G047 #
LAKESIDE HILLS

LAKESIDE HILLS

LOTS 1 THROUGH 55, INCLUSIVE, AND OUTLOTS 1 THROUGH 7, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH, P.M., DOUGLAS COUNTY, NEBRASKA

NOTES

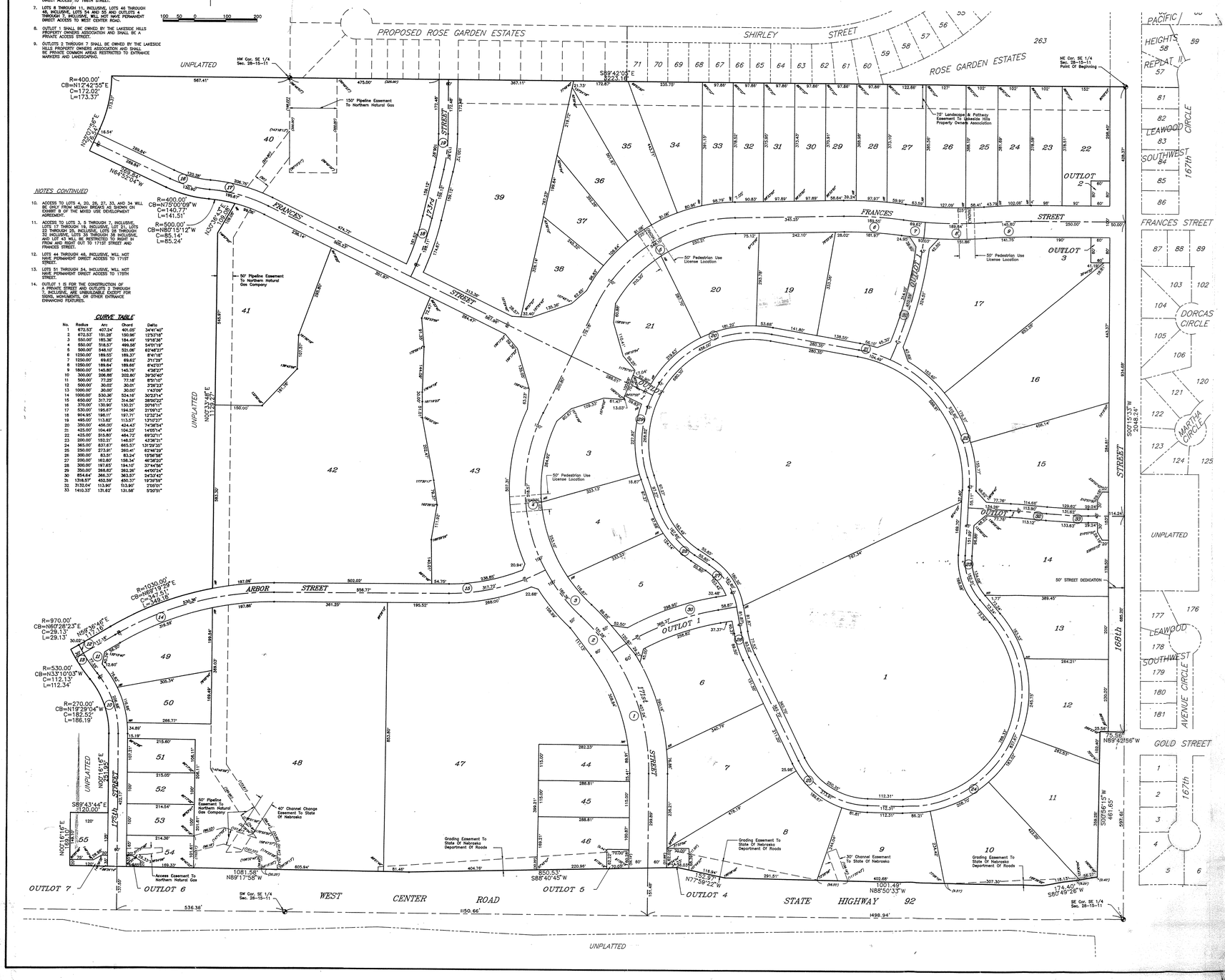
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (R.B.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 11 THROUGH 16, INCLUSIVE, LOT 32 AND OUTLOTS 2 AND 3 WILL NOT HAVE PERMANENT DIRECT ACCESS TO 168TH STREET.
7. LOTS 8 THROUGH 11, INCLUSIVE, LOTS 46 THROUGH 49, INCLUSIVE, LOTS 54 AND 55 AND OUTLOTS 4 THROUGH 7, INCLUSIVE, WILL NOT HAVE PERMANENT DIRECT ACCESS TO WEST CENTER ROAD.
8. OUTLOT 1 SHALL BE OWNED BY THE LAKESIDE HILLS PROPERTY OWNERS ASSOCIATION AND SHALL BE A PRIVATE ACCESS STREET.
9. OUTLOTS 2 THROUGH 7 SHALL BE OWNED BY THE LAKESIDE HILLS PROPERTY OWNERS ASSOCIATION AND SHALL BE PRIVATE COMMON AREAS RESTRICTED TO ENTRANCE MARKERS AND LANDSCAPING.

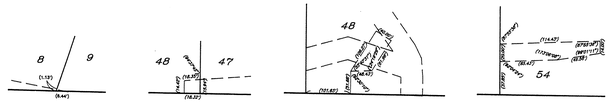
NOTES CONTINUED

10. ACCESS TO LOTS 4, 20, 26, 27, 33, AND 34 WILL BE ONLY FROM MEDIAN BREAKS AS SHOWN ON EXHIBIT "A" OF THE MASTER USE DEVELOPMENT AGREEMENT.
11. ACCESS TO LOTS 3, 8 THROUGH 7, INCLUSIVE, 11 THROUGH 16, INCLUSIVE, LOT 32, LOTS 33 THROUGH 36, INCLUSIVE, LOTS 46 THROUGH 49, INCLUSIVE, LOTS 50 THROUGH 53, INCLUSIVE, AND LOT 55 WILL BE RESTRICTED TO RIGHT IN FROM AND RIGHT OUT TO 171ST STREET AND FRANCES STREET.
12. LOTS 44 THROUGH 48, INCLUSIVE, WILL NOT HAVE PERMANENT DIRECT ACCESS TO 171ST STREET.
13. LOTS 51 THROUGH 54, INCLUSIVE, WILL NOT HAVE PERMANENT DIRECT ACCESS TO 170TH STREET.
14. OUTLOT 1 IS FOR THE CONSTRUCTION OF A PRIVATE STREET AND OUTLOTS 2 THROUGH 7, INCLUSIVE, ARE UNBUILDABLE EXCEPT FOR SIGNS, MONUMENTS, OR OTHER ENTRANCE ENHANCING FEATURES.

CURVE TABLE

No.	Radius	Arc	Chord	Delta
1	672.53'	407.24'	401.05'	34°41'40"
2	672.53'	151.28'	150.96'	12°53'18"
3	550.00'	185.36'	184.49'	19°18'36"
4	550.00'	518.57'	499.58'	54°01'19"
5	500.00'	548.10'	520.06'	62°48'23"
6	1250.00'	189.55'	189.37'	8°41'18"
7	1250.00'	69.62'	69.62'	3°11'29"
8	1250.00'	189.84'	189.66'	8°42'07"
9	1800.00'	145.80'	145.76'	4°38'22"
10	300.00'	206.85'	202.80'	39°30'40"
11	500.00'	77.25'	77.18'	8°51'10"
12	500.00'	30.00'	30.00'	3°26'23"
13	1000.00'	30.00'	30.00'	1°43'06"
14	1000.00'	530.36'	524.16'	30°23'14"
15	650.00'	317.72'	314.56'	28°00'22"
16	370.00'	130.92'	130.21'	20°16'11"
17	530.00'	195.67'	194.56'	21°09'12"
18	904.95'	198.11'	197.71'	12°32'34"
19	485.00'	113.82'	113.57'	13°12'27"
20	350.00'	406.00'	424.43'	74°36'54"
21	425.00'	104.49'	104.23'	14°05'14"
22	425.00'	515.80'	484.72'	69°32'11"
23	200.00'	153.21'	148.57'	43°36'21"
24	365.00'	637.67'	565.37'	131°39'30"
25	250.00'	273.91'	260.41'	62°46'29"
26	300.00'	83.51'	83.24'	15°56'58"
27	200.00'	162.60'	158.34'	46°36'20"
28	300.00'	197.65'	194.10'	37°44'56"
29	350.00'	268.82'	262.26'	44°00'24"
30	854.64'	366.37'	363.97'	24°33'40"
31	1318.57'	452.59'	450.37'	19°39'59"
32	3132.04'	113.90'	113.90'	2°05'01"
33	1410.33'	131.62'	131.58'	5°20'31"





LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that all monuments have been placed at all angle points and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all corners, all angle points and all ends of curves of all lots and streets, said subdivision to be known as LAKESIDE HILLS (Lots 1 through 55, inclusive, and Outlots 1 through 7, inclusive, being a platting of that part of the Southeast Quarter and the East Half of the Southwest Quarter of Section 28, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northeast corner of the said SE 1/4 of Section 28; Thence South 00°15'33" West (Assumed Bearings) for 2048.24 feet along the east line of the said SE 1/4 of Section 28 to a point of intersection with the north right of way line of West Center Road; Thence North 89°42'56" West for 75.56 feet along said north ROW line; Thence South 00°56'15" West for 461.65 feet along said north ROW line; Thence South 80°49'26" West for 174.40 feet along said north ROW line; Thence North 88°50'33" West for 1001.49 feet along said north ROW line; Thence North 77°59'22" West for 152.37 feet along said north ROW line; Thence South 88°40'45" West for 850.53 feet along said north ROW line; Thence North 89°17'58" West for 1081.58 feet; Thence North 00°16'16" East for 251.96 feet; Thence North 00°16'16" East for 150.00 feet; Thence North 89°43'44" West for 120.00 feet; Thence along a curve to the left (having a radius of 270.00 feet and a long chord bearing North 19°29'04" West for 182.52 feet) for an arc length of 186.19 feet; Thence to the left (having a radius of 270.00 feet and a long chord bearing North 33°10'03" West for 112.13 feet) for an arc length of 112.34 feet along a curve to the right (having a radius of 530.00 feet and a long chord bearing North 60°28'23" East for 29.13 feet) for an arc length of 29.13 feet; Thence along a curve to the left (having a radius of 970.00 feet and a long chord bearing North 60°28'23" East for 29.13 feet) for an arc length of 29.13 feet; Thence North 59°36'46" East for 117.16 feet; Thence along a curve to the right (having a radius of 1030.00 feet and a long chord bearing North 69°19'29" East for 347.51 feet) for an arc length of 349.18 feet to the west line of an existing permanent gas easement; Thence North 00°33'48" East for 1129.27 feet along said west line; Thence North 30°36'43" East for 109.08 feet; Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing North 30°10'17" West for 85.14 feet) for an arc length of 85.24 feet; Thence along a curve to the right (having a radius of 400.00 feet and a long chord bearing North 75°00'09" West for 140.77 feet) for an arc length of 141.51 feet; Thence North 64°52'04" West for 269.84 feet; Thence North 25°07'56" East for 76.54 feet; Thence along a curve to the left (having a radius of 400.00 feet and a long chord bearing North 12°42'55" East for 172.02 feet) for an arc length of 173.37 feet to the north line of the said E 1/2 of the SW 1/4 of Section 28; Thence South 89°42'05" East for 3223.16 feet to the Point of Beginning. Contains 178.85 acres including 1.56 acres of existing county roadway easement along the east line of the said SE 1/4 of Section 28.

May 27, 1993
Date

NEBRASKA REGISTERED LAND SURVEYOR LS 379 ROBERT D. PROETT

Robert D. Proett, L.S. #379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, THC, INC., a Nebraska Corporation, NORTHERN NATURAL GAS COMPANY, a Delaware Corporation with its principal offices at P.O. Box 3330, Omaha, Nebraska, ALDEN B. AWERKAMP and SUNDRA E. AWERKAMP (husband and wife), ALFRED G. THOMSEN and BEVERLY A. THOMSEN (husband and wife), JAMES P. KELLY and MARY ELLEN GRONDIN-KELLY (husband and wife), CHARLES J. MARR and PATSY MARR (husband and wife), and RANDAL R. KORTH and DEBRA J. KORTH (husband and wife), being the sole OWNERS, of the land described within the 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, said subdivision to be hereafter known as LAKESIDE HILLS; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to 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, crossarms, downguys and 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 including signals provided by cable television system, and the reception thereon, over, through, under, and across an eight (8') foot wide strip of land abutting all streets dedicated by this plat, a seventy-six (76') foot wide strip of land centered on the centerlines of Outlot 1 of which the outer twenty (20') feet on each side is unrestricted and the center thirty-six (36') feet is restricted to use for crossings only; an eight (8') foot wide strip of land abutting the exterior lot lines adjacent to 168th Street and West Center Road; an eight (8') foot wide strip of land abutting exterior lot lines adjacent to land which is surveyed, platted and recorded; and a sixteen (16') foot wide strip of land abutting the remaining exterior lot lines adjacent to unplatted land. The term exterior lot line is herein defined as any boundary line of a lot or outlot which forms the outer perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and remove, pipelines and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5') foot wide strip of land abutting all streets dedicated by this plat and a seventy (37') foot wide strip of land centered on the centerlines of Outlot 1 of which the outer seventeen (17') feet on each side is unrestricted and the center thirty-six (36') feet is restricted to use for crossings only. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

THC, INC.
A Nebraska Nonprofit Corporation, OWNER

By: Alden B. Awerkamp, President

NORTHERN NATURAL GAS COMPANY
A Delaware Corporation With Its Principal Offices at
P.O. Box 3330, Omaha, Nebraska, OWNER

By: Henry E. Evans
HENRY E. EVANS Sr. Tax. OPERATION

Alden B. Awerkamp
ALDEN B. AWERKAMP

Sundra E. Awerkamp
SUNDRA E. AWERKAMP

Alfred G. Thomsen
ALFRED G. THOMSEN

Beverly A. Thomsen
BEVERLY A. THOMSEN

James P. Kelly
JAMES P. KELLY

Mary Ellen Grondin-Kelly
MARY ELLEN GRONDIN-KELLY

Charles J. Marr
CHARLES J. MARR

Patsy Marr
PATSY MARR

Randal R. Korth
RANDAL R. KORTH

Debra J. Korth
DEBRA J. KORTH

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 2nd day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared ALDEN B. AWERKAMP, who is personally known to me be to be the identical person whose name is affixed to the above instrument as President of THC, INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

State of Nebraska } SS
County of Douglas }

On this 2nd day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared HENRY E. EVANS, who is personally known to me be to be the identical person whose name is affixed to the above instrument as Sr. Tax Operation of NORTHERN NATURAL GAS COMPANY, a Delaware Corporation with its principal offices at P.O. Box 3330, Omaha, Nebraska, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

State of Nebraska } SS
County of Douglas }

On this 2nd day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared ALDEN B. AWERKAMP and SUNDRA E. AWERKAMP (husband and wife), ALFRED G. THOMSEN and BEVERLY A THOMSEN (husband and wife), JAMES P. KELLY and MARY ELLEN GRONDIN-KELLY (husband and wife), CHARLES J. MARR and PATSY MARR (husband and wife), and RANDAL R. KORTH and DEBRA J. KORTH (husband and wife); who are personally known to me be to be the identical persons whose names are affixed to the above instrument, and they did acknowledge the execution of the foregoing Dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY-State of Nebraska
RHONDA A. MOST
My Comm. Exp. May 8, 1995

COUNTY ENGINEER'S CERTIFICATE

This plat of LAKESIDE HILLS was reviewed by the Douglas County Engineer's office.

June 16, 1993
Date

Douglas County Engineer

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

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 Oct., 1994.

Oct 21, 1994
Date

Douglas County Treasurer

OFFICIAL SEAL COUNTY TREASURER DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of LAKESIDE HILLS (Lots 1 through 55, inclusive, and Outlots 1 through 7, inclusive) as to the design standards this 12th day of July, 1993.

City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

October 21, 1994
Date

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of LAKESIDE HILLS was approved by the City Planning Board of the City of Omaha this 7th day of July, 1993.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of LAKESIDE HILLS was approved and accepted by the City Council of Omaha on this 3rd day of August, 1993.

President

City Clerk

Mayor

FINAL PLAT

lamp, rynearson & associates, inc.
planners surveyors engineers
12747 california street omaha, nebraska 68154-2579 402-496-2498

LAKESIDE HILLS
DOUGLAS COUNTY, NEBRASKA

designer	RDP
drawn by	EAM
revisions	
job number	89015-6577
date	5-27-93
sheet	1 of 1