LAKEWOOD VILLAGES

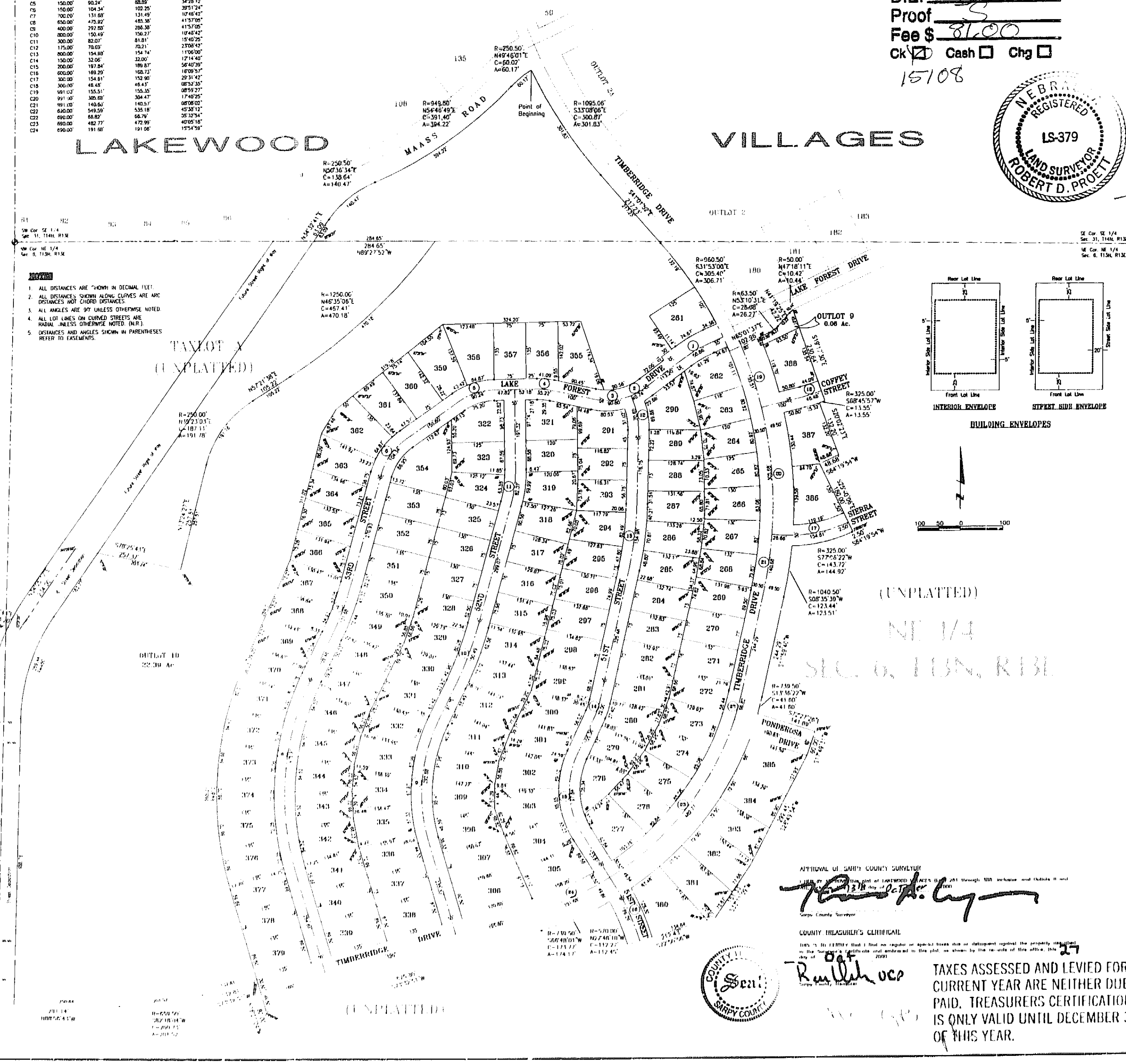
Lots 261 through 388, inclusive, and Outlots 9 and 10, being a platting of that part of the Southeast Quarter, Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, TOGETHER WITH that part of Taxlot B in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska.

Filed For Record November 9, 2000 at 4:41 PM
Instrument # 2000-29172
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

Counter KAK
Verify DW
D.E. D
Proof S
Fee $ 81.00
Ck ☑ Cash ☐ Chg ☐
15108

CENTERLINE CURVE DATA

CURV	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	300.00'	66.86'	66.73'	12°46'13"
C2	150.00'	40.74'	40.62'	15°33'46"
C3	150.00'	90.80'	89.42'	34°40'52"
C4	150.00'	35.72'	35.14'	13°27'13"
C5	150.00'	90.24'	88.89'	34°28'12"
C6	150.00'	104.34'	102.25'	39°51'24"
C7	700.00'	131.68'	131.49'	10°46'42"
C8	650.00'	475.92'	465.38'	41°57'05"
C9	400.00'	292.88'	286.38'	41°57'05"
C10	800.00'	150.49'	150.27'	10°46'42"
C11	300.00'	82.07'	81.81'	15°40'25"
C12	175.00'	70.69'	70.21'	23°08'42"
C13	800.00'	154.98'	154.74'	11°06'00"
C14	150.00'	32.06'	32.00'	12°14'40"
C15	200.00'	197.84'	189.87'	56°40'39"
C16	600.00'	169.29'	168.73'	16°09'57"
C17	300.00'	154.61'	152.90'	29°31'42"
C18	300.00'	46.48'	46.43'	08°52'35"
C19	991.00'	155.51'	155.35'	08°59'27"
C20	991.00'	305.68'	304.47'	17°40'25"
C21	991.00'	140.68'	140.57'	08°08'02"
C22	690.00'	549.59'	535.18'	45°38'12"
C22	690.00'	68.82'	68.79'	05°32'54"
C23	690.00'	482.77'	472.99'	40°05'18"
C24	690.00'	191.68'	191.08'	15°54'59"



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 LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

NEBRASKA REGISTERED LAND SURVEYOR LS-379 ROBERT D. PROETT

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 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 be known as LAKEWOOD VILLAGES (Lots 261 through 388, inclusive, and Outlots 9 and 10), being a platting of that part of the Southeast Quarter, Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, TOGETHER WITH that 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 intersection of the southeast right of way line of Maass Road with the southwest right of way line of Timberridge Drive; Thence along a curve to the left (having a radius of 1095.06 feet and a long chord bearing South 33°08'06" East for (bearings referenced to the Final Plat of LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) 300.87 feet) for an arc length of 301.83 feet along said southwest right of way line; Thence South 41°01'52" East for 217.23 feet along said southwest right of way line; Thence along a curve to the right (having a radius of 960.50 feet and a long chord bearing South 31°53'00" East for 305.40 feet) for an arc length of 306.71 feet along said southwest right of way line to the extended southeast right of way line of Lake Forest Drive; Thence North 65°01'37" East for 102.96 feet along said extended southeast right of way line; Thence along a curve to the left (having a radius of 63.50 feet and a long chord bearing North 53°10'31" East for 26.08 feet) for an arc length of 26.27 feet along said southeast right of way line; Thence North 41°19'25" East for 42.22 feet along said southeast right of way line; Thence along a curve to the right (having a radius of 50.00 feet and a long chord bearing North 47°18'11" East for 10.42 feet) for an arc length of 10.44 feet along said southeast right of way line; Thence South 19°17'30" East for 230.64 feet; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South 68°45'57" West for 13.55 feet) for an arc length of 13.55 feet; Thence South 20°02'23" East for 132.20 feet; Thence South 64°19'54" West for 48.69 feet; Thence South 25°40'06" East for 180.00 feet; Thence South 64°19'54" West for 250 feet; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South 77°06'28" West for 143.72 feet) for an arc length of 144.92 feet; Thence along a curve to the right (having a radius of 1040.50 feet and a long chord bearing South 08°35'39" West for 123.44 feet) for an arc length of 123.51 feet; Thence South 11°59'40" West for 244.29 feet; Thence along a curve to the right (having a radius of 739.50 feet and a long chord bearing South 13°36'22" West for 41.60 feet) for an arc length of 41.60 feet; Thence South 72°27'26" East for 141.89 feet; Thence South 17°49'31" West for 60.00 feet; Thence South 26°49'54" West for 292.45 feet; Thence South 33°11'09" West for 151.33 feet; Thence South 72°50'56" West for 112.43 feet; Thence along a curve to the left (having a radius of 570.00 feet and a long chord bearing North 22°48'10" West for 112.27 feet) for an arc length of 112.45 feet; Thence along a curve to the right (having a radius of 739.50 feet and a long chord bearing South 66°48'01" West for 173.77 feet) for an arc length of 174.17 feet; Thence South 73°32'51" West for 675.80 feet; Thence North 16°27'09" West for 80.00 feet; Thence South 73°32'51" West for 132.81 feet; Thence along a curve to the right (having a radius of 659.50 feet and a long chord bearing South 82°18'04" West for 200.73 feet) for an arc length of 201.52 feet; Thence North 88°56'43" West for 291.14 feet to the west line of the Northeast Quarter of Section 6; Thence North 01°03'17" East for 907.41 feet along said west line of the said Northeast Quarter of Section 6 to the corner common to Taxlots A and B; Thence north and east for the next seven (7) courses along the line common to Taxlots A and B: (1) Thence South 78°25'43" East for 31.20 feet to the centerline of Maass Road; (2) Thence North 34°05'17" East for 234.00 feet along the centerline of Maass Road; (3) Thence South 78°25'43" East for 257.37 feet to the centerline of the creek; (4) Thence North 13°24'27" East for 257.51 feet along the centerline of the creek; (5) Thence along a curve to the right (having a radius of 250.00 feet and a long chord bearing North 35°23'03" East for 187.11 feet) for an arc length of 191.75 feet along the centerline of the creek; (6) Thence North 57°21'38" East for 105.22 feet along the centerline of the creek; (7) Thence along a curve to the left (having a radius of 1250.00 feet and a long chord bearing North 46°35'06" East for 467.41 feet) for an arc length of 470.18 feet along the centerline of the creek to the north line of the said Northeast Quarter of Section 6; Thence North 89°27'52" West for 284.65 feet along said north line to the southeast right of way line of Maass Road; Thence northeast for the next four courses along said southeast right of way line: (1) Thence North 34°32'41" East for 63.09 feet; (2) Thence along a curve to the right (having a radius of 250.50 feet and a long chord bearing North 50°36'34" East for 138.64 feet) for an arc length of 140.47 feet; (3) Thence along a curve to the left (having a radius of 949.50 feet and a long chord bearing North 54°46'49" East for 391.40 feet) for an arc length of 394.22 feet; (4) Thence along a curve to the right (having a radius of 250.50 feet and a long chord bearing North 49°46'01" East for 60.02 feet) for an arc length of 60.17 feet to the Point of Beginning. Contains 64.68 acres

Robert D. Proett, L.S. #379

Sept 11, 2000
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, DODGE-LOTS JOINT VENTURE, a Nebraska Joint Venture, LOTS, INC., a Nebraska Corporation and DODGE LAND CO., a Nebraska Corporation, OWNERS, 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 across 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.

OWNERS

Dodge-Lots Joint Venture, a Nebraska joint venture

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

LENDER

First National Bank of Omaha, Trustee and Beneficiary under a certain deed of trust

By Michael J. Kuehne
Vice President

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska)
)SS
County of Douglas)

On this 13th day of September, 2000, 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 and one of two members of the Joint Venture and as President of Lots, Inc., a Nebraska corporation and one of two members of Dodge-Lots Joint Venture, a Nebraska joint venture, and acknowledged that he executed as the voluntary act and deed of such corporations and the Joint Venture.

Witness my hand and official seal the date last foresaid.

Kristy J. Gregath
Notary Public

GENERAL NOTARY - State of Nebraska
KRISTY J. GREGATH
My Comm. Exp. Jan. 25, 2004

State of Nebraska)
)SS
County of Douglas)

On this 16th day of October, 2000 A.D. before me, a Notary Public duly commissioned and qualified for said County, appeared Michael J. Kuehne who is personally known to me and whose name is affixed to the above instrument as VP 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.

Tracy Morrison
Notary Public

GENERAL NOTARY - State of Nebraska
TRACY MORRISON
My Comm. Exp. Dec. 24, 2003

APPROVAL OF CITY PLANNING COMMISSION

This plat of LAKEWOOD VILLAGES was approved by the City Planning Commission of the City of Bellevue this 27th day of July, 2000.

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 the 28th day of August, 2000. 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.

APPROVAL OF SARPY COUNTY SURVEYOR

Filed by ... this plat of LAKEWOOD VILLAGES (Lots 261 through 388, inclusive, and Outlots 9 and 10), this 13th day of October, 2000.

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 27 day of Oct, 2000.

Sarpy County Treasurer

COUNTY TREASURER SEAL SARPY COUNTY

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

FINAL PLAT

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402 496 2498
fax 402 496 2730

LAKEWOOD VILLAGES
SARPY COUNTY, NEBRASKA

drawn by ad
designed by RDP
reviewed by FAK
revisions 08/03/2000 JMD
path\filename 94054\9454F301
references

job number-task 94054.03-003
book page
date JUNE 23, 2000
sheet 1 of 1