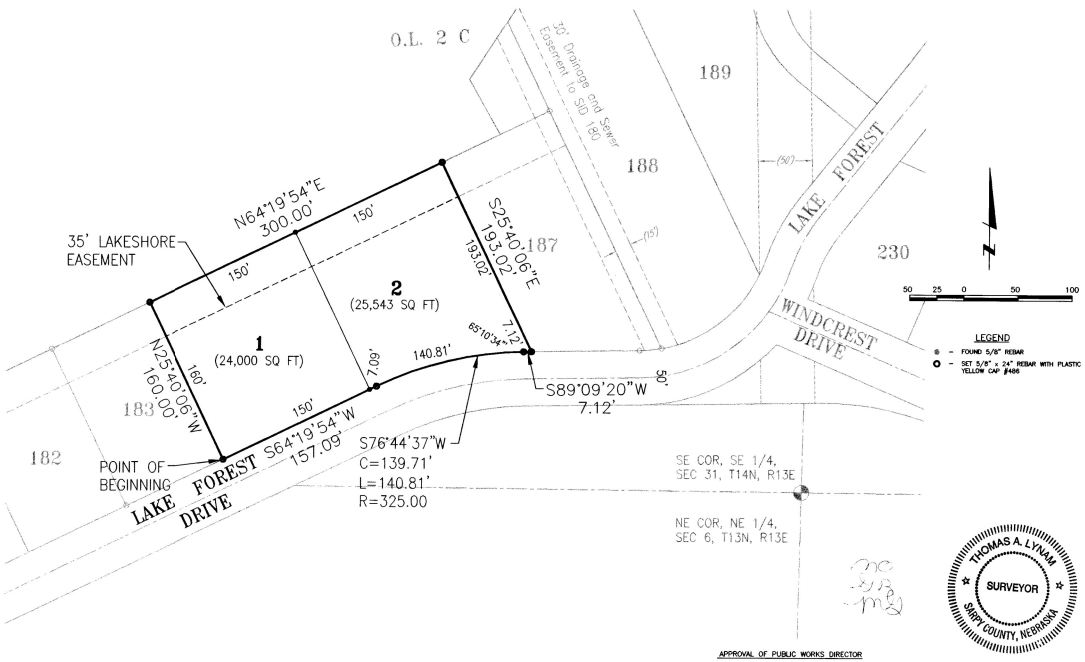
2004-10302

Filed for Record 3-25-04 3:57 PM
Instrument # 2004-10302
Lloyd J. Dowding Register of Deeds Sarpy Cty, NE

COUNTER 9 C.E. M
VERIFY DRI SN D.E. SM
PROOF 5
FEES $ 17.50
CHECK# 15608
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

LAKEWOOD VILLAGES REPLAT 6

LOTS 1 & 2, LAKEWOOD VILLAGES REPLAT 6, BEING A REPLAT OF LOTS 184–186, OF LAKEWOOD VILLAGES, LOCATED IN SECTION 31, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- ⊕ – FOUND 5/8" REBAR
- O – SET 5/8" x 24" REBAR WITH PLASTIC YELLOW CAP #486

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.

NEBRASKA REGISTERED LAND SURVEYOR LS-486 MELVIN G. SAMPLES

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF PUBLIC WORKS DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 6 (Lots 1 & 2 inclusive), this 29th day of March, 2004.

Public Works Director

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 6 (Lots 1 & 2 inclusive), this 24th day of March 2004.

City Engineer

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision hereto and that permanent monuments have been placed on the boundary of the plat and at all corners, angle points and at all ends of curves on all lots and streets in the subdivision hereto known as LAKEWOOD VILLAGES REPLAT 6 (Lots 1 and 2) being a replat of Lots 184 through 186 of LAKEWOOD VILLAGES (Located in Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows: Beginning at the southwest corner of Lot 183, Lakewood Villages; Thence North 25°40'06" West for 160.00 feet along the west line of Lot 183; Thence North 64°19'54" East for 300.00 feet; Thence South 25°40'06" East for 193.02 feet along the west line of Lot 187 to the north right of way line of Lake Forest Drive; Thence South 89°09'20" West for 7.12 feet along said north right of way line; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing South 76°44'37" West for 139.71 feet) for an arc length of 140.81 feet along said north right of way line; Thence South 64°19'54" West for 157.09 feet along said north right of way line to the Point of Beginning. Contains 49,543 sq ft more or less.

Mel Samples 3-1-04
Melvin 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 hereafter known as LAKEWOOD VILLAGES REPLAT 6, 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, Qwest 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, guywires and anchors, cables, conduits and other related facilities; and to extend therein 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; We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, or Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants, valves, and other necessary appurtenances, and to extend therein pipes for the transmission of gas and water on, through, under, and across a five (5') wide strip of land abutting all private streets, roadways, and alleys, 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

By: D.W. Musgrave

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska)
ss
County of Douglas)

On this 5th day of March, 2004, 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 acknowledges that he executed as 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 foreseid.

Notary Public Kristy J. Gregath

GENERAL NOTARY - State of Nebraska KRISTY J. GREGATH My Comm. Exp. Jan. 25, 2008

State of Nebraska)
ss
County of Douglas)

On this 5th day of March, 2004, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared Eric W. Musgrave, who is personally known to me and whose name is affixed to the above instrument as V.P. 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 foreseid.

Tracy Morrison
Notary Public

GENERAL NOTARY-State of Nebraska TRACY MORRISON My Comm. Exp. Dec. 24, 2007

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 6 (Lots 1 & 2 inclusive), this 8th day of March, 2004.

Sarpy County Surveyor

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 8th day of March, 2004.

TAXES PAID (INCL. CURRENT YEAR) ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF PLANNING DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 6 (Lots 1 & 2 inclusive), this 25th day of March, 2004.

Planning Director

No liability is hereby made, either by implication or otherwise, for any use of this project in other than the specified purpose. Any reproduction or modification without the express written consent of hgm is prohibited. Any reuse of the drawings for other projects or purposes or by others on other projects, without the express written consent of the owner, is prohibited.

hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

RAB drawn		
CAH checked		
MGS approved		
FEB. '04 date	revision	date

project LAKEWOOD VILLAGES REPLAT 6
client NP DODGE
sheet FINAL PLAT

project no. 71184
sheet 1 OF 1