

LAKEWOOD VILLAGES REPLAT 2

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



Counter SM
Verify SM
D.E. SM
Proof SM
Fee \$ 48.50
Ck Cash Chg
15522

Filed For Record March 3, 2003 at 12:50 PM
Instrument # 2003-10946
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

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 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 at all ends of curves on all lots and streets in the subdivision herein known as LAKEWOOD VILLAGES REPLAT 2 (Lots 1 through 65) being a replat of Lots 3 and 4 of LAKEWOOD VILLAGES SUBDIVISION, SECTION 31, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, the entire tract described as follows: Commencing at the northeast corner of the said Southeast Quarter of Section 31; Thence South 00°00'00" West (assumed bearing) for 803.81 feet along the east line of the said Northeast Quarter of the Southeast Quarter of Section 31 to the south right of way of State Highway 370; Thence North 87°40'32" East for 305.30 feet along said south right of way line to the east right of way line of 48th Street and the TRUE POINT OF BEGINNING; Thence South 00°00'00" East for 411.87 feet along said east right of way line; Thence along a curve to the right (having a radius of 438.18 feet and a long chord bearing South 27°11'17" West for an arc length of 383.44 feet along said east right of way line; Thence along a curve to the left (having a radius of 540.00 feet and a long chord bearing South 37°38'12" West for 238.08 feet) for an arc length of 240.04 feet along said east right of way line; Thence North 87°40'32" West for 305.30 feet; Thence North 87°40'32" West for 102.18 feet; Thence North 52°48'22" West for 154.87 feet; Thence North 72°45'57" West for 158.18 feet; Thence North 87°44'35" West for 348.28 feet; Thence North 00°00'00" West for 589.31 feet along the south right of way line of State Highway 370; Thence South 87°40'32" East for 305.30 feet along said south right of way line; Thence North 87°40'32" East for 886.71 feet along said south right of way line; Thence South 87°55'17" East for 17.56 feet along said south right of way line to the True Point of Beginning. Contains 22.86 acres.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, LAKEWOOD VILLAGES LIMITED PARTNERSHIP, a Nebraska Limited Partnership and DAVE PAIK BUILDERS, INC., a Nebraska Corporation, OWNERS, and FIRST NATIONAL BANK OF OMAHA and GREAT WESTERN BANK, Trustee and Beneficiary, under certain deeds of trust, being the OWNERS and TRUSTEES AND BENEFACTORIES UNDER CERTAIN DEEDS 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 2, 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, Official 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 install 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 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 abutting the rear boundary line of all interior lots; and a sixteen (16) foot wide strip of land abutting the rear boundary line of all exterior lots. The term "rear boundary line" is hereby defined as those lots forming the rear portion 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. Said sixteen (16) foot easement is not occupied by utility facilities, and if required by the owner, he 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 poles 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 drives, whether public or private. No permanent buildings, trees, utility wells or base rock walls, shall be placed on the above-described easement ways, but the same may be used for gardens, drives, 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-Lake 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. Hord, Vice Pres

TRUSTEE:

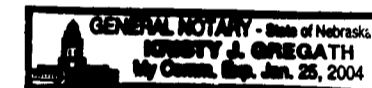
Great Western Bank, Trustee and Beneficiary under a certain deed of trust
David R. Paik, President

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska)
County of Douglas)

On this 21st day of January, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. MORRISON, who is personally known to me and whose name is affixed to the above instrument as President of Dodge-Lake Joint Venture, a Nebraska corporation and one of two members of Dodge-Lake Joint Venture and President of Lots, Inc., a Nebraska corporation and one of two members of Dodge-Lake 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 foregoing.
Kristy J. Gregath
Notary Public



State of Nebraska)
County of Douglas)

On this 21st day of January, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared DAVE PAIK, who is personally known to me and whose name is affixed to the above instrument as President of Dave Paik Builders, Inc., a Nebraska corporation and acknowledged that he executed the voluntary act and deed of such corporation.

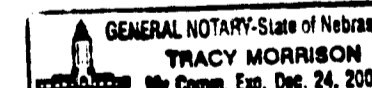
Witness my hand and official seal the date last foregoing.
Kristy J. Gregath
Notary Public



State of Nebraska)
County of Douglas)

On this 21st day of January, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared TRACY MORRISON, who is personally known to me and whose name is affixed to the above instrument as President of Dave Paik Builders, Inc., a Nebraska corporation and acknowledged that he executed the voluntary act and deed of such corporation.

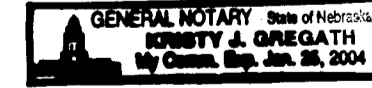
Witness my hand and official seal the date last foregoing.
Tracy Morrison
Notary Public



State of Nebraska)
County of Douglas)

On this 21st day of January, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared TRACY MORRISON, who is personally known to me and whose name is affixed to the above instrument as President of Dave Paik Builders, Inc., a Nebraska corporation and acknowledged that he executed the voluntary act and deed of such corporation.

Witness my hand and official seal the date last foregoing.
Kristy J. Gregath
Notary Public



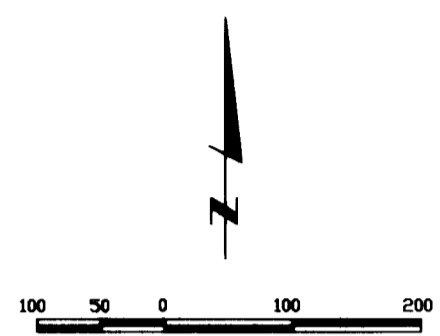
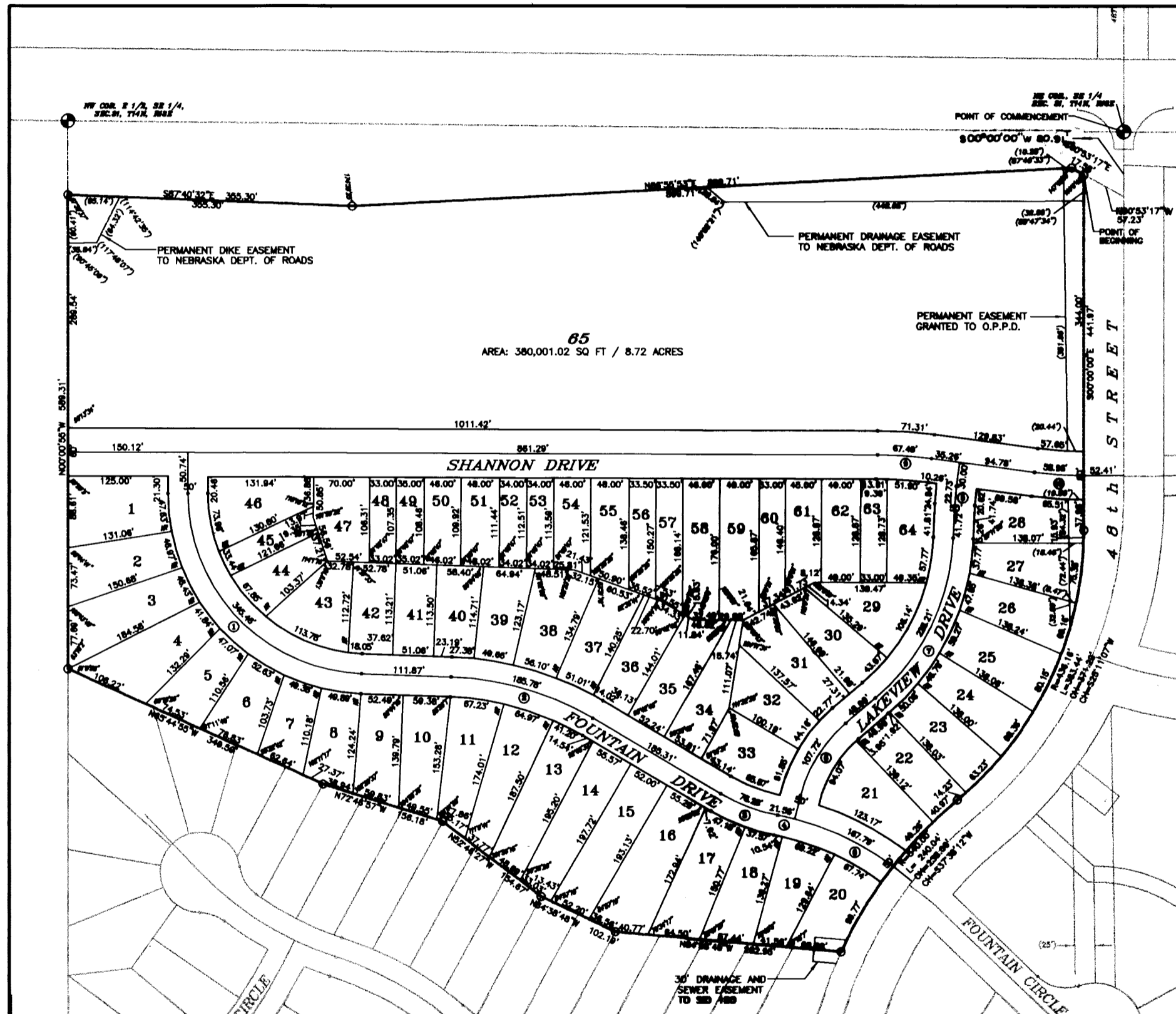
APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 2 (Lots 1 through 65 inclusive), this 27th day of January, 2003.
Thomas A. Lynam
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 above Certificate and embraced in this plat, as shown by the records of this office, this 27th day of January, 2003.
Richard J. Dierker
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



LEGEND
O - FOUND PIN 1/2" REBAR

AREAS

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	9945.14	33	7194.49
2	8254.05	34	7236.82
3	9967.72	35	8006.67
4	10336.71	36	7980.14
5	7142.08	37	7815.59
6	8924.10	38	8894.23
7	5898.84	39	8673.92
8	6720.22	40	8221.94
9	7297.63	41	5787.82
10	7882.70	42	8143.80
11	8708.97	43	7722.01
12	8170.80	44	5880.03
13	9636.05	45	4083.37
14	10027.72	46	8568.78
15	10162.09	47	8898.48
16	12098.42	48	3525.41
17	6368.52	49	3776.74
18	8148.71	50	5022.89
19	7335.82	51	5312.49
20	7402.20	52	3807.14
21	8112.41	53	3843.73
22	7800.37	54	5324.12
23	7814.19	55	8239.70
24	7948.51	56	4836.16
25	9623.63	57	5311.81
26	7854.48	58	8042.80
27	7805.75	59	8527.18
28	8113.24	60	5185.50
29	7818.27	61	8159.30
30	7967.48	62	6314.78
31	8658.32	63	4252.29
32	6782.45	64	7280.47

APPROVAL OF CITY PLANNING COMMISSION

This plat of LAKEWOOD VILLAGES REPLAT 2 was approved by the City Planning Commission of the City of Bellevue this 26th day of February, 2003.
Rue G. Mayhew
Chairman, City Planning Commission

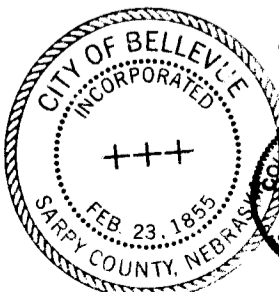
APPROVAL OF THE CITY COUNCIL

This plat of LAKEWOOD VILLAGES REPLAT 2 was approved and accepted by the City Council of Bellevue on this 26th day of February, 2003. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivision does not file the final plat with the Register of Deeds as provided in Sections 4-10 of the City of Bellevue's ordinance.
Jimmy Kya
Mayor

Steve Dammet
City Clerk

CENTERLINE CURVE DATA

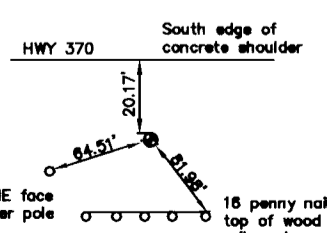
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	225.00'	345.44'	312.51'	87°58'12"
C2	375.00'	185.78'	183.86'	28°23'08"
C3	225.00'	76.28'	75.92'	18°25'28"
C4	353.86'	21.56'	21.56'	3°29'25"
C5	353.86'	167.79'	166.22'	27°08'56"
C6	175.00'	107.72'	106.03'	35°16'07"
C7	275.00'	228.21'	221.72'	47°32'51"
C8	288.72'	22.73'	22.72'	4°50'47"
C9	530.00'	67.49'	67.45'	7°17'46"
C10	450.00'	58.96'	58.92'	7°30'25"



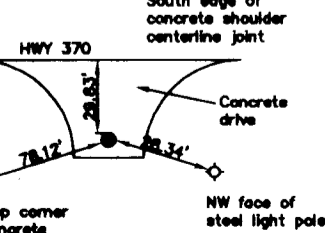
NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED, (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOT 65 SHALL HAVE NO DIRECT ACCESS TO HIGHWAY 370, OR 48TH STREET.
- NO DIRECT ACCESS FROM LOTS 20 THROUGH 28 WILL BE PERMITTED TO 48TH STREET.

NE Cor. NW 1/4, SW 1/4, Sec. 32-14-13 (5/8" Rebar)



NE Cor. SE 1/4, Sec. 31-14-13 (Found Star Drill Hole)



hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council Bluffs omaha

hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council Bluffs omaha

BAB CAC CJK JAN-03

LAKEWOOD VILLAGES REPLAT 2 N.P. DODGE FINAL PLAT

project no. 71342 sheet 1-OF-1