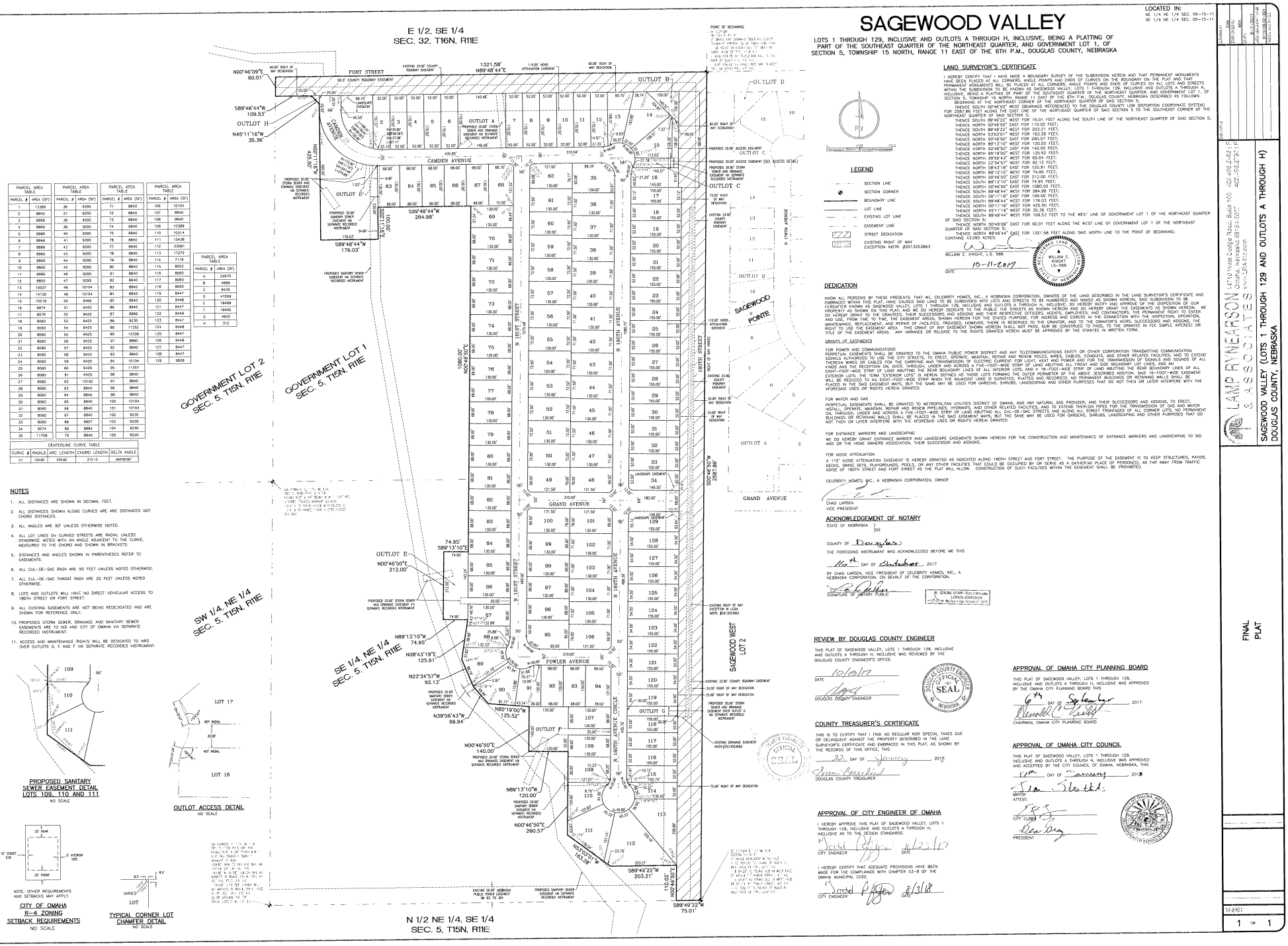
DEED Inst. # 2018061804, Pg: 1 of 1 Rec Date: 08/06/2018 10:57:04.397
Fee Received: $94.00 By: SN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

SAGEWOOD VALLEY

LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 NE 1/4 SEC. 05-15-11
SE 1/4 NE 1/4 SEC. 05-15-11



PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	13389	36	9295	71	8840	106	10104
2	8840	37	9295	72	8840	107	8840
3	8866	38	9295	73	8840	108	8840
4	8866	39	9295	74	8840	109	10389
5	8866	40	9295	75	8840	110	10314
6	8866	41	9295	76	8840	111	15438
7	8866	42	9295	77	8840	112	23091
8	8866	43	9295	78	8840	113	17272
9	8866	44	9295	79	8840	114	7118
10	8866	45	9295	80	8840	115	8052
11	8866	46	9295	81	8840	116	8080
12	8855	47	9295	82	8840	117	8080
13	10537	48	10104	83	8840	118	8080
14	14130	49	10104	84	8840	119	8447
15	10216	50	9466	85	8840	120	8448
16	8874	51	9425	86	8840	121	8447
17	8078	52	9425	87	8866	122	8448
18	8060	53	9425	88	9230	123	8447
19	8060	54	9425	89	11252	124	8448
20	8060	55	9425	90	12336	125	8447
21	8060	56	9425	91	8880	126	8448
22	8060	57	9425	92	8840	127	8447
23	8060	58	9425	93	8840	128	8447
24	8060	59	9425	94	10104	129	9828
25	8060	60	9425	95	11357		
26	8060	61	9425	96	8840		
27	8060	62	10192	97	8840		
28	8060	63	8840	98	8840		
29	8060	64	8840	99	8840		
30	8060	65	8840	100	10104		
31	8060	66	8840	101	10104		
32	8060	67	8840	102	9230		
33	8060	68	8657	103	9230		
34	9574	69	8884	104	9230		
35	11758	70	8840	105	9230		

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
A	24975
B	4999
C	8428
D	47099
E	18489
F	19400
G	4650
H	312

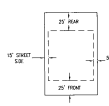
CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00	235.62	313.13	090°00'00"

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO 180TH STREET OR FORT STREET.
9. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
10. PROPOSED STORM SEWER, DRAINAGE AND SANITARY SEWER EASEMENTS ARE TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT.
11. ACCESS AND MAINTENANCE RIGHTS WILL BE DEDICATED TO HRD OVER OUTLOTS D, E AND F VIA SEPARATE RECORDED INSTRUMENT.

PROPOSED SANITARY SEWER EASEMENT DETAIL LOTS 109, 110 AND 111
NO SCALE

OUTLOT ACCESS DETAIL
NO SCALE



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

CITY OF OMAHA R-4 ZONING SETBACK REQUIREMENTS
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL LOT CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN SAID PLAT TO BE KNOWN AS SAGEWOOD VALLEY, LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE SOUTH 00°46'50" WEST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 2587.86 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE SOUTH 89°49'22" WEST FOR 75.01 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 00°46'50" EAST FOR 110.02 FEET;
THENCE SOUTH 89°49'22" WEST FOR 203.21 FEET;
THENCE NORTH 53°03'01" WEST FOR 163.28 FEET;
THENCE NORTH 00°46'50" EAST FOR 260.57 FEET;
THENCE NORTH 89°13'10" WEST FOR 120.00 FEET;
THENCE NORTH 00°46'50" EAST FOR 140.00 FEET;
THENCE NORTH 85°19'00" WEST FOR 125.52 FEET;
THENCE NORTH 39°56'43" WEST FOR 69.94 FEET;
THENCE NORTH 22°34'57" WEST FOR 92.13 FEET;
THENCE NORTH 08°43'18" EAST FOR 125.91 FEET;
THENCE NORTH 89°13'10" WEST FOR 74.95 FEET;
THENCE NORTH 00°46'50" EAST FOR 212.00 FEET;
THENCE NORTH 89°13'10" EAST FOR 74.95 FEET;
THENCE NORTH 00°46'50" EAST FOR 1080.00 FEET;
THENCE NORTH 89°48'44" WEST FOR 284.98 FEET;
THENCE NORTH 00°11'16" EAST FOR 176.03 FEET;
THENCE NORTH 45°11'16" WEST FOR 425.50 FEET;
THENCE NORTH 45°11'16" WEST FOR 35.36 FEET;
THENCE NORTH 89°48'44" WEST FOR 109.53 FEET TO THE WEST LINE OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 00°46'09" EAST FOR 60.01 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION 5;
THENCE NORTH 89°48'44" EAST FOR 1321.58 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;
CONTAINS 43.0895 ACRES.

WILLIAM E. KNIGHT, L.S. 566

10-11-2017
DATE

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION
- EXISTING RIGHT OF WAY EXCEPTION INSTR. #201305863

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SAGEWOOD VALLEY, LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE; AND HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON; WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT OF INGRESS AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND OVERHEAD 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A TEN-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS; THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID 18-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT, 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.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS, 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.

FOR ENTRANCE MARKERS AND LANDSCAPING
WE DO HEREBY GRANT ENTRANCE MARKER AND LANDSCAPE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRANCE MARKERS AND LANDSCAPING TO SID AND/OR THE HOME OWNERS ASSOCIATION, THEIR SUCCESSOR AND ASSIGNS.

FOR NOISE ATTENUATION
A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 180TH STREET AND FORT STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF 180TH STREET AND FORT STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER

CHAD LARSEN
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

1st DAY OF September 2017

BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

A GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. January 27, 2019

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF SAGEWOOD VALLEY, LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

10/16/17
DATE

DOUGLAS COUNTY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS

22 DAY OF January 2018.

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SAGEWOOD VALLEY, LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 11/23/17

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — DATE 2/3/18

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SAGEWOOD VALLEY, LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

6th DAY OF September 2017.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF SAGEWOOD VALLEY, LOTS 1 THROUGH 129, INCLUSIVE AND OUTLOTS A THROUGH H, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

12th DAY OF January 2018

MAYOR
ATTEST:

CITY CLERK

PRESIDENT

FINAL PLAT

SAGEWOOD VALLEY (LOTS 1 THROUGH 129 AND OUTLOTS A THROUGH H)
DOUGLAS COUNTY, NEBRASKA

SHEET
1 OF 1