2000-29172

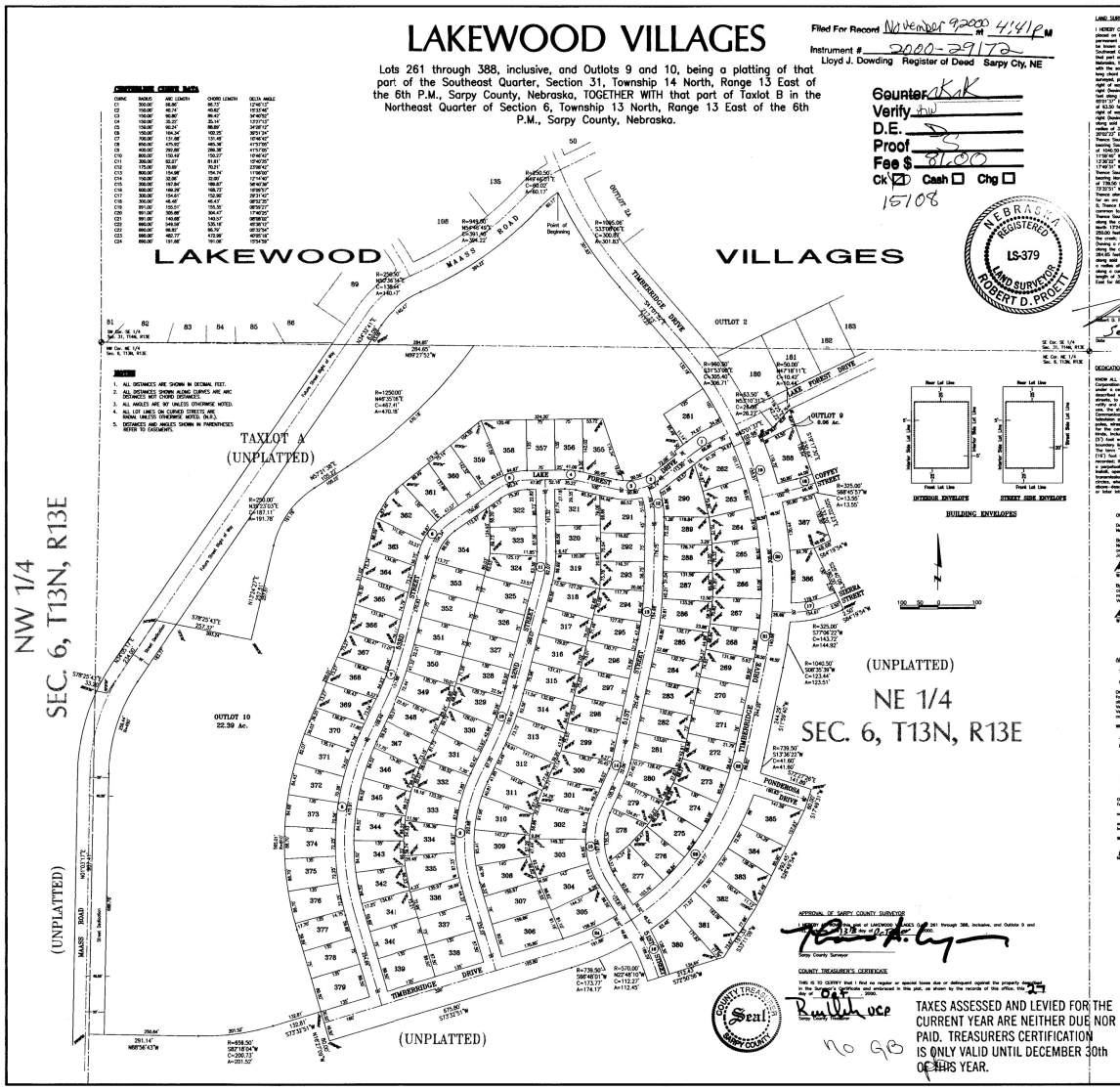
LAKEWOOD VILLAGES

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 AKK
Verify
D.E.
Proof
Fee $ 81.00
Ck ☑ Cash ☐ Chg ☐
15108

NEBRASKA REGISTERED LAND SURVEYOR LS-379 ROBERT D. PROEFT



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	300.00'	66.96'	66.77'	12°46'12"
C2	150.00'	40.74'	40.62'	15°33'46"
C3	150.00'	90.98'	89.59'	34°44'50"
C4	150.00'	35.22'	35.14'	13°27'12"
C5	150.00'	90.24'	88.88'	34°28'12"
C6	150.00'	90.24'	88.88'	34°28'12"
C7	150.00'	131.08'	126.96'	50°04'00"
C8	400.00'	475.92'	448.36'	68°12'00"
C9	400.00'	262.88'	258.38'	41°13'00"
C10	350.00'	130.41'	129.72'	19°08'12"
C11	300.00'	82.87'	81.81'	15°49'25"
C12	300.00'	154.08'	152.39'	29°25'00"
C13	300.00'	154.08'	152.39'	29°25'00"
C14	150.00'	32.06'	32.00'	12°14'40"
C15	350.00'	197.84'	195.07'	32°39'30"
C16	300.00'	169.72'	167.38'	32°39'30"
C17	300.00'	154.41'	152.68'	29°13'10"
C18	300.00'	15.31'	15.30'	02°55'20"
C19	350.00'	153.51'	152.32'	25°07'37"
C20	350.00'	300.48'	290.47'	49°12'23"
C21	350.00'	140.88'	140.01'	23°03'52"
C22	350.00'	545.04'	525.18'	89°16'15"
C23	350.00'	60.25'	60.24'	09°52'04"
C24	350.00'	60.25'	60.24'	09°52'04"
C25	350.00'	191.06'	191.06'	31°54'39"

NOTES

1. ALL DISTANCES 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.

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 survey has been posted with the City of Bellevue, Nebraska, in order to assure 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 1065.06 feet and a long chord bearing South 33°56'06" East for the purposes referenced to the Final Plat of LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) 300.01 feet) for an arc length of 301.83 feet along said southwest right of way line; thence South 42°00'00" East 1,000.00 feet along said southwest right of way line; thence along a curve to the right (having a radius of 960.00 feet and a long chord bearing South 31°53'00" East for 306.40 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°31'37" East 70.00 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 32°43'31" East for 26.28 feet) for an arc length of 26.37 feet along said southeast right of way line of Lake Forest Drive; thence North 20°55'25" East 60.00 feet along said southeast right of way line; thence along a curve to the right (having a radius of 36.00 feet and a long chord bearing North 47°18'17" East for 15.87 feet) for an arc length of 15.94 feet along said southeast right of way line; thence South 18°17'30" East for 230.06 feet; thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South 68°45'57" East for 13.00 feet) for an arc length of 13.00 feet; thence South 20°02'23" East for 132.00 feet; thence South 64°05'54" West for 48.88 feet; thence South 29°49'06" East for 180.00 feet; thence South 60°10'54" West for 60.00 feet; thence South 29°49'06" East for 60.00 feet; thence along a curve to the right (having a radius of 1040.50 feet and a long chord bearing South 08°35'36" West for 123.44 feet) for an arc length of 123.51 feet; thence South 17°58'40" West for 249.29 feet; thence along a curve to the right (having a radius of 738.50 feet and a long chord bearing South 13°28'22" West for 41.60 feet) for an arc length of 41.60 feet; thence South 72°23'36" East for 141.88 feet; thence South 17°36'24" West for 60.00 feet; thence North 72°23'36" West for 141.88 feet; thence along a curve to the left (having a radius of 678.50 feet and a long chord bearing South 17°36'24" West for 212.63 feet) for an arc length of 213.08 feet and a long chord bearing South 27°46'11" West for 112.27 feet) for an arc length of 112.40 feet; thence along a curve to the right (having a radius of 738.50 feet and a long chord bearing South 56°58'51" West for 175.77 feet) for an arc length of 176.17 feet; thence South 73°31'31" West for 675.66 feet; thence North 16°27'09" West for 80.00 feet; thence South 73°31'31" West for 132.81 feet; thence North 16°28'29" West 1,000.00 feet; thence North 73°31'31" East 291.14 feet; thence North 16°28'29" West 1,320.75 feet) for an arc length of 201.32 feet; thence North 88°56'43" East thence 291.14 feet to the west line of the Northwest Quarter of Section 6; thence North 01°31'17" East for 907.41 feet along said west line of the said Northwest 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: Thence South 88°25'43" East for 33.30 feet to the centerline of Maass Road; (1) Thence North 34°06'17" East for 234.00 feet; (2) Thence North 55°53'43" West for 30.00 feet; (3) Thence North 34°06'17" East for 1,320.00 feet; (4) Thence South 55°53'43" East for 293.01 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 33°23'02" East for 182.11 feet) for an arc length of 187.78 feet along the centerline of the creek; (6) Thence North 57°37'38" East for 105.22 feet along the centerline of the creek; (7) Thence along a curve to the left (having a radius of 1,050.00 feet and a long chord bearing North 49°28'08" East for 467.41 feet) for an arc length of 470.18 feet along the centerline of the creek; thence South 88°25'43" East 707.37 feet; thence South 01°34'17" West 1,320.00 feet; thence South 88°25'43" East 1,320.00 feet; thence South 01°34'17" West 1,320.00 feet along said east line to the southeast right of way line of Maass Road; Thence northwest to the said four courses along said southeast right of way line: (1) Thence North 34°34'41" East for 63.00 feet; (2) Thence along a curve to the right (having a radius of 250.00 feet and a long chord bearing North 50°36'34" East for 138.64 feet) for an arc length of 140.07 feet; (3) Thence along a curve to the left (having a radius of 948.00 feet and a long chord bearing North 54°44'40" East for 301.40 feet) for an arc length of 302.86 feet; (4) Thence North 45°34'41" East 1,000.00 feet (having a radius of 2,000.00 feet and a long chord bearing North 40°45'51" East for 30.82 feet) for an arc length of 30.77 feet to the Point of Beginning. Contains 194.86 acres

Robert D. Proeft, LS-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 platted and subdivided as shown on the accompanying plat, to be known as LAKEWOOD VILLAGES, and do hereby adopt the same and approve of the dedication of all streets, avenues, and other public grounds shown on the plat 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, Inc., and Cox Cable, their successors and assigns, to erect, maintain, inspect, and remove poles, wires, anchors, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, and power, and for the transmission of signals and sounds of all kinds and messages thereon, the sole expense of said utilities to be borne by said utilities, and 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, maintain, inspect, and remove 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 other public grounds, and a ten (10') foot wide strip of land abutting all lot lines, and a ten (10') foot wide strip of land in the above described easement areas, the sole expense of said utilities to be borne by said utilities, whole, 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, land venturer and one of the joint venture members of the joint venture
W.L. Morrison, Jr. President
By: Lots, Inc. a Nebraska corporation, land venturer and one of the joint venture 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. Kostka
Vice President

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska }
County of Douglas } ss

On this 10th 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 the joint venture members of Dodge-Lots Joint Venture, a Nebraska joint venture, and acknowledged that he executed as the voluntary act and deed of said corporations and the said Venture.

Witness my hand and official seal the date last foreseid.

Notary Public

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

State of Nebraska }
County of Douglas } ss

On this 10th day of OCTOBER 2000, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL J. KOSTKA personally known to me and whose name is affixed to the above instrument as VICE PRESIDENT 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 foreseid.

Tracy Morrison
Notary Public

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

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY CERTIFY that this plat of LAKEWOOD VILLAGES (Lots 261 through 388, inclusive, and Outlots 9 and 10) is in the form and content required by law, 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" shown and embraced in this plat, as shown by the records of this office, this 27 day of OCT, 2000.

Sarpy County Treasurer

Seal SARPY COUNTY

NO GB

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

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 Sept, 2000.

APPROVAL OF THE CITY COUNCIL

This plat of LAKEWOOD VILLAGES was approved and accepted by the City Council of Bellevue on this 24th day of October, 2000 and the Mayor is authorized to execute the same. Acceptance of the dedication of the streets and public ways and easements shown on the plat, and the vacation of Timber Lot and Lake Forest Drive, is hereby accepted and paid with the Register of Deeds as provided in Section 16-608 of the Revised Statutes of Nebraska.

Mayor

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY, NEBRASKA

drawn by JR
designed by RDP
reviewed by FAK
revisions mm/dd/yy JRR
publication mm/dd/yy
reference

lamp, rynearson & associates, inc.
consulting engineers
surveyors
14710 west dodge road, suite 100
omaha, nebraska 68154
tel: 402 496 2980
fax: 402 496 2986

LAKEWOOD VILLAGES
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-name 94004.03-003
book page
date JUNE 23, 2000
sheet 1 of 1

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