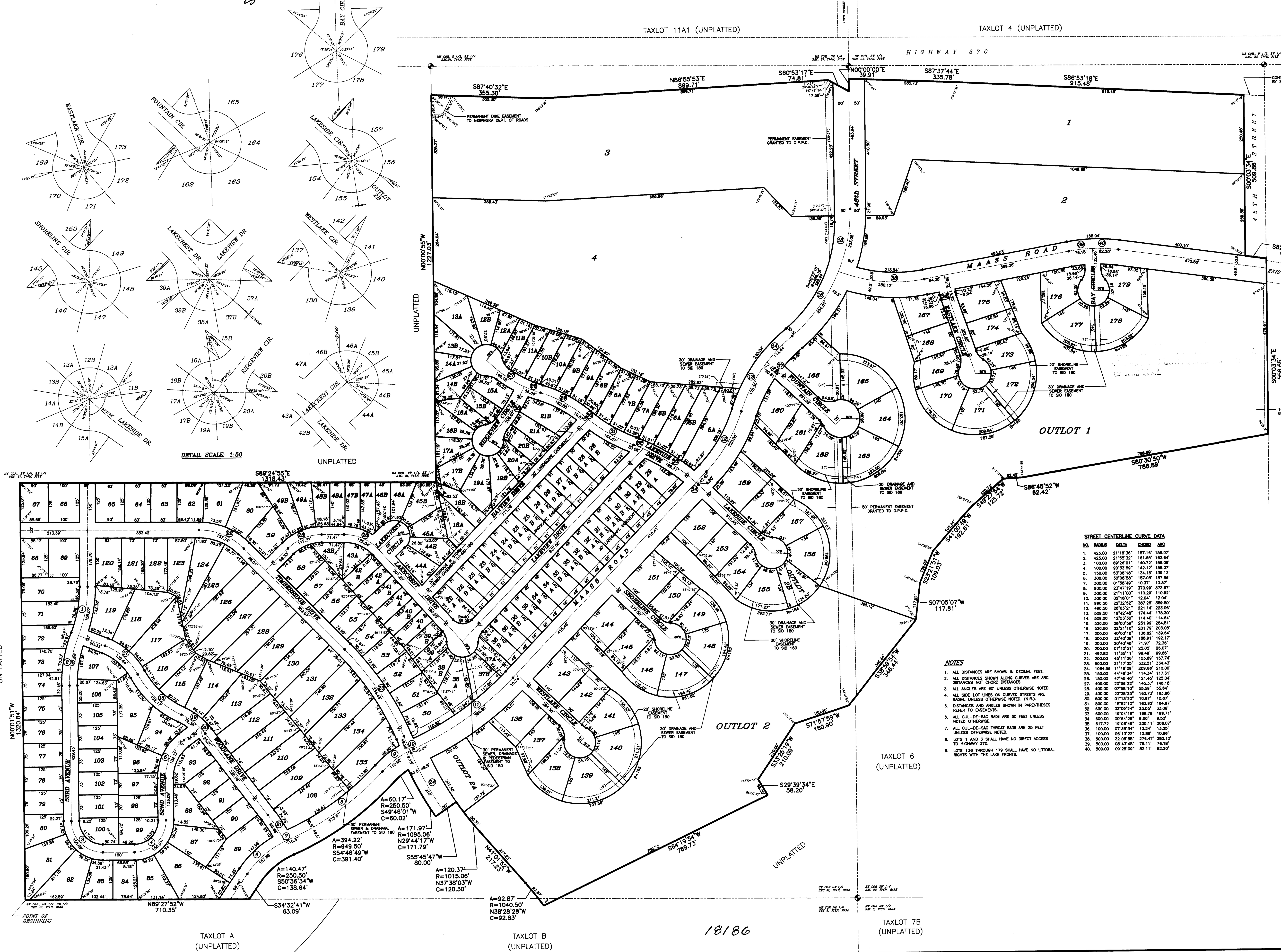
LAKEWOOD VILLAGES

LOTS 1 THROUGH 179, INCLUSIVE, AND OUTLOTS 1 THROUGH 2B, INCLUSIVE, BEING A PLATTING OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER INCLUDING MAASS ROAD IN SECTION 31, PART OF TAXLOT 6 IN THE SOUTHWEST QUARTER INCLUDING MAASS ROAD IN SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. AND ALSO PART OF TAXLOT B IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

96-18186



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. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
8. LOTS 1 AND 3 SHALL HAVE NO DIRECT ACCESS TO HIGHWAY 370.
9. LOTS 136 THROUGH 179 SHALL HAVE NO LITTORAL RIGHTS WITH THE LAKE FRONTS.

STREET CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	CHORD	ARC
1.	425.00	21°18'36"	157.16'	158.07'
2.	425.00	21°55'32"	161.65'	162.64'
3.	100.00	89°26'01"	140.72'	156.09'
4.	100.00	90°33'59"	142.12'	158.07'
5.	150.00	53°08'18"	134.18'	139.12'
6.	300.00	30°08'58"	157.05'	157.86'
7.	300.00	01°58'49"	10.37'	10.37'
8.	900.00	23°47'19"	370.99'	373.67'
9.	300.00	21°11'00"	110.29'	110.92'
10.	300.00	02°18'01"	12.04'	12.04'
11.	990.50	22°32'52"	387.28'	389.80'
12.	490.50	26°03'21"	221.14'	223.06'
13.	509.50	19°42'48"	174.44'	175.30'
14.	509.50	12°53'30"	114.40'	114.64'
15.	520.50	28°00'59"	251.99'	254.51'
16.	520.50	22°21'16"	201.79'	203.08'
17.	200.00	40°00'18"	136.82'	139.64'
18.	300.00	32°42'09"	188.91'	192.17'
19.	200.00	20°43'48"	71.97'	72.36'
20.	200.00	07°10'51"	25.05'	25.07'
21.	492.82	11°35'11"	99.49'	99.66'
22.	200.00	45°11'26"	153.69'	157.74'
23.	900.00	21°17'25"	332.51'	334.43'
24.	1064.56	11°18'09"	209.66'	210.00'
25.	150.00	44°48'34"	114.34'	117.31'
26.	150.00	47°45'40"	121.45'	125.04'
27.	400.00	20°56'22"	145.37'	146.18'
28.	400.00	07°58'10"	55.59'	55.64'
29.	400.00	23°28'25"	162.73'	163.88'
30.	500.00	01°13'20"	10.67'	10.67'
31.	500.00	18°52'10"	163.92'	164.87'
32.	600.00	03°09'24"	33.05'	33.06'
33.	600.00	19°04'16"	198.79'	199.71'
34.	600.00	00°54'26"	9.50'	9.50'
35.	617.72	19°06'49"	205.11'	206.07'
36.	100.00	07°35'34"	13.24'	13.25'
37.	100.00	06°13'22"	10.86'	10.86'
38.	500.00	32°05'58"	276.47'	280.12'
39.	500.00	08°43'48"	76.11'	76.18'
40.	500.00	09°25'09"	82.11'	82.20'

LAND SURVEYOR'S CERTIFICATE

NEBRASKA REGISTERED LAND SURVEYOR LS-379 ROBERT D. PROETT

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 plat and that a bond has been posted with the City of Bellevue, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to known as LAKEWOOD VILLAGES (Lots 1 through 179, inclusive, and Outlots 1 through 2B inclusive, being a platting of that part of the East Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter inlcuding Maass Road in Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND part of Taxlot 6 in the Southwest Quarter Including Maass Road in Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND ALSO part of Taxlot B in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows: Beginning at the southwest corner of the said Southwest Quarter of the Southeast Quarter of Section 31; Thence North 00°01'51" West (assumed bearings) for 1320.84 feet along the west line of the said Southwest Quarter of the Southeast Quarter of Section 31 to the northwest corner thereof; Thence South 89°24'55" East for 1318.43 feet to the northeast corner of the said Southwest Quarter of the Southeast Quarter of Section 31; Thence North 00°00'55" West for 1227.03 feet along the west line of the said East Half of the Southeast Quarter of Section 31 to the south right of way line of State Highway 370; Thence South 87°40'32" East for 355.30 feet along said south right of way line; Thence North 86°55'53" East for 899.71 feet along said south right of way line; Thence South 60°53'17" East for 74.81 feet along said south right of way line to the east line of the said Southeast Quarter of Section 31; Thence North 00°00'00" West for 39.91 feet along said south right of way line and east line of the Southeast Quarter of Section 31; Thence South 87°37'44" East for 335.78 feet along said south right of way line; Thence South 86°53'18" East for 915.48 feet along said south right of way line to the west right of way line of 45th Street; Thence South 00°03'34" East for 509.86 feet along the said west right of way line of 45th Street; Thence South 82°16'57" East for 66.61 feet to the east line of the Northwest Quarter of the Southwest Quarter of Section 32; Thence South 00°03'34" East for 556.65 feet along the east line of Taxlot 6; Thence South 80°30'50" West for 788.89 feet; Thence South 86°45'52" West for 62.42 feet; Thence South 49°27'54" West for 125.72 feet; Thence South 41°00'49" West for 192.61 feet; Thence South 23°21'51" West for 109.03 feet; Thence South 07°05'07" West for 117.81 feet; Thence South 38°59'54" West for 346.44 feet; Thence South 71°57'59" West for 180.90 feet; Thence South 33°25'19" West for 210.09 feet; Thence South 29°39'34" East for 58.20 feet; Thence South 64°19'54" West for 789.73 feet; Thence along a curve to the left (having a radius of 1040.50 feet and a long chord bearing North 38°28'28" West for 92.83 feet) for an arc length of 92.87 feet; Thence North 41°01'52" West for 217.23 feet; Thence along a curve to the right (having a radius of 1015.06 feet and a long chord bearing North 37°38'03" West for 120.30 feet) for an arc length of 120.37 feet; Thence South 55°45'47" West for 80.00 feet; Thence along a curve to the right (having a radius of 1095.06 feet and a long chord bearing North 29°44'17" West for 171.79 feet) for an arc length of 171.97 feet; Thence along a curve to the left (having a radius of 250.50 feet and a long chord bearing South 49°46'01" West for 60.02 feet) for an arc length of 60.17 feet; Thence along a curve to the right (having a radius of 949.50 feet and a long chord bearing South 54°46'49" West for 391.40 feet) for an arc length of 394.22 feet; Thence along a curve to the left (having a radius of 250.50 feet and a long chord bearing South 50°36'34" West for 138.64 feet) for an arc length of 140.47 feet; Thence South 34°32'41" West for 63.09 feet to the south line of the said Southwest Quarter of the Southeast Quarter of Section 31; Thence North 89°27'52" West for 710.35 feet to the Point of Beginning. Contains 145.88 acres.

Robert D. Proett, L.S. # 379 — Date: May 22, 1996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Dodge Land Co., a Nebraska Corporation, Trustee, Owner, 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, 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, US 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, 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, including signals provided by a cable television system, and the reception thereon, over, through, under and accross a five (5') foot wide strip of land abutting all front and side boundary lot lines; an 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; if 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 People's Natural Gas, 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') 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.

OWNER
Dodge Land Co., a Nebraska corporation, Trustee
W.L. Morrison, Jr., President

First National Bank of Omaha, Trustee and Beneficiary under a certain deed of trust
By: Robert Horak

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska }
County of Douglas } SS

On this 22 day of May, 1996, 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.

Witness my hand and official seal the date last foresaid.

Notary Public

GENERAL NOTARY-State of Nebraska DONALD M. PETERS My Comm. Exp. Aug. 22, 1996

State of Nebraska }
County of Douglas } SS

On this 22nd day of May, 1996, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared Robert J. Horak, who is personally known to me and whose name is affixed to the above instrument as Vice Pres. 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.

Delores M. Micheel, Notary Public

GENERAL NOTARY-State of Nebraska DELORES M. MICHEEL My Comm. Exp. Nov. 30, 1998

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES (Lots 1 through 179, inclusive, and Outlots 1 through 2B), inclusive, this 22nd day of May, 1996.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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 21 day of Aug, 1996.

Deputy — Sarpy County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF CITY PLANNING COMMISSION

This plat of LAKEWOOD VILLAGES was approved by the City Planning Commission of the City of Bellevue this 23 day of May, 1996.

Chairman, City Planning Commission

APPROVAL OF THE CITY COUNCIL

This plat of LAKEWOOD VILLAGES was approved and accepted by the City Council of Bellevue on this 10 day of June, 1996. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds as provided in Section 4-10 of the City of Bellevue's ordinance.

Mayor — City Clerk

lamp, rynearson & associates, inc.

LAKEWOOD VILLAGES
SARPY COUNTY, NEBRASKA

FINAL PLAT

designed by RDP — revisions 5-17-96, 5-21-96 — job number 94054-415 — date 4/17/96 — sheet 1 of 1

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