

LAKEWOOD VILLAGES REPLAT 7

LOTS 1-64, LAKEWOOD VILLAGES REPLAT 7, BEING A REPLAT OF LOTS 1-64, OF LAKEWOOD VILLAGES REPLAT 2, LOCATED IN SECTION 31, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Filed for Record 5-21-2004 at 12:55 P.

Instrument # 2004 18771
Lloyd & Dowling Register of Deeds Sarpy Co., NE

COUNTY M C.E. [Signature]
VERIFY D D.E. [Signature]
PROOF [Signature]
FEES \$ 79.00
CHECK# 015624
CHG CASH
REFUND CREDIT
SHORT NCR



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 at all corners, angle points and at all ends of curves on all lots and streets in the subdivision hereinafter known as LAKEWOOD VILLAGES REPLAT 7 (Lots 1 through 64) being a replat of Lots 1 through 64 of LAKEWOOD VILLAGES REPLAT 2 in that part of the Northeast Quarter of the Southeast Quarter in 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 southeast corner of Lot 63 in said Replat 2, Lakewood Villages; Thence South 07°00'55" East for 80.00 feet to the south right of way line of Shannon Drive and the TRUE POINT OF BEGINNING; Thence South 89°47'21" East for 1011.18 feet along said south right of way line; Thence along a curve to the right (having a radius of 500.00 feet and a long chord bearing South 80°08'28" East for 63.83 feet) for an arc length of 63.83 feet along said south right of way line; Thence South 82°29'35" East for 129.83 feet along said south right of way line; Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing South 86°14'47" East for 65.46 feet) for an arc length of 65.46 feet along said south right of way line to a point on the west right of way line of 48th Street; Thence South 07°00'55" East for 37.98 feet along said right of way line; Thence along a curve to the right (having a radius of 436.16 feet and a long chord bearing South 25°11'17" West for 371.22 feet) for an arc length of 383.44 feet along said right of way line; Thence along a curve to the left (having a radius of 340.00 feet and a long chord bearing South 37°38'12" West for 238.98 feet) for an arc length of 240.04 feet along the said right of way line; Thence North 84°38'45" West for 282.95 feet; Thence North 64°38'48" West for 102.18 feet; Thence North 52°46'27" West for 154.67 feet; Thence North 72°46'57" West for 156.18 feet; Thence North 85°44'55" West for 349.59 feet; Thence North 07°00'55" West for 239.77 feet to the True Point of Beginning. Contains 12.48 acres.

Melvin G. Samples, L.S. # 486 Date 5-11-04

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, MARIO ACOSTA, sole individual, and DAVE PAIK BUILDERS, INC., a Nebraska Corporation, being the OWNERS of the land described within the Surveyor's Certificate and embraced within this plot, 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 7, 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, Overst 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 their lines 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 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 "interior 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 Aquila, 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:

Mario Acosta, Sole Individual

Mario Acosta
Mario Acosta

Dave Paik Builders, Inc., a Nebraska Corporation.

David R. Paik
David R. Paik, President

ACKNOWLEDGMENTS OF NOTARIES

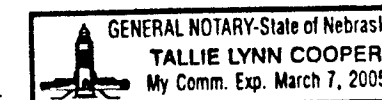
State of Nebraska)
County of Douglas)

On this 11th day of May, 2004, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared Mario Acosta, who is personally known to me and whose name is affixed to the above instrument, and acknowledged it to be his voluntary act and deed.

Witness my hand and official seal the date last foregoing.

Notary Public

Tallie Lynn Cooper
TALLIE LYNN COOPER
My Comm. Exp. March 7, 2005



State of Nebraska)
County of Douglas)

On this 11th day of May, 2004, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared DAVE PAIK BUILDERS, INC., a Nebraska Corporation, and acknowledged that he executed the voluntary act and deed of said corporation.

Witness my hand and official seal the date last foregoing.

Notary Public

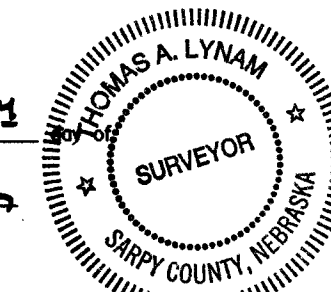
Kristy J. Gregath
KRYSTY J. GREGATH
My Comm. Exp. Jan. 25, 2008



APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 7 (Lots 1 - 64 inclusive), this 13th day of May, 2004.

Thomas A. Lynam
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 13th day of May, 2004.

Richard J. Doolittle
Sarpy County Treasurer

APPROVAL OF PLANNING DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 7 (Lots 1 - 64 inclusive), this 15th day of May, 2004. Approval of the final plat shall become null and void ninety (90) days after the date of 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.

Chris S. Savelle
Planning Director

APPROVAL OF PUBLIC WORKS DIRECTOR

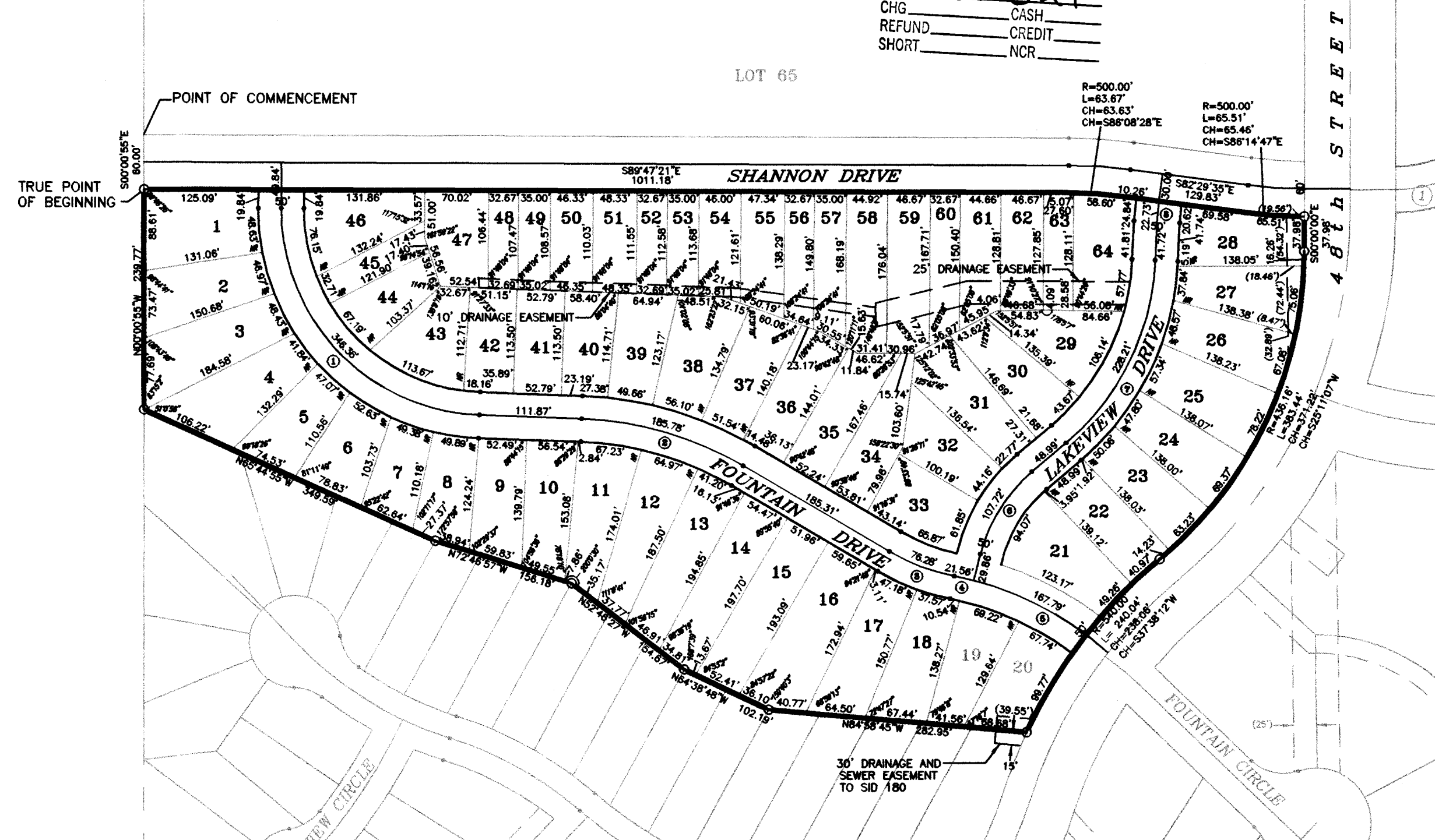
I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 7 (Lots 1 - 64 inclusive), this 15th day of May, 2004.

David D. Hordich
Public Works Director

APPROVAL OF CITY ENGINEER

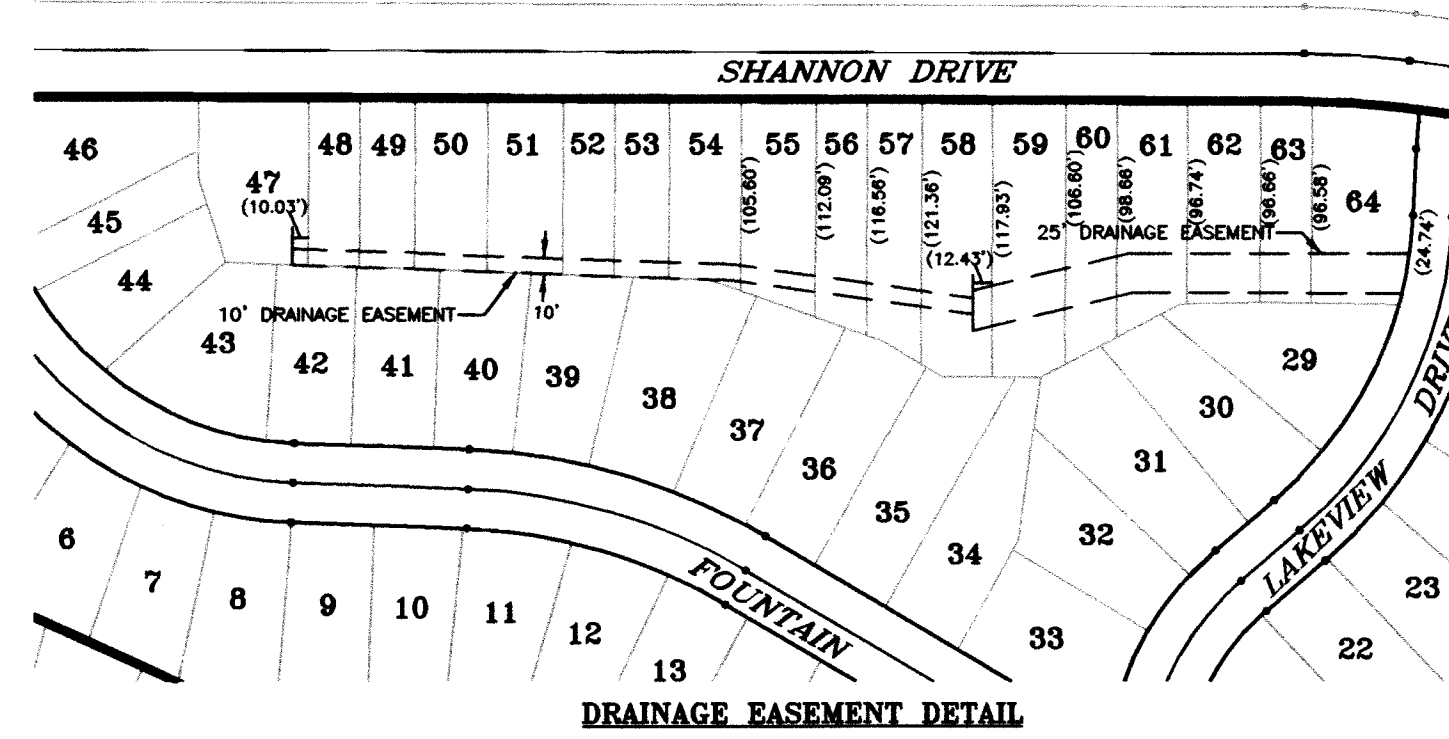
I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 7 (Lots 1 - 64 inclusive), this 15th day of May, 2004.

David D. Hordich
City Engineer



LEGEND

○ - FOUND PIN - 5/8" REBAR



AREAS			
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	9917.20	33	7194.49
2	8254.05	34	7391.39
3	9967.72	35	8009.67
4	10336.71	36	7725.51
5	7142.09	37	7550.22
6	6924.10	38	8894.23
7	5989.84	39	6673.92
8	6720.22	40	6221.94
9	7297.63	41	5991.98
10	7666.11	42	5964.60
11	8925.56	43	7709.71
12	9170.80	44	5937.21
13	9920.37	45	4119.18
14	10116.53	46	8506.57
15	10175.90	47	6909.68
16	12427.04	48	3494.30
17	8943.95	49	3780.76
18	8149.71	50	5063.97
19	7335.82	51	5354.50
20	7402.20	52	3661.07
21	9112.41	53	3959.42
22	7600.37	54	9328.12
23	7814.19	55	6151.79
24	7946.51	56	4706.01
25	9357.10	57	5538.87
26	7854.48	58	7854.99
27	7788.34	59	8151.08
28	8130.55	60	5196.42
29	7929.96	61	6192.87
30	7567.49	62	5989.21
31	8658.32	63	4179.62
32	6792.45	64	8124.50

CENTERLINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	225.00'	346.46'	313.16'	88°11'56"
C2	375.00'	185.78'	183.89'	28°23'08"
C3	225.00'	76.28'	75.92'	19°25'28"
C4	353.89'	21.56'	21.56'	3°29'25"
C5	353.89'	167.79'	166.22'	27°09'56"
C6	175.00'	107.72'	106.03'	35°16'07"
C7	275.00'	228.21'	221.72'	47°32'51"
C8	268.72'	22.73'	22.72'	4°50'47"

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.

ngm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

BAB drawn
CAC designed
MGS approved
MAY 10 2004 date

project LAKEWOOD VILLAGES REPLAT 7
client NP DODGE
sheet **FINAL PLAT**

project no. 71324
sheet 1