

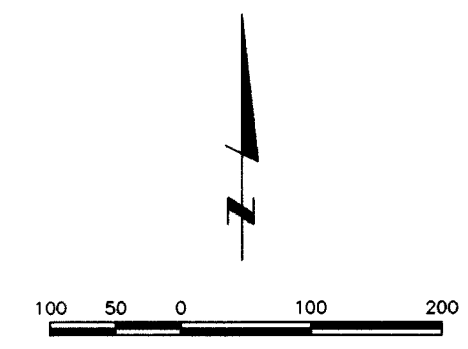
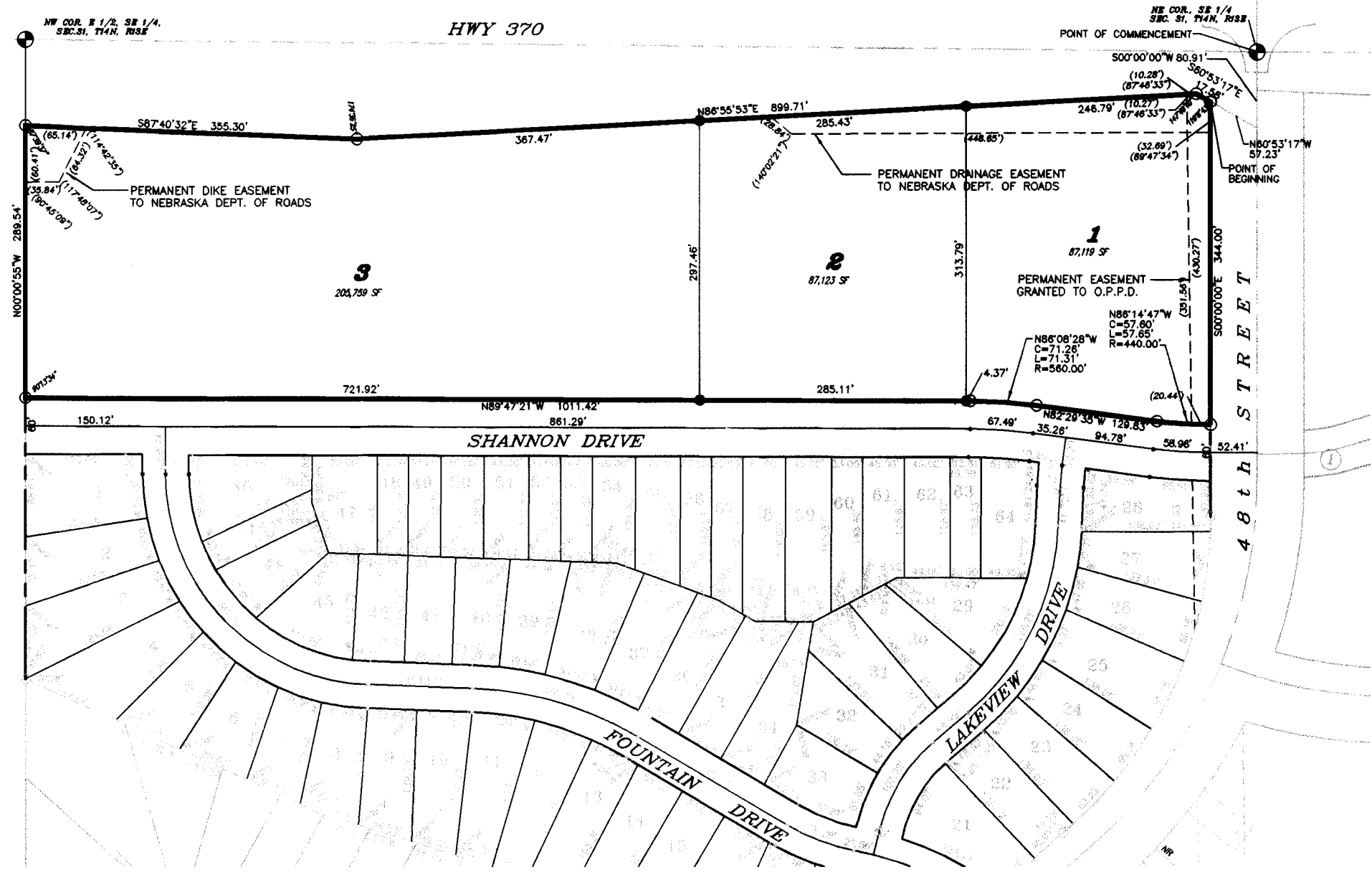
2003-58858

COUNTER 30 C.E.
VERIFY L.M.D.H. D.E.
PROOF D
FEES \$ 17.00
CHECK#
JHG CASH X N.P. Dodge
REFUND CREDIT
SHORT NCR

Filed for Record Oct 14 2003 12:52 P
Instrument # 2003-58858
Lloyd J. Dowling Registrar of Deeds Sarpy Co., NE

LAKEWOOD VILLAGES REPLAT 4

LOTS 1, 2, and 3 LAKEWOOD VILLAGES REPLAT 4,
BEING A REPLAT OF LOT 65, LAKEWOOD VILLAGES REPLAT 2, LAKEWOOD VILLAGES SUBDIVISION,
SECTION 31, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGEND
- SET 5/8" X 24" REBAR
- FOUND PIN - 1/2" REBAR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed on the boundary of the plot of all corners, angle points and at all ends of curves on all lots and streets in the subdivision...

M.G. Samples 10-1-03
Kevin G. Samples, L.S. # 486 Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, LAKEWOOD VILLAGES LIMITED PARTNERSHIP, a Nebraska Limited Partnership, DODGE-LOTS JOINT VENTURE, a Nebraska Corporation, LOTS, INC., a Nebraska Corporation and DODGE LAND CO., a Nebraska Corporation, OWNERS, and FIRST NATIONAL BANK OF OMAHA, Trustee and Beneficiary under a certain deed of trust, being the sole OWNER and TRUSTEE AND BENEFICIARY UNDER A CERTAIN DEED OF TRUST, 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 hereinafter known as LAKEWOOD VILLAGES 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, for public use, the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, West Communications and to any company which has been granted a franchise by the City of Bellevue, Nebraska to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate and maintain, repair and renew poles, wires, crossarms, downspouts 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, including signals provided by a cable television system and the reception thereof, over, through, under and across a five (5) foot wide strip of land abutting all front and side boundary lot lines; on 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 whenever the adjacent land is surveyed, platted and recorded; and said sixteen (16) foot easement is not occupied by utility facilities, and if required by the owner, we do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, or Aquilo, 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 (5) foot wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings, trees, retaining walls or loose rock walls, shall be placed on 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.

OWNERS:

Lakewood Villages Limited Partnership, a Nebraska limited partnership.

By: Dodge-Lots Joint Venture, a Nebraska joint venture, the sole General Partner.

By: Dodge Land Co., a Nebraska corporation, and one of two members of the Joint Venture.

W.L. Morrison, Jr., President

By: Lots, Inc., a Nebraska corporation and one of two members of the Joint Venture.

W.L. Morrison Jr., President

TRUSTEE:

First National Bank of Omaha, Trustee and Beneficiary under a certain deed of trust

Robert J. Head

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska )
County of Douglas )

On this 15th day of October, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. MORRISON, JR., who is personally known to me and whose name is affixed to the above instrument as President of Dodge Land Co., a Nebraska corporation and one of two members of the Joint Venture and President of Lots, Inc., a Nebraska corporation and one of two members of Dodge-Lots Joint Venture, a Nebraska joint venture, which joint venture is the sole general partner of Lakewood Villages Limited Partnership, a Nebraska limited partnership, and acknowledged that he executed the voluntary act and deed of such corporations, the Joint Venture, and the voluntary act and deed of said limited partnership.

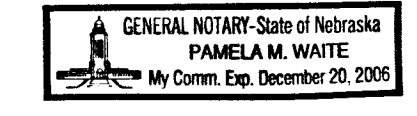
Witness my hand and official seal the date last foresaid.
Kristy J. Gregor
Notary Public



State of Nebraska )
County of Douglas )

On this 15th day of October, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. MORRISON, JR., who is personally known to me and whose name is affixed to the above instrument as Vice President of FIRST NATIONAL BANK OF OMAHA, Trustee and Beneficiary under a certain deed of trust, 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 such Bank.

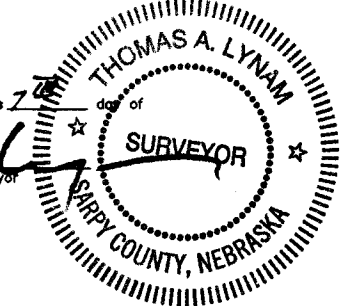
Witness my hand and official seal the date last foresaid.
Pamela M. Waite
Notary Public



APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 4 (Lots 1 through 3 inclusive), this 7th day of October, 2003.

Thomas A. Lynn



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 7th day of October, 2003.



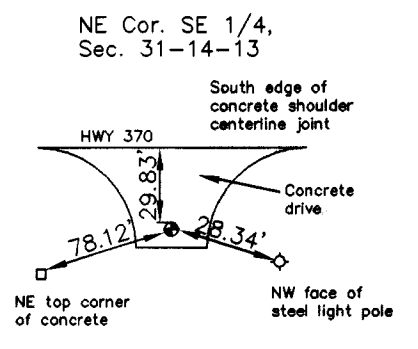
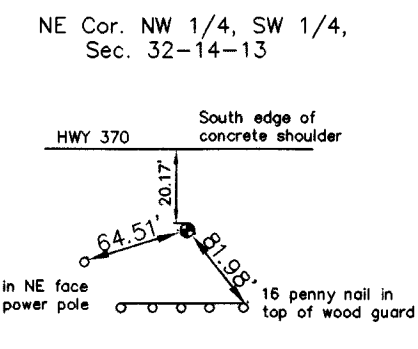
APPROVAL OF BELLEVUE PLANNING DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 4 (Lots 1 through 3 inclusive), this 9th day of October, 2003. This plat becomes null and void if not recorded within 90 days of the above date.

Bellevue Planning Director

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 SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1, 2, & 3, SHALL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
7. LOT 1 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO 48TH STREET.



APPROVAL OF PUBLIC WORKS DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 4 (Lots 1 through 3 inclusive), this 9th day of October, 2003.

Public Works Director

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 4 (Lots 1 through 3 inclusive), this 9th day of October, 2003.

City Engineer

Site drawing to be used only for information. It is not to be used for any other purpose. The user assumes all liability for any use of the drawing not intended by the engineer with the terms of the above agreement.

hgim ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council bluffs omaha

Table with columns for name, title, date, and revision.

LAKEWOOD VILLAGES REPLAT 4 FINAL PLAT

project no. 71403 sheet 1 OF 1

client N.P. DODGE sheet 1 OF 1