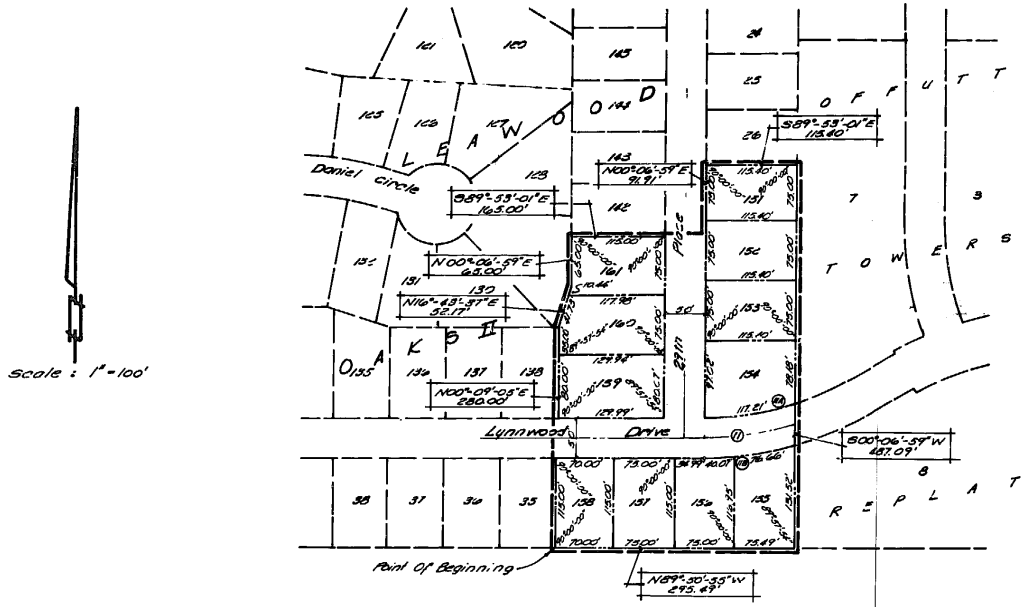
# LEAWOOD OAKS II REPLAT

## LOTS 151 THRU 161, INCLUSIVE

BEING A REPLAT OF LOTS 27 THRU 34, INCLUSIVE AND LOTS 139 THRU 141, INCLUSIVE, LEAWOOD OAKS II, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER




Scale : 1"=100'

| Curve Data | |
|---|---|
| I.) Δ = 17°-12'-46" | II.) Δ = 18°-34'-09" |
| D = 14.317751 | D = 15.842010 |
| T = 68.52' | T = 59.13' |
| L = 116.16' | L = 117.21' |
| R = 386.67' | R = 361.67' |
| II.) Δ = 16°-14'-48" | |
| D = 13.917895 | |
| T = 58.76' | |
| L = 116.73' | |
| R = 411.67' | |

Note

Dimensions Shown On Curves Are Arc Dimensions Not Chord Dimensions.

### SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY AND THAT IRON PIPES WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND ENDS OF ALL CURVES IN LEAWOOD OAKS II REPLAT, LOTS 151 THRU 161 INCLUSIVE, BEING A REPLAT OF LOTS 27 THRU 34 INCLUSIVE AHD LOTS 139 THRU 141 INCLUSIVE, LEAWOOD OAKS II, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF SAID LOT 34; THENCE N 00° 09' 05" E ON THE WEST LINE OF SAID LOTS 34, 139 AND 140, 280.00 FEET; THENCE N 16° 43' 37" E ON THE WEST LINE OF SAID LOT 140, 52.17 FEET TO THE S.W. CORNER OF SAID LOT 141; THENCE N 00° 06' 59" E ON THE WEST LINE OF SAID LOT 141, 65.00 FEET TO THE N.W. CORNER OF SAID LOT 141; THENCE S 89° 53' 01" E ON THE NORTH LINE OF SAID LOT 141 AND ITS EASTERLY EXTENSION, 165.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 28; THENCE N 00° 06' 59" E ON THE WEST LINE OF SAID LOTS 27 AND 28, 91.91 FEET TO THE N.W. CORNER OF SAID LOT 27; THENCE S 89° 53' 01" E ON THE NORTH LINE OF SAID LOT 27, 115.40 FEET TO THE N.E. CORNER OF SAID LOT 27; THENCE S 00° 06' 59" W ON THE EAST LINE OF SAID LOTS 27 THRU 32 INCLUSIVE, 487.09 FEET TO THE S.E. CORNER OF SAID LOT 32; THENCE N 89° 50' 55" W ON THE SOUTH LINE OF LOTS 32 THRU 34 INCLUSIVE, 295.49 FEET TO THE POINT OF BEGINNING.

December 29, 1976 — DATE

James D. Warner — REGISTERED LAND SURVEYOR

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LEAWOOD DEVELOPMENT CORPORATION, A NEBRASKA CORPORATION, OWNERS 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 LEAWOOD OAKS II REPLAT, 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 AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, WIRES, CROSSARMS, DOWN GUYS 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED, BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS 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.

LEAWOOD DEVELOPMENT CORPORATION

Donald M. Morrison — PRESIDENT-DONALD M. MORRISON

Violet E. Margritz — SECRETARY-VIOLET MARGRITZ

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 8th DAY OF DECEMBER, 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED DONALD M. MORRISON, AND VIOLET E. MARGRITZ, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE PRESIDENT AND SECRETARY FOR LEAWOOD DEVELOPMENT CORPORATION, ( A NEBRASKA CORPORATION), AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES — GENERAL NOTARY - State of Nebr. JEFFREY D. FARNHAM My Comm. Exp. July 25, 1979

NOTARY PUBLIC Jeffrey D. Farnham

### SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 16 DAY OF December, 1976.

SARPY COUNTY TREASURER Kathleen A. Engdahl by A. Elaine Johnson Deputy

### APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF LEAWOOD OAKS II REPLAT WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 16 DAY OF December, 1976.

SARPY COUNTY SURVEYOR Norman Whitney

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEBRASKA

### APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

THIS PLAT OF LEAWOOD OAKS II REPLAT WAS APPROVED BY THE BELLEVUE CITY PLANNING DEPARTMENT THIS 10 DAY OF January, 1977.

CHAIRMAN Eugene Farley

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF LEAWOOD OAKS II REPLAT WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 10th DAY OF January, 1977.

Bruce A. Spence — MAYOR

PRESIDENT

Mary Marie Fleetwood — CITY CLERK

CITY OF BELLEVUE INCORPORATED DEC. 22 1953 SARPY COUNTY, NEBRASKA

FILED FOR RECORD 21-77 A.D. 3:00 P.M. IN BOOK 6 OF Plats & 50
93 Carl A. Fields REGISTER OF DEEDS, SARPY COUNTY, NEB

Plat 63288

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10710 PACIFIC ST OMAHA NEBRASKA 68114
TELEPHONE 397 7894 AREA CODE 402

LEAWOOD OAKS II REPLAT

Scale: 1"=100' | Drawn By: I.R.
Date: 9-30-76

Final Plat | Drawing No.