

SOUTHERN OAKS

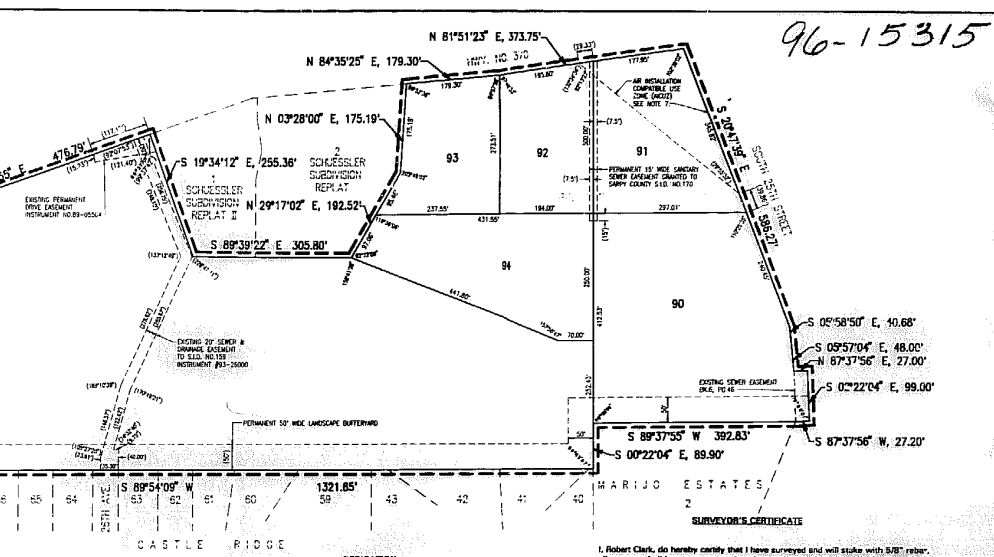
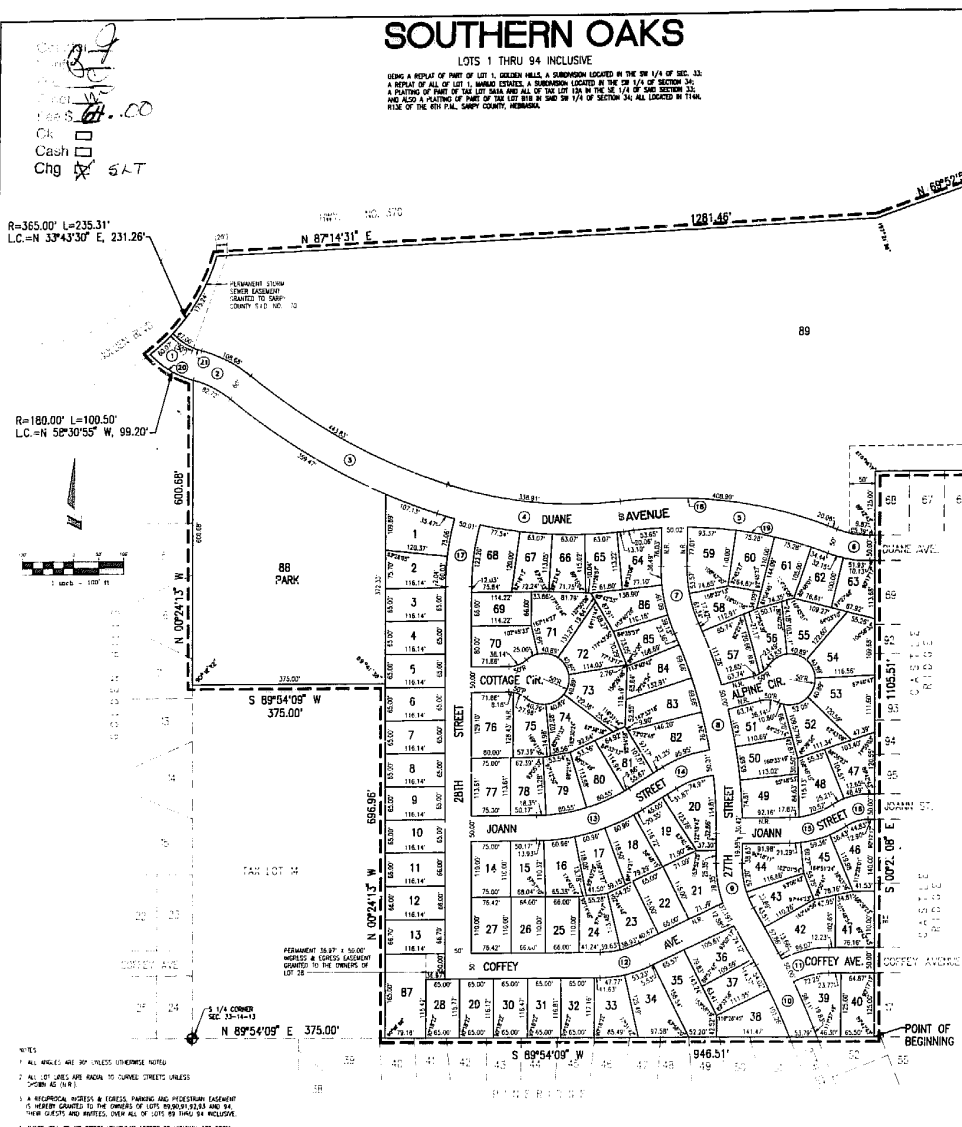
LOTS 1 THRU 94 INCLUSIVE

BEING A REPLAT OF PART OF LOT 1, GOLDEN HILLS, A SUBDIVISION LOCATED IN THE SW 1/4 OF SEC. 33, A REPLAT OF ALL OF LOT 1, MARIJO ESTATES, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 33, A REPLAT OF PART OF THE LOT 1 AND ALL OF THE LOT 18 IN THE SE 1/4 OF SECTION 33, AND ALSO A REPLAT OF PART OF THE LOT 18 IN THE SW 1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 68 WEST, SARRY COUNTY, NEBRASKA.

96-15315

R=365.00' L=235.31'
L.C.=N 37°43'50" E, 231.26'

R=180.00' L=100.50'
L.C.=N 52°30'55" W, 99.20'



DEDICATION

Know all men by these presents that We, Southern Oaks Limited Partnership; and Robert L. Roth and Scott Roth, as tenants in common, owners of the property described in the Certification of Survey as hereinbefore set forth, do hereby grant and convey unto the City of Bellevue, Nebraska, as its successors and assigns, to erect, install, operate, maintain, repair and replace, and to extend the same, a public utility system for the transmission and distribution of electric current for light, heat and power and for the transmission of signals and sounds, of all kinds including signals provided by a cable television system, and the reception and, over, through, under and across a five-foot (5') wide strip of land abutting all sides and side boundary lines, an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (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 assessment will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, planned and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and extend pipelines, hydrants and other related facilities, and to extend thereon for the transmission of gas and water and, over, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent building or structure 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 utility or rights herein granted.

In witness whereof, I do set my hand this 17 day of MAY 1996.

SOUTHERN OAKS LIMITED PARTNERSHIP
Ronald Smith
By: Ronald E. Smith, General Partner

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 17 day of MAY, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Ronald E. Smith, General Partner of Southern Oaks Limited Partnership, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as General Partner of said partnership.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 22 day of MAY, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Robert L. Roth and Scott Roth, who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

I, Robert Clark, do hereby certify that I have surveyed and plat with with 5/8" (eight) eighths of an inch scale, bearings and ends of all curves in Southern Oaks Lots numbered as shown, being a replat of part of Lot 1, Golden Hills, a subdivision located in the SW 1/4 of Section 33, and also a replat of Lot 1, Marijo Estates, a subdivision located in the SW 1/4 of Section 33, and also a replat of part of the Lot 1 and all of the Lot 18 in the SE 1/4 of Section 33, and also a replat of part of the Lot 18 in the SW 1/4 of Section 34, all located in Township 14 North, Range 68 West of the 6th P.M., Sarry County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 17, Castle Ridge, a subdivision located in said SE 1/4 of Section 33, said point also being on the South line of said DE 1/6 of Section 33, thence S89°54'09" W (bearing) along said South line of the SE 1/4 of Section 33, a distance of 1321.85' feet to the Southwest corner of Lot 14, a lot located in said SE 1/4 of Section 33; thence S00°22'04" E, 89.90' to the East line of said Lot 14, a distance of 600.88' feet to the Northeast corner of said Lot 14, thence S89°54'09" W along the North line of said Lot 14, a distance of 373.00' feet to a point on the West line of said SE 1/4 of Section 33, said point also being on the West line of said Lot 12A, said point also being the Northeast corner of said Lot 14; thence N00°12'13" W along said West line of said Lot 14, a distance of 800.88' feet, thence Northwesterly on a curve to the West line of said Lot 14, a distance of 100.50' feet, east curve having a long chord which bears N02°32'57" W, a distance of 99.70' feet to a point on the Eastern right-of-way line of Golden Boulevard; thence Northwesterly along said Eastern right-of-way line of Golden Boulevard on a curve to the left with a radius of 380.00' feet, a distance of 233.28' feet, said curve having a long chord which bears N02°32'57" W, a distance of 231.26' feet to the point of intersection of said Eastern right-of-way line of Golden Boulevard and the Southern right-of-way line of Highway No. 370, said point also being the Northwesterly corner of said Lot 12A; thence N71°14'31" E along the Southern right-of-way line of Highway No. 370, a distance of 1201.46' feet; thence N02°32'57" W along said Southern right-of-way line of Highway No. 370, a distance of 476.79' feet to the Southwest corner of Lot 1; thence S00°22'04" E, 89.90' along the Eastern line of said Lot 1, Schuessler Subdivision Replat II, a distance of 192.52' feet; thence N02°32'57" W along said Eastern line of Lot 1, Schuessler Subdivision Replat II, a distance of 176.19' feet to a point on said Southern right-of-way line of Highway No. 370, said point also being the Northeast corner of said Lot 2, Schuessler Subdivision; thence N02°32'57" W along said Southern right-of-way line of Highway No. 370, a distance of 173.30' feet; thence N01°51'23" E along said Southern right-of-way line of Highway No. 370, a distance of 373.76' feet to the point of intersection of said Southern right-of-way line of Highway No. 370 and the Western right-of-way line of 26th Street; thence along said Western right-of-way line of 26th Street on the following described courses: thence S20°47'30" E, a distance of 508.27' feet; thence S05°50'50" E, a distance of 40.68' feet; thence S05°57'04" E, a distance of 48.00' feet; thence N01°51'23" E, a distance of 27.00' feet; thence S02°22'04" E, a distance of 89.90' feet to the Southwest corner of said Lot 1, Marijo Estates; thence S87°37'56" W along the South line of said Lot 1, Marijo Estates, a distance of 27.22' feet; thence S87°37'56" W along said South line of Lot 1, Marijo Estates, a distance of 282.83' feet to the Southwest corner of said Lot 1, Marijo Estates, said point also being the Northwest corner of Lot 2, said Marijo Estates; thence S00°22'04" E along the West line of said Lot 2, Marijo Estates, a distance of 89.80' feet to the Northwest corner of Lot 40, said Castle Ridge; thence S89°54'09" W along the North line of said Lot 40, said Castle Ridge, a distance of 1321.85' feet to the Northwest corner of Lot 89, said Castle Ridge; thence S00°22'04" E along the West line of said Castle Ridge, a distance of 1109.51' feet to the point of beginning.

Said tract of land contains an area of 64.811 acres, more or less.

Robert Clark
Robert Clark, LS 419
Date: May 17, 1996



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
This plat of SOUTHERN OAKS (lots numbered as shown) was approved by the Bellevue City Planning Commission on this 23 day of May 1996.

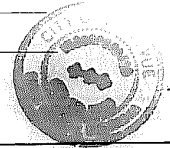
Robert Blaylock
CHAIRMAN OF CITY PLANNING COMMISSION

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 in the records of this office.

Ronald Smith
COUNTY TREASURER
SEAL OF SARRY COUNTY, NEBRASKA
APPROVED FOR THE YEAR ENDING DECEMBER 31, 1996.

BELLEVUE CITY COUNCIL APPROVAL
This plat of SOUTHERN OAKS (lots numbered as shown) was approved by the City Council of Bellevue on the 22 day of May, 1996. Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue subdivision regulations.

MAYOR *John Boyd*
CITY CLERK *Beverly J. Hedy*



ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 22 day of May, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Robert L. Roth and Scott Roth, who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Robert Clark
Notary Public
My commission expires: _____

'VIEW OF COUNTY SURVEYOR
This plat of the SOUTHERN OAKS (lots numbered as shown) was reviewed by the Sarry County Surveyor on this 22 day of May, 1996.

Robert Clark
SARRY COUNTY SURVEYOR



CLASS	RANGE	COURSE	LENGTH	BEARING	AREA
1	231.26'	N 37°43'50" E	231.26'		10,000.00
2	99.20'	N 52°30'55" W	99.20'		10,000.00
3	373.00'	N 02°24'13" W	373.00'		10,000.00
4	600.88'	N 02°24'13" W	600.88'		10,000.00
5	100.50'	N 02°24'13" W	100.50'		10,000.00
6	1321.85'	N 02°24'13" W	1321.85'		10,000.00
7	89.90'	N 02°24'13" W	89.90'		10,000.00
8	373.00'	N 02°24'13" W	373.00'		10,000.00
9	100.50'	N 02°24'13" W	100.50'		10,000.00
10	373.00'	N 02°24'13" W	373.00'		10,000.00
11	100.50'	N 02°24'13" W	100.50'		10,000.00
12	373.00'	N 02°24'13" W	373.00'		10,000.00
13	100.50'	N 02°24'13" W	100.50'		10,000.00
14	373.00'	N 02°24'13" W	373.00'		10,000.00
15	100.50'	N 02°24'13" W	100.50'		10,000.00
16	373.00'	N 02°24'13" W	373.00'		10,000.00
17	100.50'	N 02°24'13" W	100.50'		10,000.00