

LAKEVIEW SOUTH II

Lots 1 Thru 6, Inclusive

Being a platting of part of the E 1/2 of the NE 1/4 of Section 23, T14N, R11E of the 6th P.M., Sarpy County, Nebraska.

96-04691
 96 MAR 13 PM 2:41
 REGISTERED PLAT
 SAPP BROS. JOINT VENTURE

96-04691

SURVEYOR'S CERTIFICATE
 I hereby certify that I have made a boundary survey of the East 1/2 of the N.E. 1/4 of Section 23, T14N, R11E of the 6th P.M., Sarpy County, Nebraska, and that iron pipes or permanent markers were found or set at all corners of said boundary and that the subdivision herein lies wholly within said boundary and that iron pipes will be set at all lot corners and angle points within said subdivision to be known as Lakeview South II, Lots 1 thru 6 inclusive, the boundary of said subdivision being more particularly described as follows: Commencing at the S.E. corner of said N.E. 1/4; thence S77°23'W (assumed bearing) 69.40 feet on the South line of said N.E. 1/4 to a point on the West right-of-way line of State Highway No. 50; thence N00°23'04"E 95.00 feet on the West right-of-way line of Highway No. 50 to a point on the North right-of-way line of Meadows Boulevard and the point of beginning; thence to a point 70.23 feet West of the East line of said N.E. 1/4; thence N00°31'32"E 75.00 feet on the West right-of-way line of Highway No. 50 to a point 64.56 feet West of the East line of said N.E. 1/4; thence N89°08'28"W 553.00 feet; thence S00°51'32"W 1446.68 feet to a point on the North right-of-way line of Meadows Boulevard; thence N89°57'23"W 558.39 feet on the North right-of-way line of said Meadows Boulevard to the point of beginning.

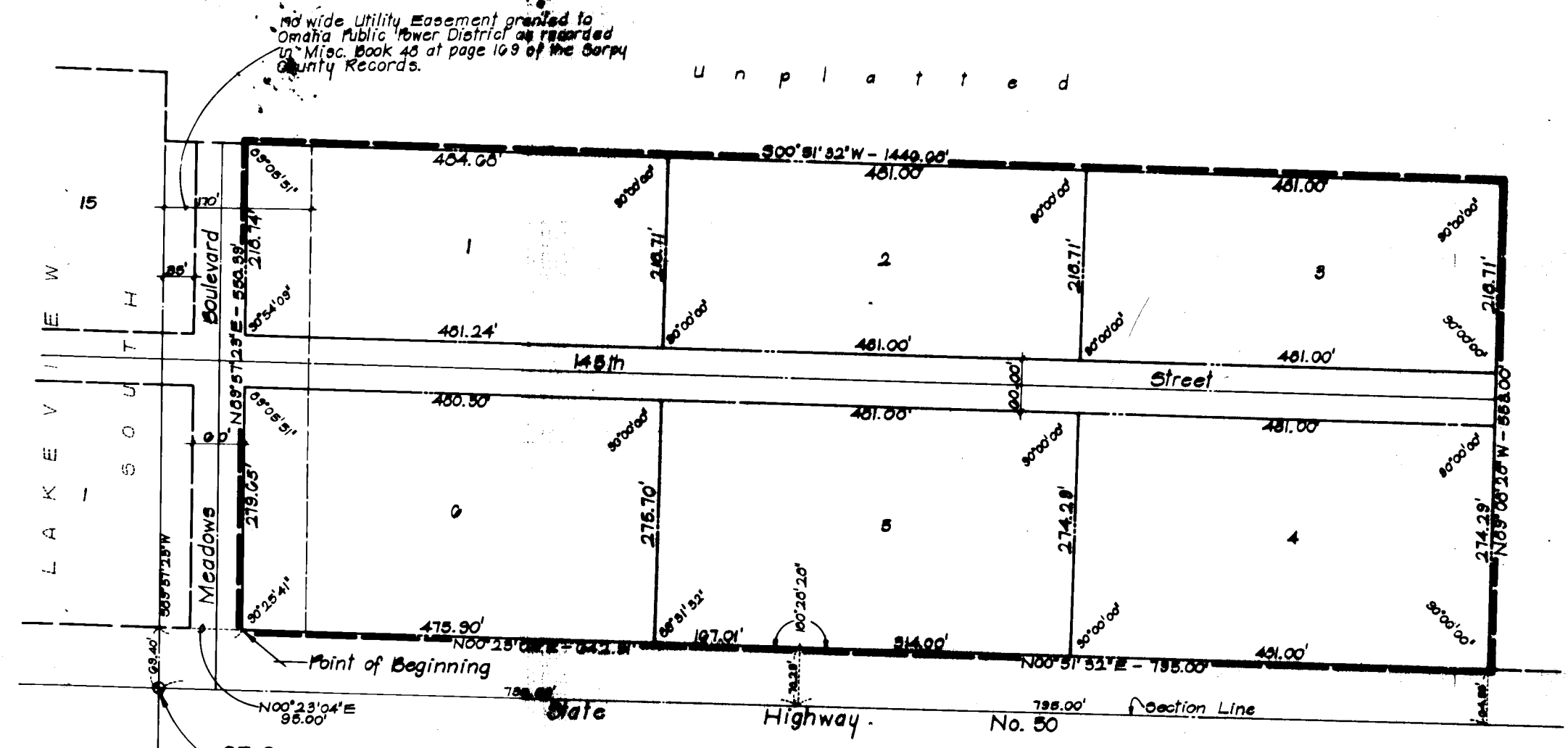


March 8, 1996
 Date
 James D. Warner,
 Nebraska R.L.S. 339

DEDICATION
 Know all men by these presents: That we, Sapp Bros. Joint Venture, being the 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 hereafter known as Lakeview South II, and we do hereby dedicate to the public, for public use, the streets as shown, and we do hereby ratify and approved of the disposition of our property as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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 erect, operate, maintain, repair and renew poles, wires, crossarms, down guys 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 for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines and an eight (8') foot wide strip of land abutting all rear boundary lot lines and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide easement when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot wide easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock 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.

SAPP BROS. JOINT VENTURE
 Lenora Sapp
 Personal Representative of
 the estate of LeRoy E. Sapp
 also known as Ray Sapp
 William D. Sapp
 Harold Dean Sapp
 Lee E. Sapp

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARPY)
 The foregoing dedication was acknowledged before me this 13 day March 1996 by Lenora Sapp, personal representative of the estate of LeRoy E. Sapp, also known as Ray Sapp, Harold Dean Sapp, William D. Sapp and Lee E. Sapp, all of whom are Sapp Bros. Joint Venture on behalf of Sapp Bros. Joint Venture.
GENERAL NOTARY State of Nebraska
 PATRICIA R. BALVANIZ
 My Comm. Exp. July 7, 1998



THIS APPLICABLE AND LOWER THE CURRENT YEAR ARE NEVER USE NOR FOR THE PURPOSES OF THE STATE OF NEBRASKA IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

SARPY COUNTY TREASURER'S CERTIFICATE
 I hereby certify that the records of my office show no taxes due or delinquent upon the land described in the Surveyor's Certificate as appears on this plat as of this day of March, 1996.
APPROVAL OF SARPY COUNTY CLERK
 This plat of Lakeview South II was approved by the Sarpy County Clerk this 12th day of March, 1996.
APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
 This plat of Lakeview South II was approved by the Sarpy County Board of Commissioners this 12th day of March, 1996.
APPROVAL OF SARPY COUNTY PLANNING COMMISSION
 This plat of Lakeview South II was approved by the Sarpy County Planning Commission this 17th day of February, 1996.
APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
 This plat of Lakeview South II was approved by the Sarpy County Building Inspector this 17th day of February, 1996.



Scale in Feet

04691

No. 11 B
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SCALE AS SHOWN	DATE MAR. 8, 1996	DRAWN BY J.P.	CHECKED BY
LAKEVIEW SOUTH II			
Final Plat			
2 THOMPSON, DRESSEN & DORNER Consulting Engineers & Land Surveyors OMAHA, NEBRASKA 68104 TELEPHONE: (402) 330-4800			
RD			
JOB NUMBER			
549-100			