

5# 25

NOTES:

- No direct vehicular access will be allowed to Lake Cunningham Road from Lots 1 and 243, and Lots 275 thru 290, inclusive.
- All existing and new sanitary and storm sewer easements shown are permanent, easements granted to Sanitary and Improvement District No. 325, successors and assigns, except those easements shown with letters **(B)** thru **(U)**.
- No permanent structures, retaining walls, fences, placement of fill material or any other obstructions will be allowed in the fifty foot wide storm drainage way easement as shown along the rear lot line of Lots 244 thru 274, inclusive, and the same will not be allowed in the drainage way easement as shown in Lots 4, 5, 241 and 242.

LEGEND
 A - Actual Dimension
 P - Platted Dimension

LAKE CUNNINGHAM HILLS

LOTS 1 THRU 290 INCLUSIVE
 BEING A REPLAT OF ALL OF NORTH LAKE HILLS ADDITION, LOCATED IN
 THE W 1/2 OF THE SW 1/4 OF SEC 23, T16N, R12E OF THE 6TH P.M.,
 DOUGLAS COUNTY, NEBRASKA

BOOK 1823 PAGE 41

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all courses in Lake Cunningham Hills (Lots 1 thru 290, inclusive) being a replat of all of North Lake Hills Addition located in the W 1/2 of the SW 1/4 of Section 23, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:
 Commencing at the Southwest corner of said Section 23; thence North 17°16'W (Assumed Bearing) along the West line of said SW 1/4 of Section 23, a distance of 87.26 feet to a point on the Northernly right-of-way line of Lake Cunningham Hills; thence along said Northernly right-of-way line of Lake Cunningham Hills a distance of 1871.55 feet to the Northwest corner of said North Lake Hills Addition; thence North 57°42'W along the Northernly boundary of said North Lake Hills Addition a distance of 928.42 feet to a point on the North line of said SW 1/4 of Section 23; thence North 17°16'W along the West line of said SW 1/4 of Section 23, a distance of 659.41 feet to the Northeast corner of said W 1/2 of the SW 1/4 of Section 23; thence South 17°16'E along the East line of said W 1/2 of the SW 1/4 of Section 23, a distance of 1939.91 feet to a point on the Northernly right-of-way line of Lake Cunningham Hills; thence along said Northernly right-of-way line of Lake Cunningham Road on the following described courses; thence S 47°52'44"W, a distance of 215.65 feet; thence S 70°35'27"W, a distance of 100.48 feet; thence S 64°52'40"W, a distance of 399.91 feet; thence S 59°09'59"W, a distance of 100.48 feet; thence S 64°52'39"W, a distance of 374.87 feet; thence S 70°42'24"W, a distance of 190.38 feet to the Point of Beginning.



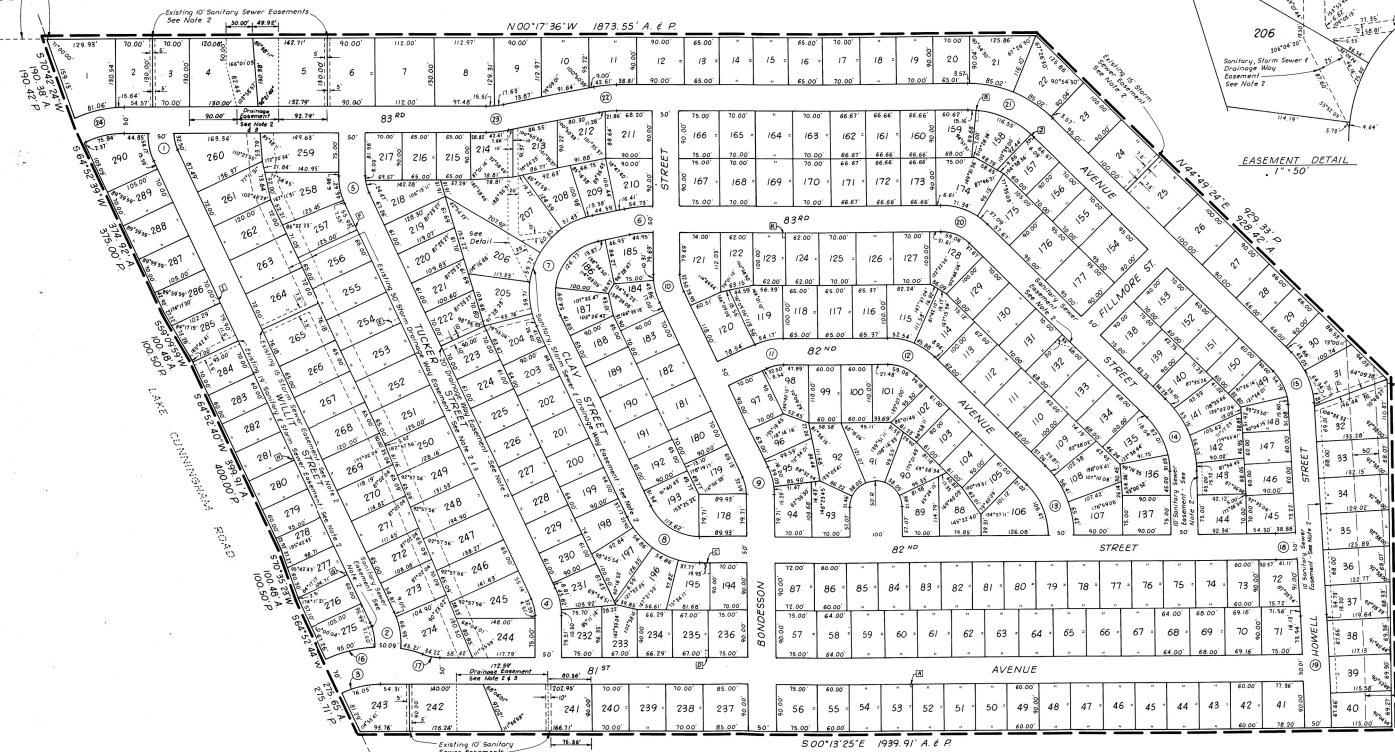
Robert Clark, Surveyor
 Date: October 20, 1987

DEDICATION

Know all men by these presents that we, TOD Company, Inc. and L.C.B. Inc., Owners, and Norwest Bank, Mortgagee of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as Lake Cunningham Hills (The lots numbered as shown) and do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public, subject to the street, avenues and circles, and we do hereby grant the easements all as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and N. W. 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, 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 transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception, use, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land abutting all interior lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots as herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew 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-sac streets. No permanent buildings or retaining 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.

In witness whereof, we do hereunto set our hands this 26 day of OCT, 1987.

TOD COMPANY, INC. NORWEST BANK
 Judith C. Morgan, President By: R. W. Galt, Vice President
 L. C. B., INC. Commercial Real Estate
 Judith C. Morgan, President



NO	A	P	CURVE DATA	L	D
1	24°49'44"	100.00'	22.01'	43.33'	57.27580*
2	28°04'28"	130.00'	32.53'	63.75'	44.03982*
3	24°53'51"	175.00'	38.63'	78.03'	32.34046*
4	24°53'55"	100.00'	22.08'	43.46'	57.27580*
5	24°49'44"	100.00'	22.01'	43.33'	57.27580*
6	11°12'20"	294.84'	25.00'	49.86'	22.43925*
7	103°37'24"	125.00'	158.91'	226.07'	45.83664*
8	65°06'05"	125.00'	158.91'	226.07'	45.83664*
9	24°53'55"	100.00'	22.08'	43.46'	57.27580*
10	24°49'44"	100.00'	22.01'	43.33'	57.27580*
11	24°49'44"	100.00'	22.01'	43.33'	57.27580*
12	45°07'00"	100.00'	41.54'	78.74'	57.26580*
13	44°57'11"	160.70'	66.49'	126.08'	33.85604*
14	44°57'11"	160.70'	66.49'	126.08'	33.85604*
15	42°30'05"	120.12'	46.59'	83.82'	47.87600*
16	44°30'01"	245.00'	100.24'	190.30'	33.85604*
17	19°36'17"	100.00'	17.28'	34.22'	57.27580*
18	02°39'06"	098.02'	20.00'	39.99'	6.36204*
19	02°39'06"	098.02'	20.00'	39.99'	6.36204*
20	45°07'00"	100.00'	41.54'	78.74'	57.26580*
21	45°07'00"	200.00'	83.08'	157.49'	26.64790*
22	10°50'59"	200.00'	18.99'	37.87'	26.64790*
23	10°50'59"	200.00'	18.99'	37.87'	26.64790*
24	24°49'45"	200.00'	44.03'	86.67'	26.64790*

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of Lake Cunningham Hills (The lots numbered as shown) as to the Design Standard this 10th day of November, 1987.
 Roy W. Johnson, City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
 David J. Smith, City Engineer

REVIEW OF DOUGLAS COUNTY SURVEYOR
 This plat of Lake Cunningham Hills (The lots numbered as shown) was reviewed by the Office of the Douglas County Surveyor on this 21st day of October, 1987.
 Douglas County Surveyor

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of Lake Cunningham Hills (The lots numbered as shown) was approved by the City Council of Omaha on this 23rd day of February, 1988.
 Mayor
 President of Council

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.
 Date: 10/26/87
 County Treasurer
 APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of Lake Cunningham Hills (The lots numbered as shown) was approved by the City Planning Board on this 15th day of November, 1987.
 Chairman City Planning Board

REFERENCE LETTER	DESCRIPTION OF EASEMENT	GRANTED TO
ⓐ	The West 5.0' of the North 5.0' of Lot 53	52
ⓑ	The West 20.0' of the South 5.0' of Lot 158	159
ⓒ	The West 20.0' of the North 10.0' of Lot 195	194
ⓓ	The East 15.0' of the North 5.0' of Lot 235	236
ⓔ	The North 15.0' of the East 10.0' of Lot 254	253
ⓕ	The North 15.0' of the East 10.0' of Lot 257	256
ⓖ	The North 5.0' of the East 5.0' of Lot 277	276
ⓗ	The North 5.0' of the East 5.0' of Lot 281	280
ⓓ	The North 10.0' of the East 10.0' of Lot 286	285
ⓓ	The West 10.0' of the South 5.0' of Lot 157	158
ⓓ	The West 5.0' of the North 5.0' of Lot 123	124

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)ss
 COUNTY OF DOUGLAS)
 On this 28 day of Oct, 1987, before me, the undersigned, a Notary Public in and for said County, personally came R. W. Galt, Vice President of Commercial Real Estate of Norwest Bank, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.
 My Commission expires the 13 day of June, 1991.
 Notary Public

RECEIVED
 1888 MAR 31 PM 4 04
 GEORGE W. GIBSON
 COUNTY CLERK
 COUNTY OF DOUGLAS
 OCT 20 1987
 DISTRICT CLERK
 DISTRICT NO. 10
 COUNTY OF DOUGLAS

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)ss
 COUNTY OF DOUGLAS)
 On this 28 day of Oct, 1987, before me, the undersigned, a Notary Public in and for said County, personally came Judith C. Morgan, Vice President of TOD Company, Inc. and L.C.B. Inc. to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.
 My Commission expires the 18 day of June, 1991.
 Notary Public

ELLIOTT & ASSOCIATES
 5318 SOUTH 123RD STREET • OMAHA, NE 68137 • (402) 896-4700
 LAKE CUNNINGHAM HILLS
 OMAHA, NEBRASKA
 FINAL PLAT
 DATE 7-1-00
 PROJECT NO. 86035
 SHEET 1 OF 1