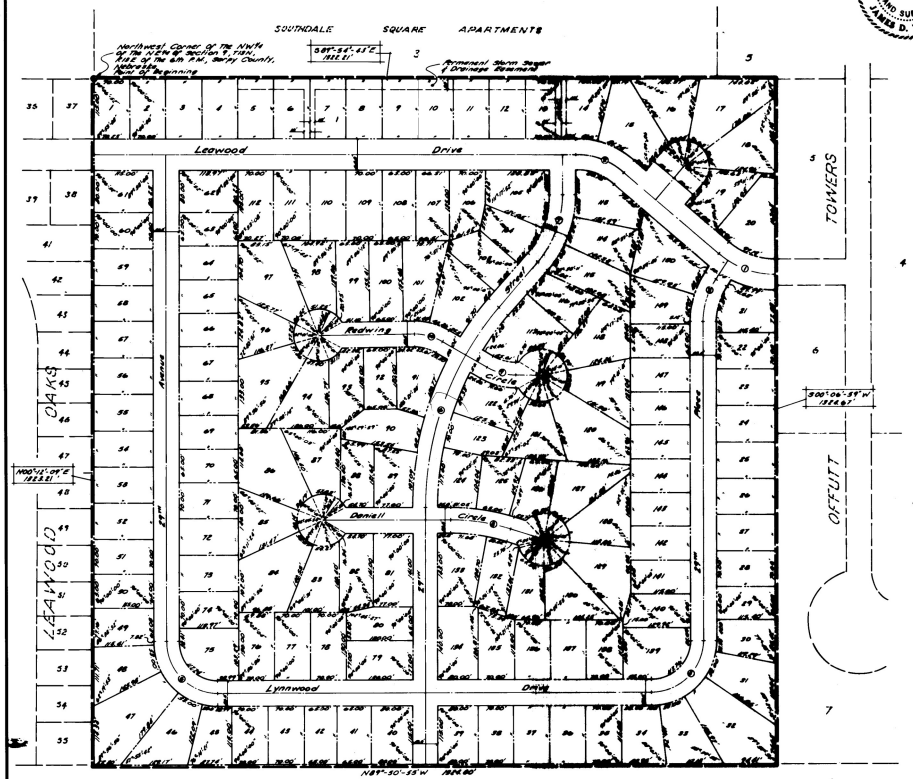
# LEAWOOD OAKS II

## LOTS 1 THROUGH 150, INCLUSIVE

## BEING A PLATTING OF THE NW1/4 OF THE NE1/4 OF SECTION 9, T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.




| Centerline Curve Data | | | | | |
|---|---|---|---|---|---|
| L Δ = 41°-00'-06" | C Δ = 41°-01'-46" | S Δ = 55°-59'-10" | A Δ = 90°-02'-06" | E Δ = 90°-08'-04" |
| D = 34.55649 | D = 38.917306 | D = 95.000 | D = 57.330618 | D = 57.296783 |
| T = 62.00' | T = 58.00' | T = 54.55' | T = 100.00' | T = 100.00' |
| L = 118.66' | L = 105.96' | L = 94.87' | L = 157.01' | L = 157.03' |
| R = 163.95' | R = 146.91' | R = 106.95' | R = 99.96' | R = 99.91' |
| M Δ = 40°-10'-08" | T Δ = 40°-55'-36" | B Δ = 17°-00'-00" | Y Δ = 28°-51'-33" | M Δ = 29°-01'-33" |
| D = 9.551602 | D = 28.317279 | D = 14.211524 | D = 50.753.038 | D = 50.753.038 |
| T = 220.00' | T = 73.00' | T = 60.00' | T = 36.00' | T = 36.00' |
| L = 401.37' | L = 141.12' | L = 119.16' | L = 58.64' | L = 58.64' |
| R = 575.64' | R = 200.03' | R = 404.47' | R = 112.51' | R = 112.51' |

Note
Distances Shown on Curves Are Arc Distances Not Chord Distances

Scale: 1"=100'

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, LOTS 1 THRU 150, INCLUSIVE, BEING A PLATTING OF THE NW¼ OF THE NE¼ OF SECTION 9, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TO WIT: BEGINNING AT THE N.W. CORNER OF THE NW¼ OF SAID NE¼; THENCE S 89° 54' 43" E ON THE NORTH LINE OF THE NW¼ OF SAID NE¼, 1322.81 FEET TO THE N.E. CORNER OF THE NW¼ OF SAID NE¼; THENCE S 0° 06' 59" W ON THE EAST LINE OF THE NW¼ OF SAID NE¼, 1324.67 FEET TO THE S.E. CORNER OF THE NW¼ OF SAID NE¼; THENCE N 89° 50' 55" W ON THE SOUTH LINE OF THE NW¼ OF SAID NE¼, 1324.60 FEET TO THE S.W. CORNER OF THE NW¼ OF SAID NE¼; THENCE N 0° 12' 09" E ON THE WEST LINE OF THE NW¼ OF SAID NE¼, 1323.21 FEET TO THE POINT OF BEGINNING.

DATE May 26, 1976 — James D. Warner, REGISTERED LAND SURVEYOR — 498, REGISTRATION NUMBER

NEBRASKA REGISTERED L.S.-308 JAMES D. WARNER 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, 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, GUYS 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; 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 H. Morrison — PRESIDENT-DONALD H. MORRISON

Violet Margaritz — SECRETARY-VIOLET MARGARITZ

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 27th DAY OF May, 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Donald H. Morrison AND Violet Margaritz WHO ARE PERSONALLY KNOWN BY ME TO BE 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 — JEAN A. HAHN, GENERAL NOTARY, State of Nebraska, My Commission Expires June 24, 1979 — NOTARY PUBLIC Jean A. Hahn

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 27 DAY OF May, 1976.

SARPY COUNTY TREASURER James A. Thomsen

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF LEAWOOD OAKS II WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 14 DAY OF June, 1976.

SARPY COUNTY SURVEYOR Norman Whitney

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEBR.

APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

THIS PLAT OF LEAWOOD OAKS II WAS APPROVED BY THE BELLEVUE CITY PLANNING DEPARTMENT THIS 24 DAY OF June, 1976

CHAIRMAN Eugene Hadley

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF LEAWOOD OAKS II WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 27th DAY OF June, 1976.

Robert M. Hamill — MAYOR

Mary Strickfell — CITY CLERK — PRESIDENT

8-11-76 2:30 P 6 plats 40.75

75 Cards

57955

75

SCALE 1"=100'
DATE 5-26-76
DRAWN BY J.S.
CHECKED BY
REVISION

LEAWOOD OAKS II

Final Plat

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors