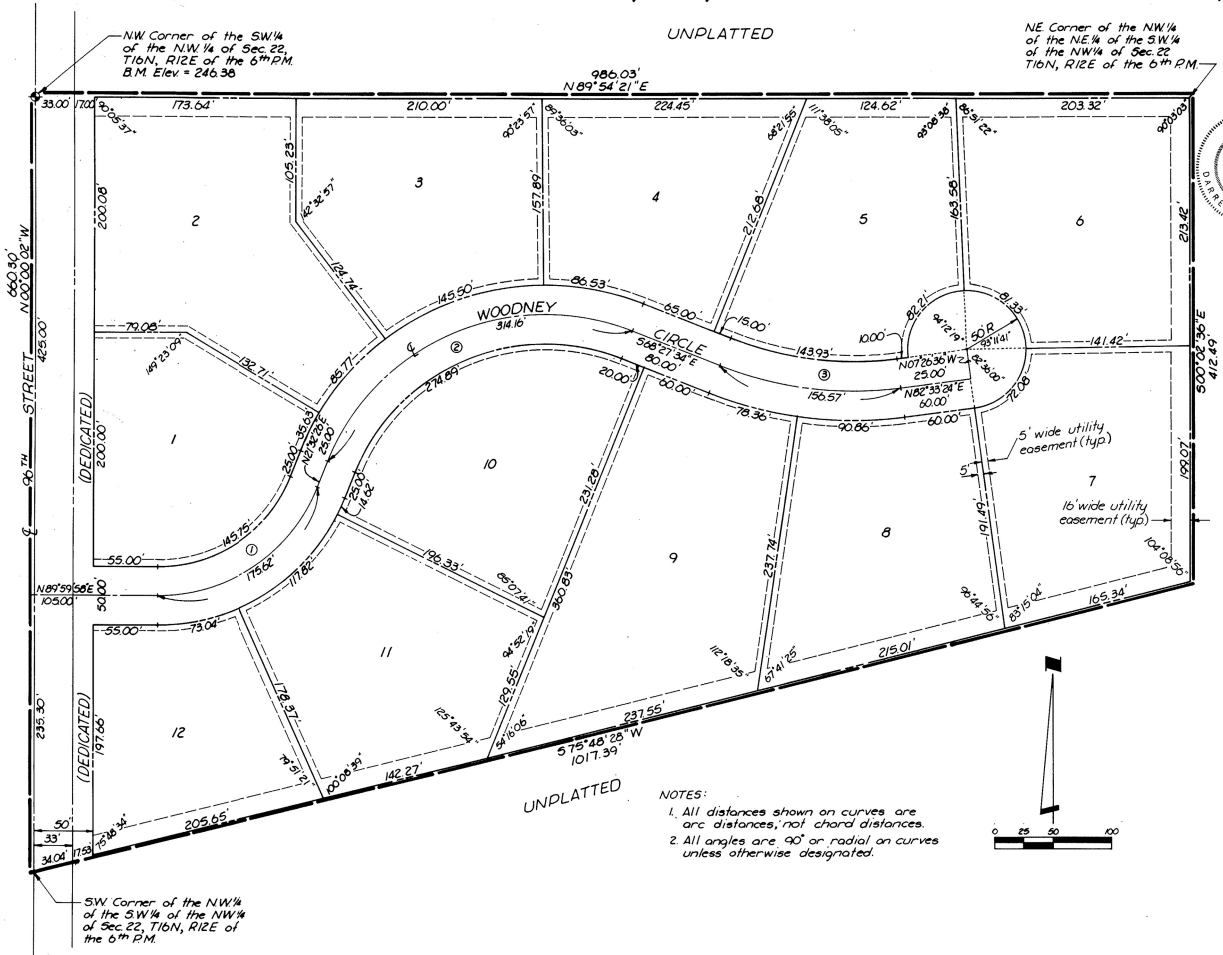
LAKEMONT

LOTS 1 THRU 12 INCLUSIVE, A SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF SECTION 22, T16N, R12E OF THE 6th P.M. DOUGLAS COUNTY, NEBRASKA



℄ CURVE DATA

①	②	③
R = 146.98'	R = 200.00'	R = 309.52'
Δ = 68°27'32"	Δ = 90°00'00"	Δ = 28°59'02"
Ch = 165.36'	Ch = 282.84'	Ch = 154.91'
T = 100.00'	T = 200.00'	T = 80.00'
L = 175.62'	L = 314.16'	L = 156.57'

NEBRASKA REGISTERED LS-294 LAND SURVEYOR DARREL E. DANGBERG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary resurvey of the subdivision herein, and that monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted with the City of Omaha, Nebraska, in order to insure that permanent monuments will be placed at all corners of all lots, streets, angle points, and ends of all curves; said subdivision to be known as LAKEMONT, and I do hereby ratify and approve of the disposition of my property as shown on this plat; and I do hereby dedicate to the public, for public use, the streets and grant drainage easements over and across Lots 6 thru 12 inclusive. I do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company, 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 for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. 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 if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. I do further grant a Perpetual Easement to the Metropolitan Utilities District of Omaha, their successor 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 (5') foot wide strip of land abutting all cul-de-sac streets. 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.

Dated this 27th day of Feb., 1979, A.D.

DARREL DANGBERG L.S. 294

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That I, William H. Fleming, being the sole Owner 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 LAKEMONT, and I do hereby ratify and approve of the disposition of my property as shown on this plat; and I do hereby dedicate to the public, for public use, the streets and grant drainage easements over and across Lots 6 thru 12 inclusive. I do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company, 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 for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. 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 if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. I do further grant a Perpetual Easement to the Metropolitan Utilities District of Omaha, their successor 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 (5') foot wide strip of land abutting all cul-de-sac streets. 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.

27 Feb 1979 DATE — WILLIAM H. FLEMING

ACKNOWLEDGMENT:

STATE OF NEBRASKA SS
COUNTY OF DOUGLAS

On this 27th day of February, 1979, A.D., before me a Notary Public in and for said County, personally came the above named William H. Fleming, who is personally known to me to be the identical person whose name is affixed to the instrument as Owner of said Lakeside, and he acknowledges the execution therefore to be his voluntary act and deed.

Witness my hand and official seal the last date of aforesaid.

Notary Public

My commission expires on 2nd day of Dec., 1982, A.D.

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 28th day of Feb., 1979.

DEPUTY — DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of LAKEMONT (Lots 1 thru 12, inclusive).

March 9, 1979 DATE — CITY ENGINEER

I HEREBY CERTIFY that adequate provisions have been made for compliance with TITLE 56 of the Omaha Municipal Code.

10/30/79 DATE — ACTING CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of LAKEMONT was approved by the City Planning Board of the City of Omaha, this 14th day of MARCH, 1979.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

Plat of LAKEMONT was approved and accepted by the City Council of Omaha on this 18th day of September, 1979.

MAYOR — PRESIDENT — CITY CLERK

DOUGLAS COUNTY SURVEYOR'S REVIEW

Reviewed by Douglas County Surveyor, Louis E. Lamberty on this 31st day of October, 1979.

Louis E. Lamberty
Douglas County Surveyor

DOUGLAS COUNTY SURVEYOR'S OFFICE SEAL NEBRASKA

Scale As Shown
Drawn J.L.S.
Checked G.L.P.

LAKEMONT

DANGBERG & ASSOCIATES Omaha Nebraska
CONSULTING ENGINEERS · SURVEYORS

FINAL PLAT

Date

Job No. 7841

Sheet 1 of 1

RECEIVED
1979 NOV -9 PM 3:12
E. HAROLD OTTE
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 1638 Page 489 62
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LAKEMONT
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