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Date 12/29/99
By

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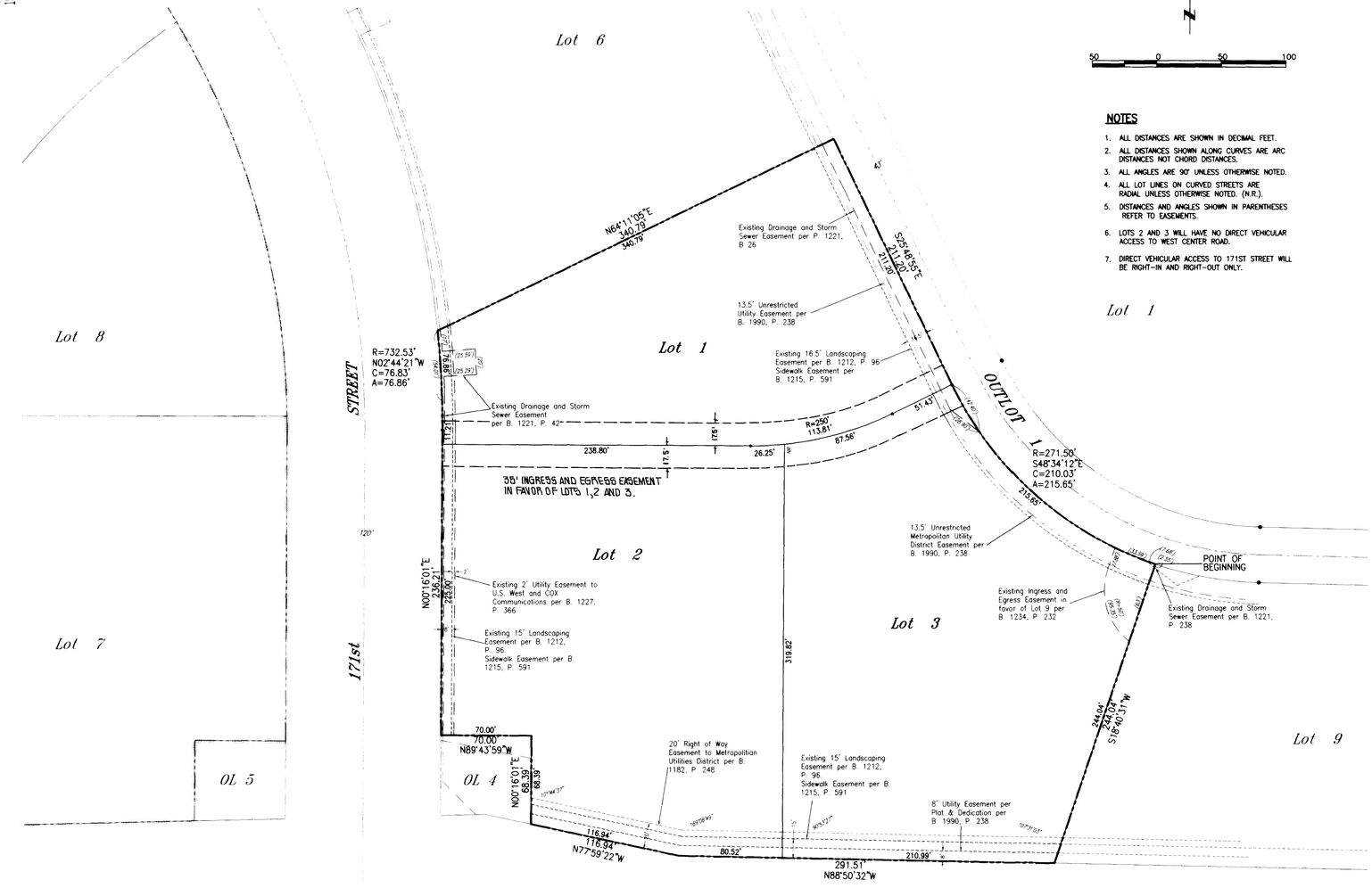
FEE 17.50 FB CO COMP
BKP SCAN FV
DEL

LAKESIDE HILLS REPLAT 4

Lots 1, 2 and 3, being a platting of Lots 7 and 8, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska,



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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. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 2 AND 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST CENTER ROAD.
7. DIRECT VEHICULAR ACCESS TO 171ST STREET WILL BE RIGHT-IN AND RIGHT-OUT ONLY.

REGISTERED LAND SURVEYOR ROBERT D. PROETT LS-379 STATE OF NEBRASKA

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary and on all the lots in the subdivision to be known as LAKESIDE HILLS REPLAT 4, Lots 1, 2 and 3, being a platting of Lots 7 and 8, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the northwest corner of Lot 9, LAKESIDE HILLS; Thence South 18°40'31" West (bearings referenced to the Final Plat of LAKESIDE HILLS) for 244.04 feet to the southwest corner of said Lot 9; Thence North 88°50'32" West for 291.51 feet along the north right of way line of West Center Road (State Highway # 92); Thence North 77°59'22" West for 116.94 feet along the north right of way line of West Center Road to the southeast corner of Outlot 4; Thence North 00°16'01" East for 63.39 feet to the northeast corner of said Outlot 4; Thence North 89°43'59" West for 70.00 feet to the northwest corner of said Outlot 4; Thence North 00°16'01" East for 236.21 feet along the east right of way line of 171st Street; Thence along a curve to the left (having a radius of 732.53 feet and a long chord bearing North 02°44'21" West for 76.83 feet) for an arc length of 76.86 feet along said east right of way line to the southwest corner of Lot 6, LAKESIDE HILLS; Thence North 64°11'05" East for 340.79 feet to the southeast corner of said Lot 6; Thence South 25°48'55" East for 211.20 feet along the west line of Outlot 1; Thence along a curve to the left (having a radius of 271.50 feet and a long chord bearing South 48°34'12" East for 210.03 feet) for an arc length of 215.65 feet along the west line of said Outlot 1 to the Point of Beginning. Contains 4.96 acres.

Robert D. Proett, L.S. # 379

July 9, 1999
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, SEVENTY-EIGHT, L.L.C., a Nebraska limited liability corporation, OWNER, and Norwest Bank Nebraska, N.A., a national banking association, MORTGAGEE, being the sole Owner and Mortgagee of the land described within 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 LAKESIDE HILLS REPLAT 4; and we 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 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 U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew 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 systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement 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 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 (5') wide strip of land abutting all cul-de-sacs. 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.

SEVENTY-EIGHT, LLC
A Nebraska limited liability corporation, OWNER

Wayne Kehrli, MEMBER

Virgil K. Johnson, MEMBER

Charles V. Sederstrom Jr., MEMBER

BES Development L.L.C., MEMBER
by: Elliott L. Gosch, Managing Member

Norwest Bank Nebraska, N.A.
A national banking association, MORTGAGEE

J. Wally Landon, Vice-President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 9th day of July, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Wayne Kehrli, who is personally known to me to be the identical person whose name is affixed to the above instrument as MEMBER of SEVENTY-EIGHT, L.L.C., a Nebraska Limited Liability Corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Melissa M. Schafer
Notary Public

GENERAL NOTARY-State of Nebraska MELISSA M. SCHAFER My Comm. Exp. April 6, 2002

State of Nebraska)
) SS
County of Douglas)

On this 12 day of July, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Virgil K. Johnson, who is personally known to me to be the identical person whose name is affixed to the above instrument as MEMBER of SEVENTY-EIGHT, L.L.C., a Nebraska Limited Liability Corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sandra J. Nelson
Notary Public

GENERAL NOTARY-State of Nebraska SANDRA J. NELSON My Comm. Exp. Feb. 14, 2003

State of Nebraska)
) SS
County of Douglas)

On this 9th day of July, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Elliott L. Gosch, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Member of BES Development L.L.C., MEMBER of SEVENTY-EIGHT, L.L.C., a Nebraska Limited Liability Corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sandra J. Nelson
Notary Public

GENERAL NOTARY-State of Nebraska SANDRA J. NELSON My Comm. Exp. Feb. 14, 2003

State of Nebraska)
) SS
County of Douglas)

On this 12 day of July, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Charles V. Sederstrom Jr., who is personally known to me to be the identical person whose name is affixed to the above instrument as MEMBER of SEVENTY-EIGHT, L.L.C., a Nebraska Limited Liability Corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sandra J. Nelson
Notary Public

GENERAL NOTARY-State of Nebraska SANDRA J. NELSON My Comm. Exp. Feb. 14, 2003

State of Nebraska)
) SS
County of Douglas)

On this 9 day of July, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Elliott L. Gosch, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Member of BES Development L.L.C., MEMBER of SEVENTY-EIGHT, L.L.C., a Nebraska Limited Liability Corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Donna R. Preul
Notary Public

GENERAL NOTARY-State of Nebraska DONNA R. PREUL My Comm. Exp. Jan. 15, 2001

State of Nebraska)
) SS
County of Douglas)

On this 9th day of July, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared J. Wally Landon, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of NORWEST BANK NEBRASKA, N.A., a Nebraska Bank, MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Bobbi L. Henrichs
Notary Public

BOBBI L. HENRICHS COMMISSION EXPIRES March 15, 2001

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 28th day of December, 1999

Douglas County Treasurer

COUNTY ENGINEER'S CERTIFICATE

This plat of LAKESIDE HILLS REPLAT 4 was reviewed by the Douglas County Engineer's Office.

12/28/99
Date

Douglas County Engineer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of LAKESIDE HILLS REPLAT 4 (Lots 1, 2 and 3) as to the design standards this 14th day of September, 1999.

City Engineer

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

Dec 28, 1999
Date

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of LAKESIDE HILLS REPLAT 4 was approved by the CITY PLANNING BOARD, this 1st day of September, 1999

Chairman, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

This plat of LAKESIDE HILLS REPLAT 4 was approved and accepted by the City Council of Omaha, Nebraska, this 21st day of December, 1999

President

Mayor

City Clerk

drawn by aet
designed by RDP
reviewed by FAK
revisions
path\filename 99026\9926F100
references

lamp, rynearson & associates, inc.
surveyors
engineers
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402 496 2498
fax 402 496 2730

LAKESIDE HILLS REPLAT 4
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-task 99026.00-004
book page
date JULY 9, 1999
sheet 1 of 1

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G12 #4
LAKESIDE HILLS#4