

LOUKOTA'S KEYSTONE ADDITION

LOTS 1 THRU 20 INCLUSIVE

BEING A REPLAT OF PT. OF LOT 65, KEYSTONE PARK, AN ADDITION IN THE SE 1/4 OF SEC. 3, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NE.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Loukota's Keystone Addition (Lots 1 thru 20 inclusive) being a replat of part of Lot 65, Keystone Park, an addition in the Southeast 1/4 of Section 3 Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of Keystone Drive and the South line of said Lot 65, Keystone Park, said point also being the Northwest corner of Lot 1, Keystone Terrace, a subdivision located in the NE 1/4 of Section 10, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska; thence along said Easterly and the Southerly right-of-way line of Keystone Drive, on the following described courses; thence N19°14'00"W, a distance of 30.27 feet; thence N01°39'10"E, a distance of 21.79 feet; thence N19°42'10"E, a distance of 28.13 feet; thence N40°52'30"E, a distance of 42.04 feet; thence N48°21'10"E, a distance of 46.87 feet; thence N52°20'10"E, a distance of 48.58 feet; thence N55°03'10"E, a distance of 100.76 feet; thence N55°30'30"E, a distance of 50.44 feet; thence N56°38'29"E, a distance of 49.22 feet; thence N61°57'07"E, a distance of 54.21 feet; thence N64°26'06"E, a distance of 98.34 feet; thence N72°26'03"E, a distance of 52.95 feet; thence N75°02'03"E, a distance of 53.87 feet; thence N81°11'28"E, a distance of 21.58 feet; thence N77°46'53"E, a distance of 70.03 feet; thence S85°45'56"E, a distance of 67.34 feet, to the Northwest corner of Lamp's Keystone Addition, a subdivision located in said SE 1/4 of Section 3; thence S00°17'51"W, along the West line of said Lamp's Keystone Addition, a distance of 392.48 feet to a point on said South line of Lot 65, Keystone Park, said point also being the Southwest corner of said Lamp's Keystone Addition; thence S89°53'07"W, along said South line of Lot 65, Keystone Park, a distance of 660.38 feet to the Point of Beginning.

CURVE DATA

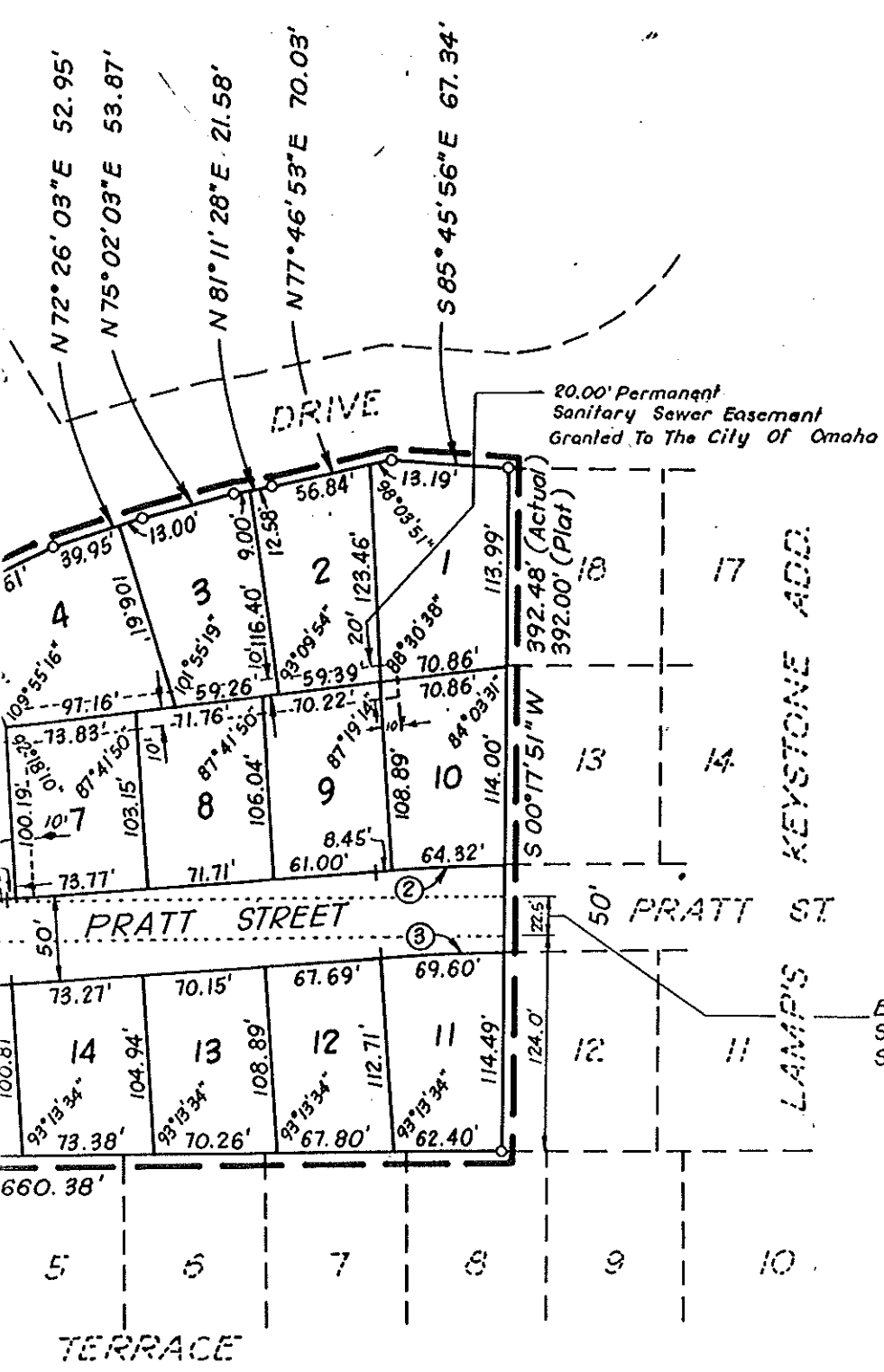
| | | |
|----------|---|-----------|
| Ⓔ ① | Δ | 58°50'58" |
| | R | 150.00' |
| | T | 84.61' |
| | L | 154.07' |
| | D | 38.19720° |
| R.O.W. ② | Δ | 03°14'32" |
| | R | 1286.05' |
| | T | 36.40' |
| | L | 72.77' |
| | D | 4.45518° |
| R.O.W. ③ | Δ | 03°13'34" |
| | R | 1236.05' |
| | T | 34.81' |
| | L | 69.60' |
| | D | 4.63540° |

Robert Clark
Robert Clark L.S. 419

5-15-85
Date

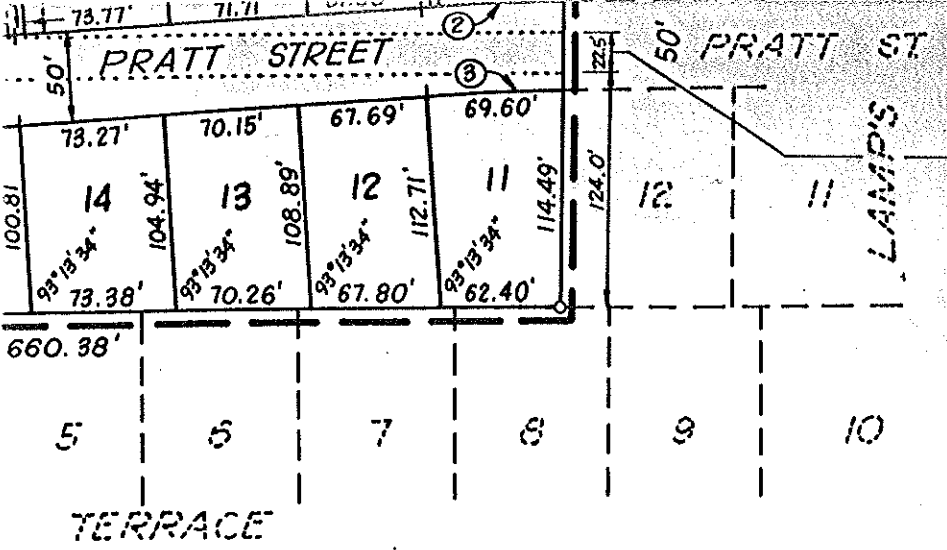
DEDICATION

Know all men by these presents that we Edward A. Loukota and Barbara A. Loukota, husband and wife, owners of the property described in the certification of survey 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 hereinafter known as Loukota's Keystone Addition (Lots 1 thru 20, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public for public use the streets, and we do hereby grant the easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, 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 transmission of signals and sound of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen feet (16') wide strip of land abutting 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 addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be



n(Lots 1 of

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n(Lots 1 of
for
REVIEW OF DOUGLAS COUNTY SURVEYOR

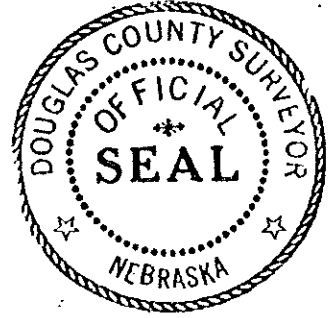
This plat of Loukota's Keystone Addition (Lots 1 thru 20 inclusive) was reviewed by the Office of the Douglas County Surveyor on this May 20 day of 1985.

In witness whereof, we have hereunto set our hand this 15th day of MAY, 1985.

Edward A. Loukota
Edward A. Loukota

Barbara A. Loukota
Barbara A. Loukota

Philip A. Burke
Douglas County Surveyor

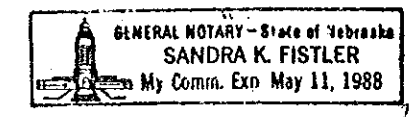


ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) SS

On this 15th day of MAY, 1985, before me, the undersigned, a Notary Public in and for said County personally came Edward A. Loukota and Barbara A. Loukota, to me personally known to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal in said county the day and year last above written.



Sandra K. Fistler
Notary Public

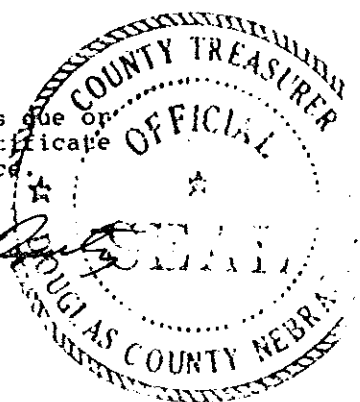
My Commission expires the 11th day of May, 1988.

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.

Boyle
County Treasurer

Date 5/21/85



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|-----|---|--|--|
| LAT | <p>LOUKOTA'S KEYSTONE ADD.</p> <p>OMAHA, NEBR.</p> | <p>ELLIOTT & ASSOCIATES</p> <p>5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 895-4700</p> | |
|-----|---|--|--|

LOUKOTA'S KEYSTONE ADDITION

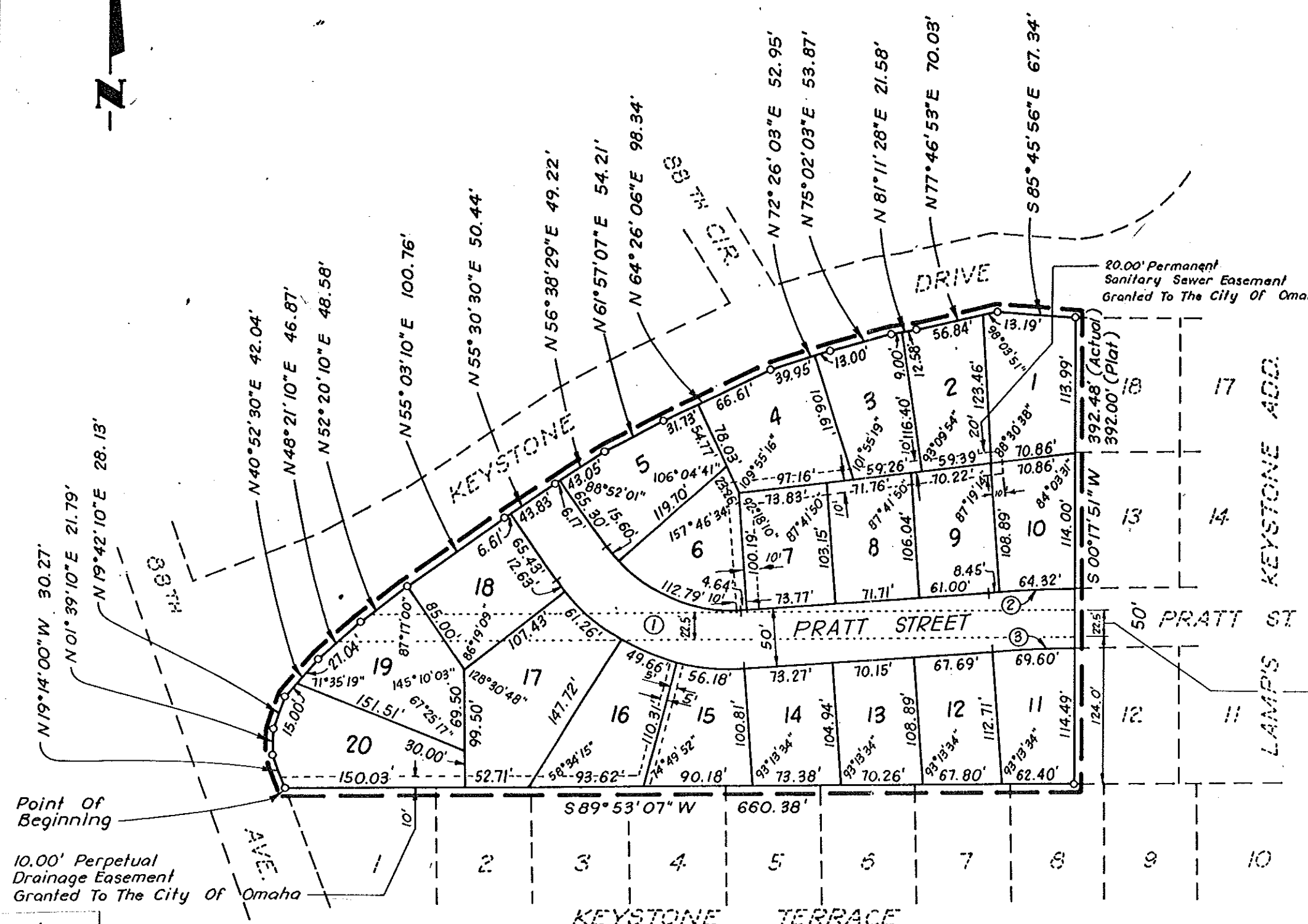
LOTS 1 THRU 20 INCLUSIVE

BEING A REPLAT OF PT. OF LOT 65, KEYSTONE PARK, AN ADDITION IN THE SE 1/4 OF SEC. 3, T15 N, R12 E OF THE 6TH P.M., DOUGLAS COUNTY, NE.



CURVE DATA

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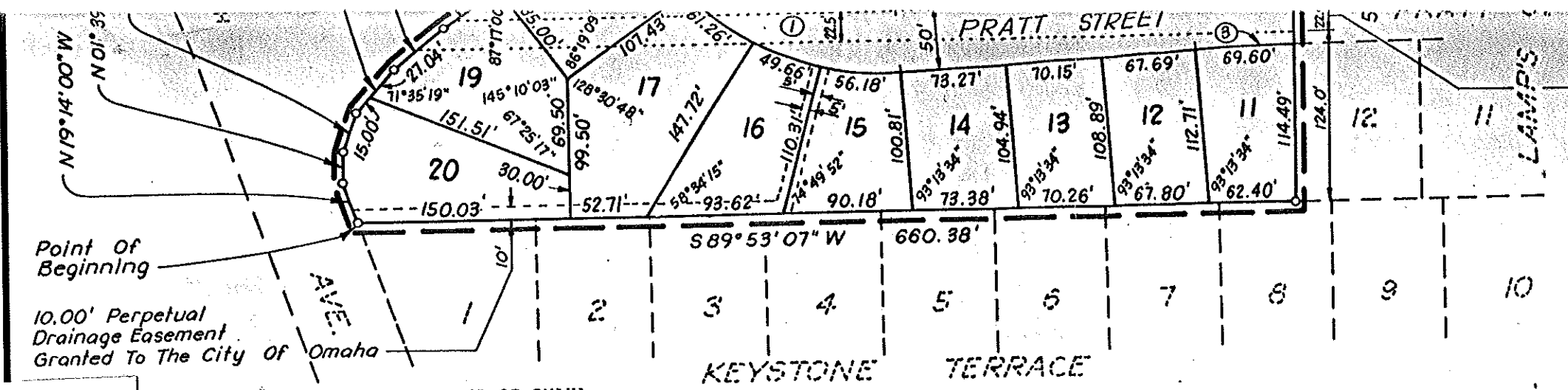
Point of Beginning
 10.00' Perpetual Drainage Easement Granted To The City Of Omaha

Existing Permanent Sanitary & Storm Sewer Easement

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of Loukota's Keystone Addition (Lots 1 thru 20 inclusive) as to the Design Standards this 11 day of June, 1985.

Russ P. Hermann

7418 Deed D
 1985 JUN 11
 GEORGE REES DOUGLAS



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Loukota's Keystone Addition (Lots 1 thru 20 inclusive) as to the Design Standards this 11th day of June, 1985.

Rory L. Heumann
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

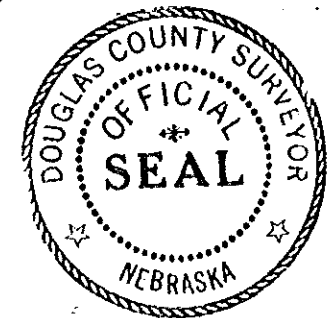
Date June 12, 1986

Rory L. Heumann
City Engineer

REVIEW OF DOUGLAS COUNTY SURVEYOR

This plat of Loukota's Keystone Addition (Lots 1 thru 20 inclusive) was reviewed by the Office of the Douglas County Surveyor on this day of MAY 20, 1985.

Philip A. Burke
Douglas County Surveyor



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Loukota's Keystone Addition (Lots 1 thru 20 inclusive) was approved by the City Planning Board on this 12th day of June, 1985.

Leon F. Blah
Chairman of City Planning

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Loukota's Keystone Addition (Lots 1 thru 20 inclusive) was approved by the City Council of Omaha on this day of , 19 .

Michael Boyle
Mayor

ATTEST:
City Clerk

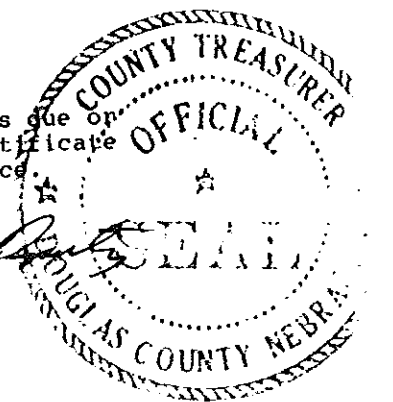
President of Council

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due on delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Date 5/21/85

Brian J. Howell
County Treasurer



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RECEIVED

GEORGE J. BUGLEWICZ
REGISTERED PROFESSIONAL SURVEYOR

Book 1782

Page 60

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Index 1

Comped

N 54A-636
91-141

54A-593

Comped

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|----------------------|--------------------|-------------------|--------------------------------|--------------|---------------------|------------|
| PROJECT NO. 84057 | SCALE 1" = 100' | FINAL PLAT | LOUKOTA'S KEYSTONE ADD. | ELLIC | | |
| SHEET 1 OF 1 | DATE May, 1985 | | | | OMAHA, NEBR. | 5316 SOUTH |
| | DRAWN BY H.R.H. | | | | | |