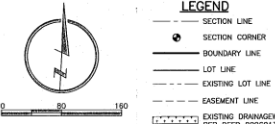


WOOD VALLEY WEST 2

LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTH 40 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M. LYING NORTH OF MILITARY ROAD, DOUGLAS COUNTY, NEBRASKA



LEGEND
 SECTION LINE
 SECTION CORNER
 BOUNDARY LINE
 EXISTING LOT LINE
 EASEMENT LINE
 EXISTING DRAINAGE/EASEMENT PER DEED 2009013531

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE, BEING A REPLATING OF THE SOUTH 40 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, LYING NORTH OF MILITARY ROAD DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
 THENCE SOUTH 87°05'48" WEST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOCAL DISTORTION COORDINATE SYSTEM) FOR 105.23 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD;
 THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING 4 COURSES:
 THENCE NORTH 42°35'16" WEST FOR 769.84 FEET;
 THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 3852.80 FEET AND A LONG CHORD BEARING NORTH 48°14'33" WEST FOR 352.11 FEET) FOR AN ARC LENGTH OF 353.93 FEET;
 THENCE NORTH 50°50'53" WEST FOR 92.28 FEET;
 THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 3885.80 FEET AND A LONG CHORD BEARING NORTH 46°14'43" WEST FOR 562.79 FEET) FOR AN ARC LENGTH OF 563.28 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
 THENCE NORTH 03°03'33" WEST FOR 43.40 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
 THENCE NORTH 87°13'07" EAST FOR 1332.98 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
 THENCE SOUTH 03°02'30" EAST FOR 1322.88 FEET TO THE POINT OF BEGINNING.
 CONTAINS 22,288 ACRES.

WILLIAM E. KNIGHT, L.S. 566
 DATE: 10-10-2018



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 WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE, TO BE HEREIN BARELY AND APPROVED 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 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 TO ENTER AND USE FROM TIME TO TIME, THE EASEMENT AREAS AS SHOWN HEREON FOR THE STATED PURPOSE, FOR ACCESS AND EGRESS IN CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES, PROVIDED, HOWEVER, THAT IT IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREAS, 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 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 ELECT, OPERATE, MAINTAIN, REPAIR AND REPAIR POLES, WIRES AND CABLE CONDUITS, AND OTHER RELATED FACILITIES, AND TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SQUARES OF ALL KINDS AND THE RECEIPTION OR OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND AVUITING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND AVUITING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, TO BE KNOWN AS "EASEMENT AREAS" FOR THE PURPOSES OF THE ABOVE DESCRIBED ACTIVITIES. THIS GRANT OF "EASEMENT AREAS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID FIVE-FOOT-WIDE STRIP OF LAND AVUITING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND SAID EIGHT-FOOT-WIDE STRIP OF LAND AVUITING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, 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 HEREBY 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 ELECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPAIR PIPES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THROUGH THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND AVUITING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND AVUITING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, TO BE KNOWN AS "EASEMENT AREAS" FOR THE PURPOSES OF THE ABOVE DESCRIBED ACTIVITIES. THIS GRANT OF "EASEMENT AREAS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID FIVE-FOOT-WIDE STRIP OF LAND AVUITING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND SAID EIGHT-FOOT-WIDE STRIP OF LAND AVUITING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, 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 HEREBY GRANTED.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER

CHAD LARSEN
 VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

12th DAY OF OCTOBER, 2018

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

SIGNATURE OF NOTARY PUBLIC
 GENERAL SECURITY - State of Nebraska
 LEON JOHNSON
 My Comm. Exp. October 30, 2019

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE AS TO THE DESIGN STANDARDS.

City Engineer: Jeff Bradburn DATE: 10/17/18

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

City Engineer: Mark Stiefel DATE: 10/18/18

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

5th DAY OF September, 2018.

Chairman, Omaha City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY OF OMAHA, NEBRASKA, THIS

13th DAY OF February, 2019.

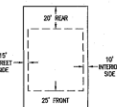
MAYOR: Steve Stel

CITY CLERK: Don Gray



PARCEL #	AREA (SQ FT)	PARCEL #	AREA (SQ FT)
1	6908	51	7704
2	5824	52	6488
3	5824	53	6908
4	5824	54	5900
5	5824	55	6000
6	5824	56	5600
7	5824	57	6048
8	6008	58	5900
9	11708	59	13541
10	6487	60	6807
11	8461	61	9700
12	8313	62	8022
13	6908	63	5900
14	9163	64	6048
15	12408	65	5800
16	10456	66	6048
17	8345	67	5900
18	8259	68	6048
19	7842	69	7739
20	7654	70	10889
21	7900	71	7056
22	7394	72	7056
23	7322	73	8231
24	7289	74	7468
25	7286	75	6496
26	7286	76	6496
27	7287	77	6496
28	7286	78	6496
29	7286	79	7181
30	7289	80	12774
31	10925	81	7833
32	10129	82	5900
33	8394	83	6048
34	10139	84	5600
35	13766	85	6048
36	10239	86	5955
37	8318	87	8751
38	5777	88	5824
39	5885	89	5824
40	5883	90	5824
41	5841	91	5824
42	5938	92	5824
43	5916	93	5824
44	5904	94	5824
45	5891	95	5824
46	5879	96	5824
47	5867	97	5824
48	5855	98	5824
49	6928	99	5824
50	7141	100	5824

TYPICAL CORNER LOT CHAMFER DETAIL
 NO SCALE



R-4 ZONING
 SETBACK REQUIREMENTS
 NO SCALE

R-4 ZONING
 SETBACK REQUIREMENTS
 DOUBLE FRONTAGE LOTS
 NO SCALE

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 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.
- ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROTT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO MILITARY ROAD.
- OUTLOTS A AND C ARE FOR TREE MITIGATION.
- OUTLOT B IS FOR TRAIL.
- OUTLOT D IS FOR STORMWATER MANAGEMENT.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEICATED AND ARE SHOWN FOR REFERENCE ONLY.
- PROPOSED STORM SEWER, DRAINAGE AND SANITARY SEWER EASEMENTS ARE TO SD AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WOOD VALLEY WEST 2, LOTS 1 THROUGH 96, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE: 10/10/18
 Douglas County Engineer: [Signature]

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

7th DAY OF February, 2019.
 Douglas County Treasurer: [Signature]



CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00	107.08	141.42	090°00'00"
C2	200.00	188.84	182.52	042°48'14"
C3	100.00	89.24	80.04	047°17'48"
C4	200.00	164.89	160.07	047°17'48"

LOCATED IN: SW 1/4 NE 1/4 SEC. 26-16-11

CELEBRITY HOMES, INC. 14770 West Dodge Road, Suite 100 Omaha, Nebraska 68154-2027
 402-496-2498 | 402-496-2730 | www.CHR.com

LAMP RYNREARSON & ASSOCIATES
 WOOD VALLEY WEST 2 (LOTS 1 - 96 AND OUTLOTS A - D)
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 of 1