Filed For Record 6-19-96 at 10:38A
Instrument # 96-11903
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

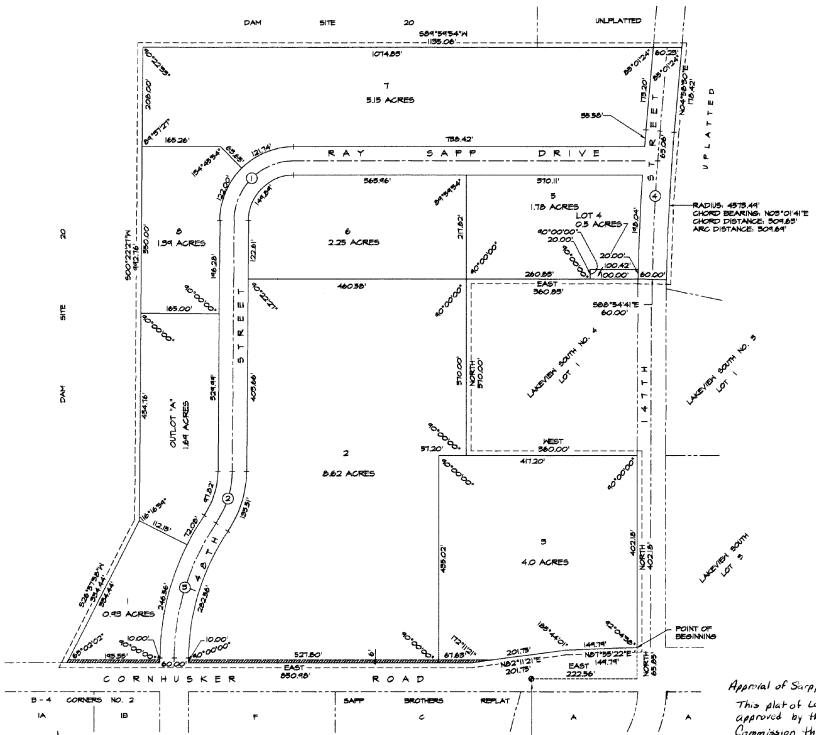
96-11903

Counter
Verify
D.E.
Proof
Fee $ 20.00
Ck
Cash
Chg

LAKEVIEW SOUTH NO. 5

LOTS 1 - 8 INCLUSIVE AND OUTLOT "A"

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 25, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



CENTERLINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
①	84°51'21"	125.00'	146.81'	125.82
②	54°04'38"	59.60'	115.66'	114.48
③	54°21'00"	155.00'	300.80'	499.45
④	05°52'25"	155.65'	511.15'	4603.44

Approval of Sarpy County Planning Commission
This plat of Lakeview South No 5 was approved by the Sarpy County Planning Commission this 14th day of May 1996.
Donald E. Myers
Chairman, Sarpy County Planning Commission

APPROVAL OF SARPY COUNTY SURVEYOR
THIS PLAT OF LAKEVIEW SOUTH NO. 5 HAS APPROVED BY THE SARPY COUNTY SURVEYOR'S THIS 16th DAY OF June 1996.
Thomas A. Lynam
SARPY COUNTY SURVEYOR
THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LAKEVIEW SOUTH NO. 5, LOTS 1 THRU 8 AND OUTLOT "A", INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 25, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SAID SE 1/4; THENCE EAST (ASSUMED BEARING) 222.36 FEET, ON THE SOUTH LINE OF SAID SE 1/4 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF 147TH STREET; THENCE NORTH 65.88 FEET ON THE SOUTHERLY EXTENSION OF 147TH STREET TO THE NORTH LINE OF CORNHUSKER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 402.18 FEET ON THE WEST LINE OF 147TH STREET TO THE SE CORNER OF LOT 1, LAKEVIEW SOUTH NO. 4, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE WEST 560.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF; THENCE NORTH 510.00 FEET ON THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF; THENCE EAST 560.88 FEET, ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE S88°54'41"E 60.00 FEET ON A RADIAL LINE TO THE EAST LINE OF 147TH STREET; THENCE NORTHEASTERLY ON A 4973.44 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT, CHORD BEARING N05°01'41"E, CHORD DISTANCE 504.85 FEET, AN ARC DISTANCE OF 504.89 FEET; THENCE N04°58'50"E, 178.63 FEET TO THE NORTH LINE OF SAID SOUTH 1/2; THENCE S84°54'54"W, 1055.06 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 TO THE EAST LINE OF DAM SITE NO. 20; THENCE S00°22'27"E, 992.76 FEET ON THE EAST LINE OF DAM SITE NO. 20 TO A CORNER THEREOF; THENCE S26°57'56"W, 994.44 FEET, ON THE EAST LINE OF DAM SITE NO. 20 TO THE NORTH LINE OF CORNHUSKER ROAD; THENCE EAST 880.48 FEET ON A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF CORNHUSKER ROAD; THENCE N62°11'21"E 201.79 FEET ON THE NORTH LINE OF CORNHUSKER ROAD; THENCE N87°55'22"E 144.74 FEET ON THE NORTH LINE OF CORNHUSKER ROAD TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED James Warner L.S.-308 LAND SURVEYOR JAMES D. WARNER

APRIL 15, 1996
DATE

JAMES D. WARNER
NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DBR PARTNERSHIP AND SAPP BROS. TRUCK STOPS, INC., SUCCESSOR TO SAPP BROS, INC. 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 BE HEREAFTER KNOW AS LAKEVIEW SOUTH NO. 5, 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 FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. 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 REMOVE POLES, WIRES, CROSSARMS, 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 AND 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 ADJOINING THE FRONT AND SIDE LOT LINES AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR LOT LINE IN SAID SIXTEEN (16) FOOT WIDE EASEMENT ALL BE REDUCED TO AN EIGHT (8) FOOT WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. SAID SIXTEEN (16) FOOT WIDE EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IS REQUESTED BY THE OWNER NO PERMANENT BUILDINGS, TREES OR 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.

DBR PARTNERSHIP

BY: Lenora Sapp
LENORA SAPP
PERSONAL REPRESENTATIVE OF THE ESTATE OF LARAYNE H. SAPP ALSO KNOWN AS RAY SAPP

BY: Harold Dean Sapp
HAROLD D. SAPP A/K/A DEAN SAPP
PARTNER

BY: William D Sapp
WILLIAM D. SAPP A/K/A BILL SAPP
PARTNER

SAPP BROS. TRUCK STOPS, INC.
SUCCESOR TO SAPP BROS., INC.

BY: Bill Sapp
BILL SAPP, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)
THE FOREGOING DEDICATION HAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June 1996 BY LENORA SAPP, DEAN SAPP AND BILL SAPP PARTNERS OF DBR PARTNERSHIP.
GENERAL NOTARY State of Nebraska ALLEN J. MARSH My Comm. Exp. June 17, 2000
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)
THE FOREGOING DEDICATION HAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June 1996 BY BILL SAPP, PRESIGENT OF SAPP BROS. TRUCK STOPS, INC. SUCCESSOR TO SAPP BROS., INC. ON BEHALF OF SAID SAPP BROS. TRUCK STOPS, INC. SUCCESSOR TO SAPP BROS., INC.
GENERAL NOTARY State of Nebraska ALLEN J. MARSH My Comm. Exp. June 17, 2000
NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF LAKEVIEW SOUTH NO. 5 HAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 11th DAY OF June 1996.
Donald E. Knott
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

SARPY COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND INCLUDED IN THE SUBDIVISION AS SHOWN ON THIS PLAT AS OF THIS 18th DAY OF June 1996.
Rich James by Nancy Gray
SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
THIS PLAT OF LAKEVIEW SOUTH NO. 5 HAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 17 DAY OF June 1996.
SARPY COUNTY BUILDING INSPECTOR

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATE IS ONLY VALID UNTIL BELOW.

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
(402) 330 - 8860

scale:	AS SHOWN
date:	APRIL 15, 1996
drawn by:	JNZ
checked by:	JDW
revision:	

LAKEVIEW SOUTH NO. 5
FINAL PLAT

549-126

A549126A.DWG