINAL PLAT


THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860


949-103

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