

2005-23665

INSTRUMENT NUMBER
2005-23665
2005 JUL 12 P 1:22 B
GARY S. JENSEN
REGISTER OF DEEDS

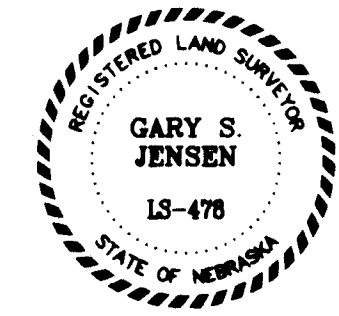
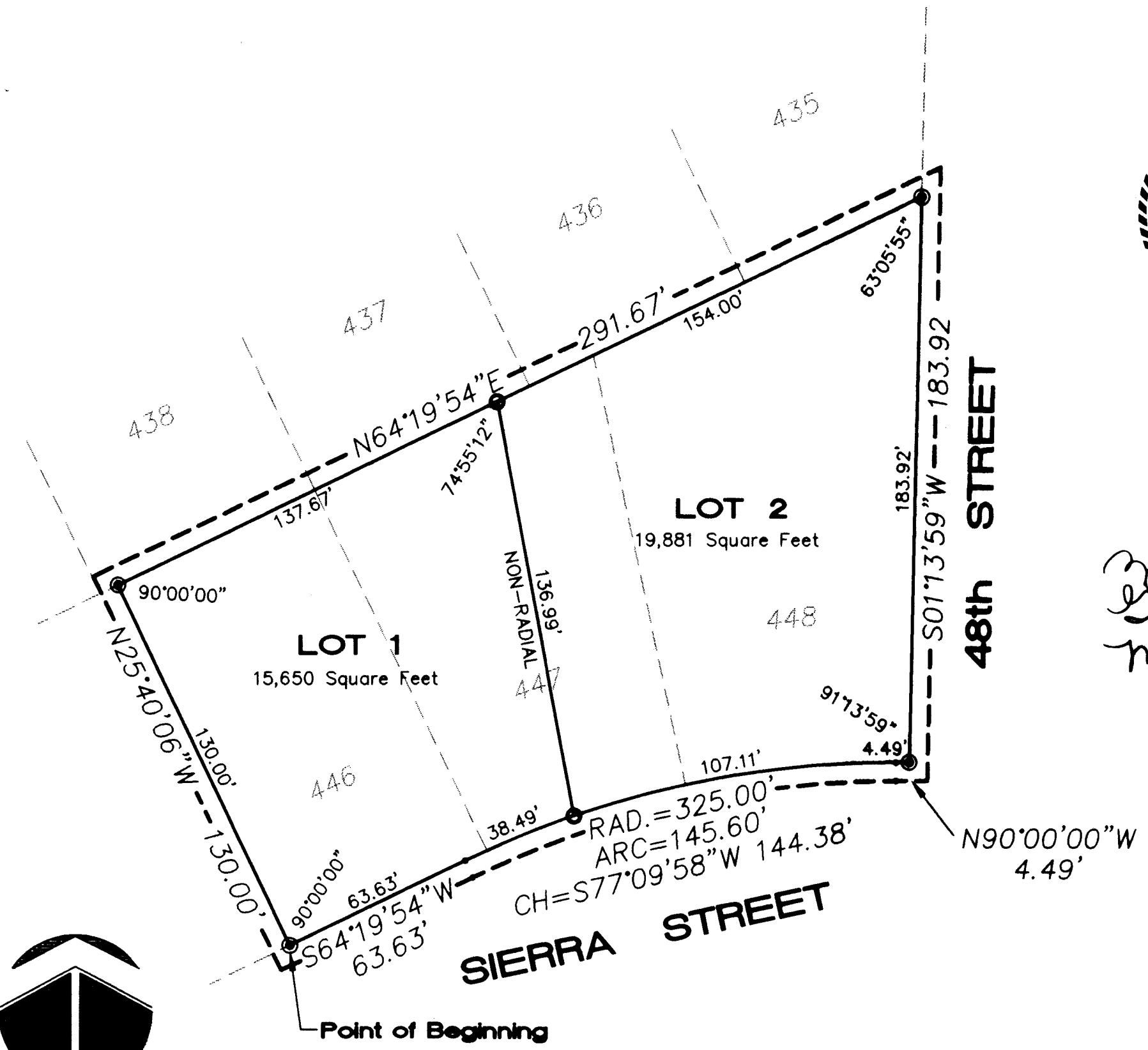
COUNTER JS C.E. D
VERIFY D D.E. D
PROOF D
FEES \$ 17.50
CHECK#
CHG HIFA CASH
REFUND CREDIT
SHORT NCR

SURVEYED-GSJ
DRAWN-GSJ
CHECKED-WAF
DATE-JUNE, 2005

LAKWOOD VILLAGES REPLAT XI

BEING A REPLAT OF LOTS 446, 447 AND 448, LAKEWOOD VILLAGES,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13
NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 AND 2



SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS IN "LAKEWOOD VILLAGES REPLAT XI" BEING A REPLAT OF LOTS 446, 447 AND 448, LAKEWOOD VILLAGES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 446; THENCE N25°40'06"W (ASSUMED BEARING) 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 446; THENCE N64°19'54"E 291.67 FEET ALONG THE NORTH LINES OF SAID LOTS 446, 447 AND 448 TO THE NORTHEAST CORNER OF SAID LOT 448 AND TO THE WEST RIGHT-OF-WAY LINE OF 48th STREET; THENCE S01°13'59"W 183.92 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 448 AND TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SIERRA STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N90°00'00"W 4.49 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 145.60 FEET WITH A LONG CHORD BEARING S77°09'58"W FOR 144.38 FEET; (3) THENCE S64°19'54"W 63.63 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 35,531 SQUARE FEET, MORE OR LESS.

DATE: JULY 1, 2005
GARY S. JENSEN R.L.S. NE. REG. NO. 478

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, GALAXY HOMES, L.L.C., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "LAKEWOOD VILLAGES REPLAT XI", AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. I DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST 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, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. I DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, 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 OR RETAINING WALL 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.

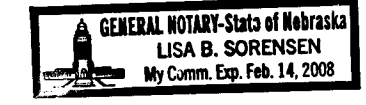
IN WITNESS WHEREOF I DO SET MY NAME THIS 5th DAY OF July 2005.

Larry Birkel
GALAXY HOMES, L.L.C.
BY: LARRY BIRKEL

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
ON THIS 7th DAY OF July 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LARRY BIRKEL, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 2-14-08
NOTARY PUBLIC



APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF "LAKEWOOD VILLAGES REPLAT XI" WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 11th DAY OF July 2005. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Bellevue Planning Director

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF "LAKEWOOD VILLAGES REPLAT XI" WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 8th DAY OF July 2005.

Bellevue Public Works Director

APPROVAL OF BELLEVUE CITY ENGINEER

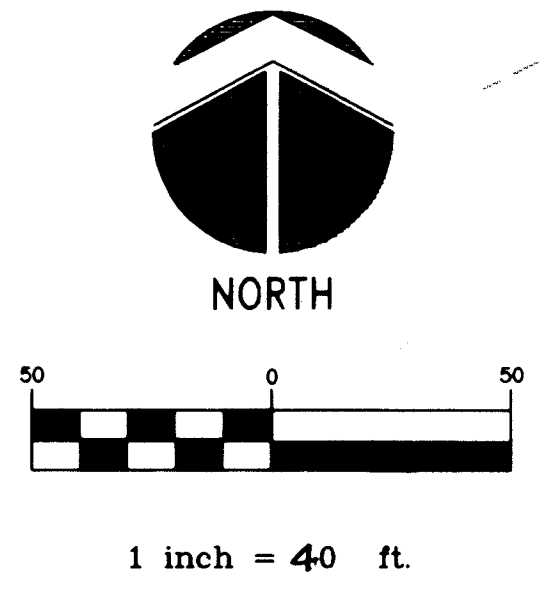
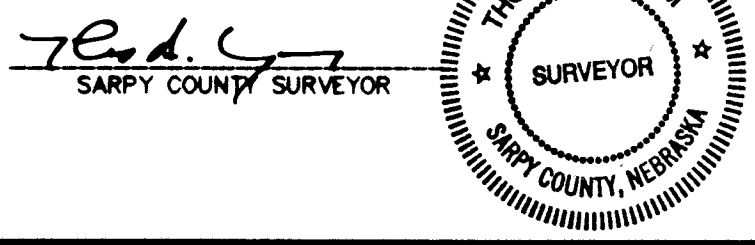
THIS PLAT OF "LAKEWOOD VILLAGES REPLAT XI" WAS APPROVED BY THE BELLEVUE CITY ENGINEER THIS 7th DAY OF July 2005.

Bellevue City Engineer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.
COUNTY TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACES WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 7-5-05
SARPY COUNTY TREASURER

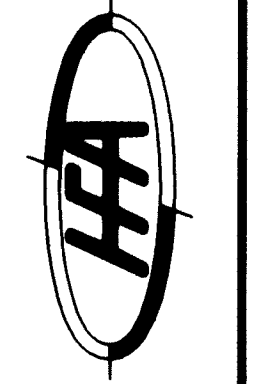
REVIEW OF SARPY COUNTY SURVEYOR
I HAVE REVIEWED THIS PLAT OF "LAKEWOOD VILLAGES REPLAT XI" THIS 5th DAY OF July 2005.



- = FOUND IRON PIN WITH CAP 486
- = SET #5 REBAR WITH CAP 478

LAKWOOD VILLAGES REPLAT XI
FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1008 Lincoln Road Bellevue, NE 68005 (402)291-6100



PROJECT NO. 05-133
SHEET NO. 1 OF 1

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