

2005-19730

"CORRECTED PLAT"

To correct the Final Plat recorded
in Book 2004 Page 21972

LAKEWOOD VILLAGES

Lots 504 through 618, inclusive, and Outlot 12, being a
plating of that part of Taxlot B, in the Northeast Quarter
of Section 6 and that part of Taxlot 7A, in the Northwest
Quarter of Section 5, all in Township 13 North, Range 13
East of the 6th P.M., Sarpy County, Nebraska.

Filed for Record June 14, 2005 at 3:37 P.M.
Instrument # 2005-19730
Lloyd J. Dowling, Register of Deeds, Sarpy Co., NE

COUNTER 2 C.E. g
VERIFY MA D.E. g
PROOF g
FEES \$ 73.00
CHECK# 51202
CHG CASH
REFUND CREDIT
SHORT NCR

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 plot and that a bond has been posted with the City of Bellevue, Nebraska in order to insure 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 504 through 618, inclusive and Outlot 12), being a platting of that part of Taxlot B, in the Northeast Quarter of Section 6 and that part of Taxlot 7A, in the Northwest Quarter of Section 5, all in Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract being described as follows:

Beginning at the Southwest Corner of the Northeast Quarter of said Section 5; thence N 89°32'54" W along the south line of said Northeast Quarter, a distance of 1271.17 feet; thence N 00°27'06" E for 782.71 feet; thence along a curve to the left (having a radius of 400 feet and a long chord bearing N 10°03'19" W for 214.09 feet) for an arc length of 216.73 feet; thence N 32°34'20" W for 0.53 feet to the Southern right of way line of Timberlake Drive; thence continuing along said Southern right of way line along a curve to the left (having a radius of 739.50 feet and a long chord bearing N 86°41'32" E for 171.00 feet) for an arc length of 171.00 feet to the intersection of said Southern right of way line of Timberlake Drive and the Western right of way line of 51st Street; thence along said Western right of way line, along a curve to the right (having a radius of 570 feet and a long chord bearing S 22°48'10" E for 112.27 feet) for an arc length of 112.27 feet; thence N 72°50'56" E for 212.43 feet; thence N 33°11'09" E for 151.33 feet; thence N 25°44'54" E for 243.07 feet; thence S 80°11'11" E for 203.11 feet; thence S 31°47'14" W for 17.81 feet; thence S 08°12'07" E for 56.25 feet; thence S 78°02'23" E for 56.25 feet; thence S 86°16'48" E for 70.02 feet; thence S 86°32'54" E for 372.23 feet; thence N 06°30'16" E for 124.49 feet; thence S 86°21'23" E for 254.88 feet; thence S 24°06'41" W for 355.67 feet; thence S 09°46'52" E for 1007.87 feet; thence N 89°32'54" W for 215.16 feet to the Point of Beginning. Contains 38.10 acres.



Melvin G. Samples, L.S. # 486
6-14-05
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 WESTROADS BANK, INC., 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 this plat, have caused said land to be subdivided into lots and streets, to be subdivided and named as shown, said subdivision to be hereafter known as LAKEWOOD VILLAGES, and we do hereby ratify and approve of the dedication 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, Des Moines 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, dampers 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; on eight (8) foot wide strip of land adjoining the rear boundary line of all interior lots; and a sixteen (16) foot wide strip of land adjoining the rear boundary line 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 requested by the owner, we do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, or Aquella, 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) foot wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings, fences, retaining walls or levee 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:

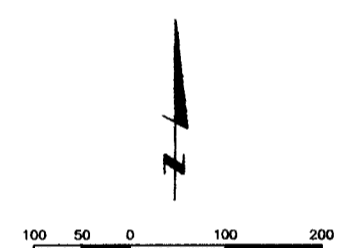
First Westroads Bank, Inc., Trustee and Beneficiary under a certain deed of trust
By:

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 SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. OUTLOT 12 SHALL BE A PERPETUAL GREEN SPACE. NO GRADING OR EXCAVATION WILL BE ALLOWED.

LEGEND

● FOUND 5/8" X 24" REBAR



ACKNOWLEDGMENT OF NOTARY

State of Nebraska
County of Douglas

On this _____ day of _____, 2004, 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 foregoing.

Notary Public:

State of Nebraska
County of Douglas

On this _____ day of _____, 2004, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared _____, who is personally known to me and whose name is affixed to the above instrument as _____ of FIRST WESTROADS BANK, INC., 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 foregoing.

Notary Public:

APPROVAL OF CITY PLANNING COMMISSION

This plat of LAKEWOOD VILLAGES was approved by the City Planning Commission of the City of Bellevue this _____ day of _____, 2004.

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 this _____ day of _____, 2004. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivisor does not file the final plat with the Register of Deeds as provided in Section 4-10 of the City of Bellevue's ordinance.

Mayor

Attest: City Clerk

APPROVAL OF SURVEY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF LAKEWOOD VILLAGES (Lots 504 through 618, inclusive, and Outlot 12), this _____ day of _____, 2004.

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 endorsed in this plat, as shown by the records of this office, this _____ day of _____, 2004.

Sarpy County Treasurer

LOT AREAS					
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
504	12086.20	533	10540.58	562	9173.31
505	9454.85	534	10471.86	563	9172.82
506	8886.38	535	10403.13	564	9173.12
507	8746.74	536	9463.73	565	9310.48
508	8746.81	537	10271.48	566	9112.92
509	8746.87	538	10202.75	567	10242.04
510	8746.94	539	10134.02	568	9578.97
511	9943.28	540	9221.60	569	8522.05
512	16776.59	541	11756.51	570	9503.10
513	12599.87	542	9773.20	571	9359.87
514	11251.11	543	9777.13	572	8267.34
515	10221.68	544	9781.07	573	8269.98
516	10256.10	545	9785.00	574	8272.63
517	9617.59	546	9788.93	575	8275.27
518	9451.55	547	11789.88	576	8277.91
519	10434.07	548	10135.35	577	8280.55
520	11613.21	549	8224.26	578	11744.30
521	9870.66	550	8224.29	579	10293.96
522	10842.18	551	8224.26	580	8286.41
523	10630.09	552	8224.26	581	8286.41
524	8594.20	553	8224.26	582	8286.41
525	10906.47	554	8224.26	583	8286.42
526	13137.50	555	10136.40	584	10294.10
527	10589.04	556	9139.89	585	9818.59
528	9693.74	557	9175.77	586	8286.67
529	10233.77	558	9175.28	587	8286.69
530	10740.96	559	9174.79	588	8286.70
531	10672.23	560	9174.29	589	8286.72
532	9710.09	561	9173.80	590	9623.06
OUTLOT 12: 6.55 Acres					

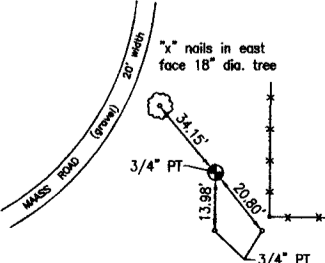
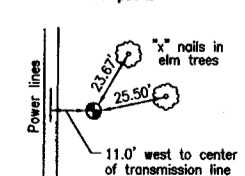
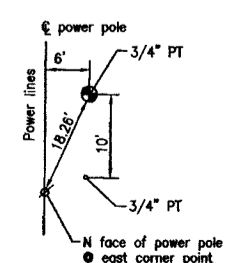
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	48.02	150.00	18°20'32"
2	106.51	200.00	30°30'48"
3	114.10	650.00	17°03'27"
4	74.62	425.00	17°03'36"
5	82.06	150.00	31°20'44"
6	146.52	100.00	83°56'52"
7	87.18	175.00	28°32'40"
8	87.19	175.00	28°32'44"
9	39.73	500.00	4°33'08"
10	90.89	65.00	80°06'53"
11	39.73	500.00	4°33'08"
12	37.79	500.00	4°19'51"
13	93.16	65.00	82°07'08"
14	37.79	500.00	4°19'51"

SW Cor NE 1/4
Sec. 6-13-13

SE Cor NE 1/4
Sec. 6-13-13
Tie-points

NE Cor NE 1/4
Sec. 6-13-13
Tie-points

SW Cor NE 1/4
Sec. 6-13-13
Tie-points



19730

2005-19730

hgm ASSOCIATES, INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs iowa

BAS/DEF
06-08-05
CORRECTED LOT DIMENSIONS
MGS
APR 10 2004

project LAKEWOOD VILLAGES PHASE V
client N.P. DODGE
sheet FINAL PLAT

project no. 71383
sheet 1 OF 1