



DEED 2010094713



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Deed: 19th Nov
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 FEB. 2015th FB 01-44801-old
 BKP _____ C/O _____ COMP _____
 DEL. MS SCAN _____ FV PA

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 10/13/2010 13:01:04.11



2010094713

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MINOR PLAT WOOD VALLEY REPLAT 2

Lots 1 through 99, inclusive and Outlets A through C, inclusive, WOOD VALLEY REPLAT 2, being a replatting of Lots 131 through 169, inclusive, Lots 177 through 191, inclusive, Lots 224 through 267, inclusive, Lots 273 through 282, inclusive, and Outlets E through G, inclusive, all of WOOD VALLEY, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

LOCATED IN:
NW1/4, SW1/4 SECTION 25, T16N, R11E
NE1/4, SW1/4 SECTION 25, T16N, R11E
SW1/4, SW1/4 SECTION 25, T16N, R11E
SE1/4, SW1/4 SECTION 25, T16N, R11E

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that same conforms to all the provisions of all statutes, city ordinances and rules of practice in this state and all laws and orders within the jurisdiction to be known as WOOD VALLEY REPLAT 2, Lots 1 through 99, inclusive, and Outlets A through C, inclusive, and a replatting of Lots 131 through 169, inclusive, Lots 177 through 191, inclusive, Lots 224 through 267, inclusive, Lots 273 through 282, inclusive, and Outlets E through G, inclusive, all of WOOD VALLEY, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

William E. Knight, L.S.-566
5-10-2010



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: That We, CR Investments, Inc., OWNERS of the property described in the justification of survey and embrace within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WOOD VALLEY REPLAT 2, Lots 1 through 99, inclusive, and Outlets A through C, inclusive, and we do hereby certify and approve of the disposition of our property as shown on the plat, and as so hereby granted, confirmed and established as shown on the plat, and as further given a perpetual easement to the Omaha Public Power District, Great 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 remove poles, wires, conduits, conduits and other related facilities, and to provide narrow areas or corridors for a carrying and transmission of electric current, heat and power and for the transmission of signals and sound of all kinds including signals provided by a cable television system, and the easement on, through, under and across a five-foot (5') wide strip of land abutting the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots. The front boundary line is hereby defined as those lines forming the front perimeter of all lots shown on the plat, and as so hereby granted, confirmed and established as shown on the plat, and as so hereby granted, confirmed and established as shown on the plat, but the same may be used for fences, partitions, structures and other purposes that do not interfere with the intended uses or signal lines granted.

CR INVESTMENTS, INC., OWNER
DINO LINDEN
Vice President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas)
The foregoing instrument was acknowledged before me this 10th day of May 2010 by Dino Linden, Vice President of CR Investments, Inc., a Nebraska corporation, as well as the corporation. Witness my hand and seal the date aforesaid.
Dino Linden
Signature of Notary Public

ACKNOWLEDGEMENT OF STORM SEWER AND DRAINAGE EASEMENTS RELEASE

KNOWN ALL MEN BY THESE PRESENTS: That We, CR Investments, Inc., being the sole OWNER of the land containing the easements, Douglas County Sanitary and Improvement District 524, and the City of Omaha do hereby acknowledge the release of storm sewer easements, drainage easements, and other easements, and the release of easements on, through, under and across a five-foot (5') wide strip of land abutting the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots, as shown on the plat, and as so hereby granted, confirmed and established as shown on the plat, and as so hereby granted, confirmed and established as shown on the plat, but the same may be used for fences, partitions, structures and other purposes that do not interfere with the intended uses or signal lines granted. (Recorded 5-13-10, Instrument No. 201002892)

Douglas County Sanitary and Improvement District 524
Lamp-Ryan & Associates, Inc.
14500 West Douglas Street, Suite 100
Omaha, NE 68144
Signature of Notary Public

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas)
The foregoing instrument was acknowledged before me this 31st day of August 2010 by LeAnn Johnson, Vice President of CR Investments, Inc., a Nebraska corporation, as well as the corporation. Witness my hand and seal the date aforesaid.
LeAnn Johnson
Signature of Notary Public

APPROVAL OF OMAHA CITY COUNCIL

This plat of WOOD VALLEY REPLAT 2, Lots 1 through 99, inclusive, and Outlets A through C, inclusive, and the release of easements on, through, under and across a five-foot (5') wide strip of land abutting the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots, as shown on the plat, and as so hereby granted, confirmed and established as shown on the plat, was approved and accepted by the City Council of Omaha, Nebraska, on this 31st day of August 2010.
Dan Smith
Signature of Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of WOOD VALLEY REPLAT 2, (Lots 1 through 99, inclusive, and Outlets A through C, inclusive) as to the engineering.
Curt R. Pflaff
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for the compliance with Chapter 48-1601.01-003 of the Omaha Municipal Code.
Curt R. Pflaff
City Engineer

Curve Table				
CURVE	RADIUS	BEARING	CHORD LENGTH	DELTA ANGLE
C1	364.15	N88°33'28"W	114.01	114.48
C2	569.29	N82°28'13"W	134.88	135.18
C3	207.92	S89°12'14"W	169.84	172.00
C4	217.00	S89°22'12"W	52.68	52.81
C5	183.84	S18°38'15"W	95.92	97.05
C6	125.00	N67°40'18"W	15.19	15.20
C7	125.00	S89°50'43"W	176.78	186.35
C8	568.95	S17°22'35"W	148.91	143.38
C9	189.28	S21°33'34"W	77.20	77.70
C10	451.71	N47°20'37"W	98.75	99.95
C11	128.55	N22°33'44"E	85.54	87.20
C12	276.31	N12°48'18"E	53.92	54.07
C13	603.85	N12°52'07"E	110.88	111.12
C14	389.37	N20°28'19"E	94.50	94.72
C15	298.15	S71°48'11"E	128.88	127.84
C16	628.59	S68°28'21"E	150.45	150.83
C17	178.84	S11°18'58"W	77.36	77.38
C18	170.00	N18°18'15"W	73.28	73.97
C19	125.00	N77°29'58"W	55.80	56.38
C20	451.71	N62°55'49"W	25.78	25.78
C21	247.28	N21°13'32"E	96.77	97.40
C22	244.51	S71°43'33"E	69.97	61.13
C23	125.99	S77°52'12"E	76.27	76.98
C24	228.64	N19°29'11"E	100.41	101.24
C25	373.98	N15°18'07"E	219.55	215.52
C26	232.84	N18°38'15"E	122.15	123.29
C27	187.00	N68°10'20"E	38.40	38.49
C28	332.90	S82°49'17"E	121.00	121.88

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 - ALL ANGLES ARE BY UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (W).
 - DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT THE FEET (F) FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE BY ANGLE. SEE DETAIL THIS SHEET.

- OUTLOT NOTES**
- A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 554 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" THRU "C".
 - OUTLOTS "A" THRU "C" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTINGUOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING REMOVAL OF TREES, ROCKS, AND OTHER VEGETATION CONTROLLED BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING ROCKS/DEBRIS FROM THE DRAINAGEWAY AND MAINTAINING ANY MANDATED LOW IMPACT DEVELOPMENT WATER QUALITY BEST MANAGEMENT PRACTICES SUCH AS VEGETATION BARRIERS, BIO-SWALES, AND RAISED GARDENS WHICH MAY BE PAID FOR BY THE DISTRICT FROM ITS OPERATING FUND, AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MAINTAIN OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MAINTENANCE.
 - A PERMANENT TREE MITIGATION ACCESS EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" THRU "C" INCLUDING:

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 Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 23 day of SEPTEMBER 2010.

Douglas County Treasurer

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WOOD VALLEY REPLAT 2, (Lots 1 through 99, inclusive, and Outlets A through C, inclusive) was approved by the Omaha City Planning Board on this 2nd day of June 2010.

Chairman, Omaha City Planning Board

REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of WOOD VALLEY REPLAT 2, (Lots 1 through 99, inclusive, and Outlets A through C, inclusive) was reviewed by the Douglas County Engineer on this 5th day of June 2010.

Douglas County Engineer



Drawn by: LSK
Designed by: BDC
Reviewed by: BDC
Date: 05/10/10

Reference:

WWW.LRA-INC.COM
(781) 485-6486
(781) 402-6946, 2330

Lamp-Ryan & Associates, Inc.
14500 West Douglas Street, Suite 100
Omaha, NE 68144

WOOD VALLEY REPLAT 2 (Lots 1-99, inclusive and Outlets A-C, inclusive)
DOUGLAS COUNTY, NEBRASKA

MINOR PLAT

job number-tasks
01160101-003
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