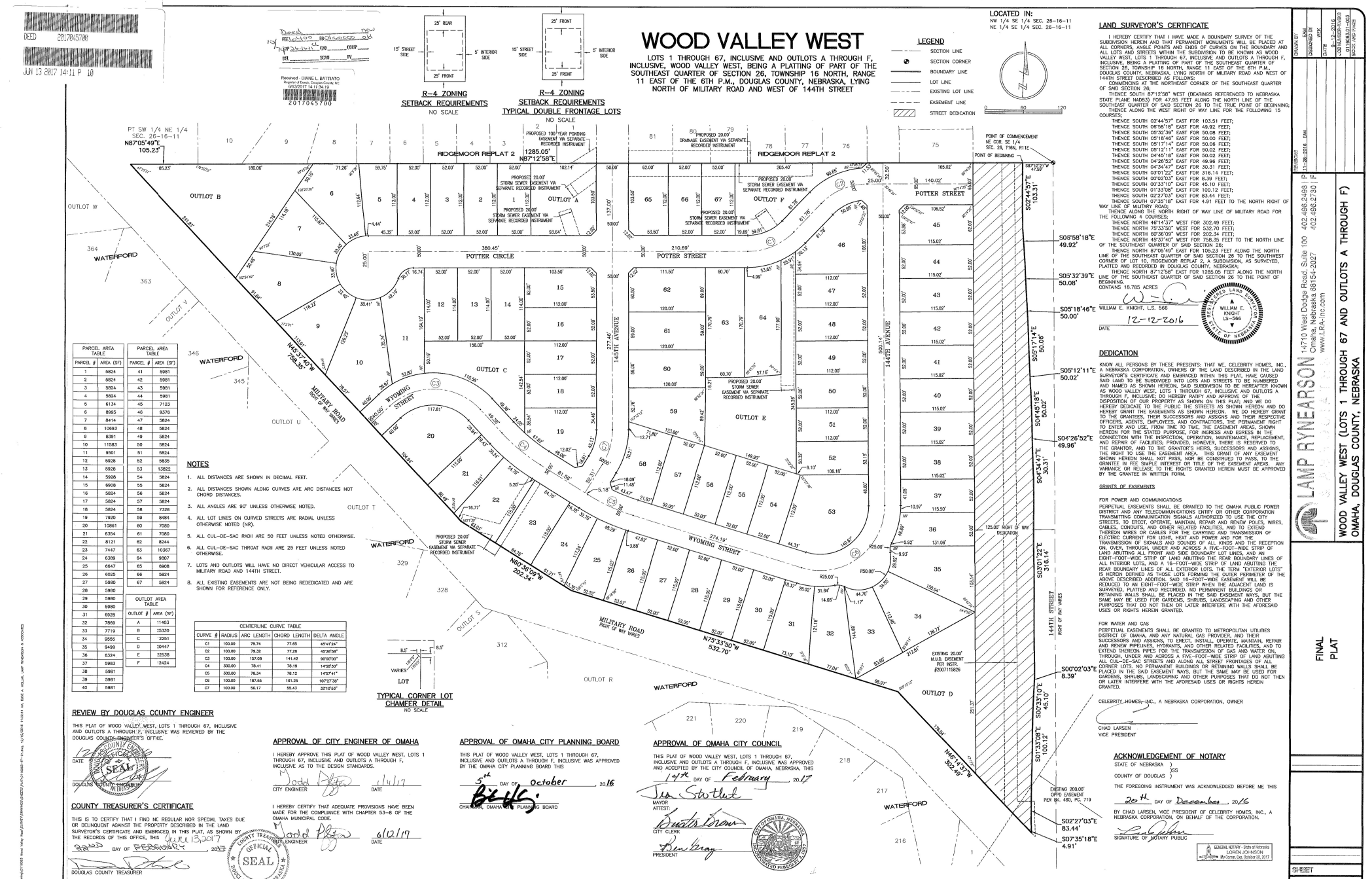
DEED 2017045700
JUN 13 2017 14:11 P 18
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/13/2017 14:11:34.19
2017045700

WOOD VALLEY WEST

LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE, WOOD VALLEY WEST, BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING NORTH OF MILITARY ROAD AND WEST OF 144TH STREET

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



PARCEL AREA TABLE	
PARCEL #	AREA (SF)
1	5824
2	5824
3	5824
4	5824
5	6134
6	8995
7	8414
8	10693
9	8391
10	11583
11	9501
12	5928
13	5928
14	5928
15	6908
16	5824
17	5824
18	5824
19	7920
20	10861
21	6354
22	8121
23	7447
24	6389
25	6647
26	6025
27	5980
28	5980
29	5980
30	5980
31	6928
32	7869
33	7719
34	9555
35	9499
36	6324
37	5983
38	5981
39	5981
40	5981

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
41	5981
42	5981
43	5981
44	5981
45	7123
46	9378
47	5824
48	5824
49	5824
50	5824
51	5824
52	5835
53	13822
54	5824
55	5824
56	5824
57	5824
58	7328
59	8484
60	7080
61	7080
62	8244
63	10367
64	9807
65	6908
66	5824
67	5824

OUTLOT AREA TABLE	
OUTLOT #	AREA (SF)
A	11403
B	25330
C	22251
D	20447
E	22538
F	12424

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00	78.74	77.65	45°41'24"
C2	100.00	79.33	77.28	45°26'06"
C3	100.00	157.08	141.42	90°00'00"
C4	300.00	78.41	78.19	14°58'30"
C5	300.00	78.34	78.12	14°57'41"
C6	100.00	187.55	161.25	107°27'36"
C7	100.00	56.17	55.43	32°10'53"

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 (NR).
5. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
6. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
7. LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO MILITARY ROAD AND 144TH STREET.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WOOD VALLEY WEST, LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

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 June 13, 2017

DAY OF FEBRUARY 2017

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WOOD VALLEY WEST, LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 6/12/17

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

CITY ENGINEER — DATE 6/12/17

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WOOD VALLEY WEST, LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

5th DAY OF October 2016

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WOOD VALLEY WEST, LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

14th DAY OF February 2017

MAYOR

ATTEST:

CITY CLERK

PRESIDENT

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, LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING NORTH OF MILITARY ROAD AND WEST OF 144TH STREET DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;
THENCE SOUTH 87°12'58" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 47.95 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE TRUE POINT OF BEGINNING;
THENCE ALONG THE WEST RIGHT OF WAY LINE FOR THE FOLLOWING 15 COURSES;
THENCE SOUTH 02°44'57" EAST FOR 103.51 FEET;
THENCE SOUTH 05°58'18" EAST FOR 49.92 FEET;
THENCE SOUTH 05°32'39" EAST FOR 50.08 FEET;
THENCE SOUTH 05°18'46" EAST FOR 50.00 FEET;
THENCE SOUTH 05°17'14" EAST FOR 50.08 FEET;
THENCE SOUTH 05°12'11" EAST FOR 50.02 FEET;
THENCE SOUTH 04°45'18" EAST FOR 50.02 FEET;
THENCE SOUTH 04°26'52" EAST FOR 49.96 FEET;
THENCE SOUTH 04°34'47" EAST FOR 30.31 FEET;
THENCE SOUTH 03°01'22" EAST FOR 316.14 FEET;
THENCE SOUTH 00°02'03" EAST FOR 8.39 FEET;
THENCE SOUTH 00°33'10" EAST FOR 45.10 FEET;
THENCE SOUTH 01°33'08" EAST FOR 100.12 FEET;
THENCE SOUTH 02°27'03" EAST FOR 83.44 FEET;
THENCE SOUTH 07°35'18" EAST FOR 4.91 FEET TO THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD;
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD FOR THE FOLLOWING 4 COURSES;
THENCE NORTH 46°14'37" WEST FOR 302.49 FEET;
THENCE NORTH 79°33'50" WEST FOR 532.70 FEET;
THENCE NORTH 60°36'09" WEST FOR 202.34 FEET;
THENCE NORTH 43°37'40" WEST FOR 758.35 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;
THENCE NORTH 87°05'49" EAST FOR 105.23 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE SOUTHWEST CORNER OF LOT 10, RIDGEMOOR REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;
THENCE NORTH 87°12'58" EAST FOR 1285.05 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE POINT OF BEGINNING.
CONTAINS 18.785 ACRES

WILLIAM E. KNIGHT, L.S. 566

12-12-2016
DATE

WILLIAM E. KNIGHT LS-566 REGISTERED LAND SURVEYOR STATE OF NEBRASKA

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, LOTS 1 THROUGH 67, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE; DO 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 TO ENTER 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 ANY PROVISION 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, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 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 16-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, 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.

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

20th DAY OF December 2016

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

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. October 30, 2017

LAMP RYNEARSON
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P
402.496.2730 | F
www.LRA-inc.com

DRAWN BY: EAM
DESIGNED BY:
DATE: 8-12-2016
JOB NUMBER: 73063
SCALE: NONE / 20FT

REVISIONS
11-28-2016 EAM

WOOD VALLEY WEST (LOTS 1 THROUGH 67 AND OUTLOTS A THROUGH F)
OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 OF 1

L:\Engineering\01 RWDS Word Files\CURRENT\WOOD VALLEY\01 PLAT\01 PLAT.dwg, 12/12/2016 11:20:41 AM, EMILIE A. WOLAK, LAMP RYNEARSON & ASSOCIATES