

WOODLAND OAKS REPLAT 1

LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, WOODLAND OAKS, A SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

2007-08887

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS
 COUNTER JS+P C.E. LM FILED FOR RECORD 3-28-07 AT 8:52A
 VERIFY LM D.E. LM INSTRUMENT # 2007-08887
 PROOF LM
 FEES \$ 16.50
 CHECK # _____
 CHARGE _____ CASH 20.00
 LLOYD J. DORNER
 REGISTER OF DEEDS SARPY COUNTY, NE

SCALE: 1" = 30'
 DATE: DEC. 28, 2006
 DRAWN BY: RJR
 CHECKED BY: CED
 REVISION:

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF WOODLAND OAKS REPLAT 1 WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 22nd DAY OF March, 2007.

[Signature]
 BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF WOODLAND OAKS REPLAT 1 WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 22nd DAY OF March, 2007. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

[Signature]
 BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF WOODLAND OAKS REPLAT 1 WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 22nd DAY OF MARCH, 2007.

[Signature]
 BELLEVUE CITY ENGINEER

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF WOODLAND OAKS REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 21st DAY OF March, 2007.

[Signature]
 SARPY COUNTY SURVEYOR

THOMAS A. LYNNAM
 SURVEYOR
 SARPY COUNTY, NEBRASKA

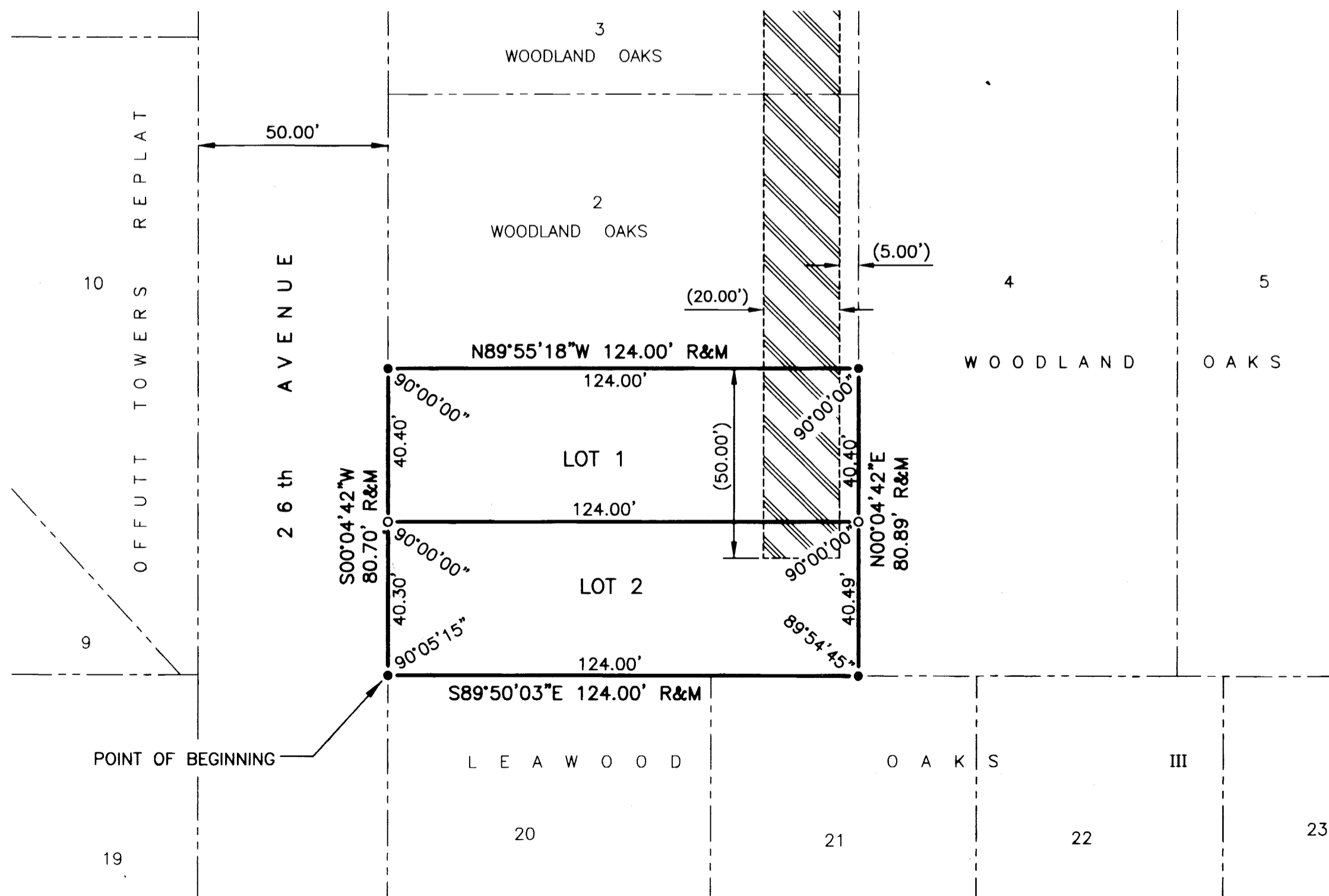
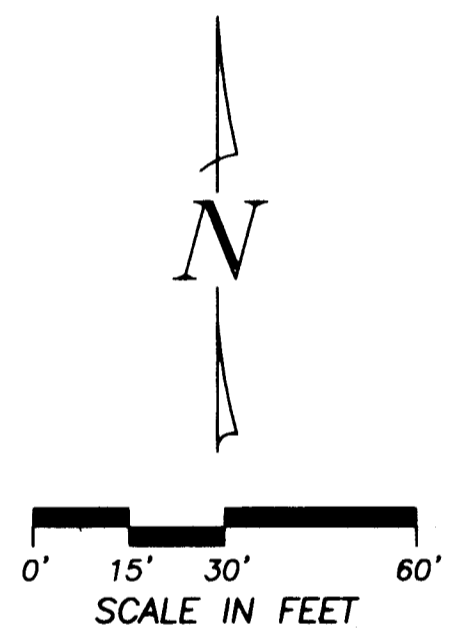
NOTE:

DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP #475)
- CORNERS SET (5/8" REBAR W/CAP "TD2 LS 475")

PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE, NEBRASKA RECORDED AS INSTRUMENT NO. 2005-43283 OF THE SARPY COUNTY RECORDS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A 5/8" REBAR WITH A PLASTIC CAP STAMPED "TD2 LS475" HAS BEEN SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WOODLAND OAKS REPLAT 1, LOTS 1 AND 2, BEING A REPLATTING OF LOT 1, WOODLAND OAKS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°50'03"E (ASSUMED BEARING) 124.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE N00°04'42"E 80.89 FEET ON THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF; THENCE N89°55'18"W 124.00 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE S00°04'42"W 80.70 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. CONTAINING 10,018 SQUARE FEET

[Signature]
 CHRIS E. DORNER
 NEBRASKA R.L.S. 507

DECEMBER 28, 2006

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NEXT STEP PROPERTIES, L.L.C., AND JASON GRIMM AND TIFFANY GRIMM, HUSBAND AND WIFE, BEING THE OWNERS AND TIERONE BANK 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 TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WOODLAND OAKS REPLAT 1 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE 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 ERCT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THEIR RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES, EXCEPT ABUTTING THE COMMON LINE BETWEEN LOTS 1 AND 2 WHERE THERE SHALL BE NO EASEMENTS GRANTED. 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.

NEXT STEP PROPERTIES, L.L.C.

BY: [Signature]
 DAVID E. LEWELLEN, GENERAL PARTNER
 JASON GRIMM

TIERONE BANK,

BY: [Signature]
 DEBBIE BENAK, VICE PRESIDENT
 TIFFANY GRIMM

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF March, 2007 BY DAVID E. LEWELLEN, GENERAL PARTNER OF NEXT STEP PROPERTIES, L.L.C. ON BEHALF OF SAID L.L.C.

GENERAL NOTARY - State of Nebraska
 MICHELLE A. STAHLCKER
 My Comm. Exp. July 17, 2007
[Signature]
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF March, 2007 BY DEBBIE BENAK, VICE PRESIDENT OF TIERONE BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
 MICHELLE A. STAHLCKER
 My Comm. Exp. July 17, 2007
[Signature]
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March, 2007 BY JASON GRIMM AND TIFFANY GRIMM, HUSBAND AND WIFE.

GENERAL NOTARY - State of Nebraska
 SHELLY M. WACHTER
 My Comm. Exp. Sept. 11, 2009
[Signature]
 NOTARY PUBLIC

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 THIS 21st DAY OF March, 2007.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

[Signature]
 SARPY COUNTY TREASURER

WOODLAND OAKS REPLAT 1
 SMALL SUBDIVISION PLAT

THOMPSON, DREESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
 TEL: (402)330-8860 FAX: (402)330-5868
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



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2007-08887