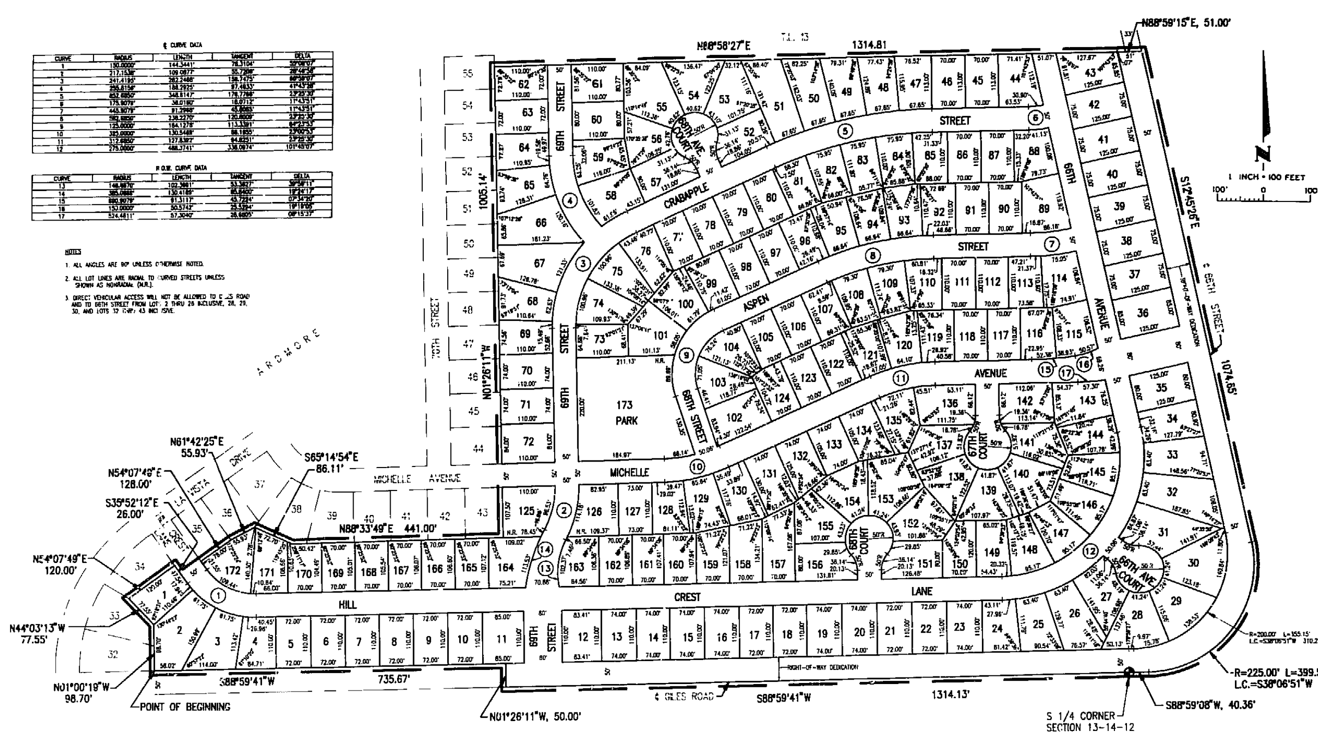
ARDMORE EAST

93-21557

LOTS 1 THRU 173 INCLUSIVE

BEING A REPLAT OF OUTLOT "A", ARDMORE, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 13, AND ALSO BEING A PLATTING OF TAX LOT 15B, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 13 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 13, ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



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 on the boundary of the within plat, and that a bond has been furnished to the City of La Vista to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Ardmore East (Lots 1 thru 173, inclusive) being a replat of Outlot "A", Ardmore, a subdivision located in the SW 1/4 of Section 13, and also being a platting of Tax Lot 15B, a tax lot located in the SE 1/4 of said SW 1/4 of Section 13 and part of the SW 1/4 of the SE 1/4 of said Section 13, all in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 32, said Ardmore, said point also being on the North right-of-way line of Giles Road; thence along the Southerly and Easterly boundary line of said Ardmore, on the following described courses; thence N01°00'19"W (assumed bearing), a distance of 98.70 feet; thence N44°03'13"W, a distance of 77.55 feet; thence N54°07'49"E, a distance of 120.00 feet; thence S35°52'12"E, a distance of 26.00 feet; thence N54°07'49"E, a distance of 128.00 feet; thence N61°42'25"E, a distance of 55.93 feet; thence S65°14'54"E, a distance of 86.11 feet; thence N88°33'49"E, a distance of 441.00 feet to a point on the West line of said SE 1/4 of the SW 1/4 of Section 13, said point also being the Southeast corner of Lot 43, said Ardmore; thence N01°26'11"W along said West line of the SE 1/4 of the SW 1/4 of Section 13, a distance of 1005.14 feet to the Northwest corner of said Tax Lot 15B; thence N88°58'27"E along the North line of said SE 1/4 of the SW 1/4 of Section 13, a distance of 1314.81 feet to the Northeast corner of said SE 1/4 of the SW 1/4 of Section 13; thence N88°59'15"E along the North line of said SW 1/4 of the SE 1/4 of Section 13, a distance of 51.00 feet to a point on the centerline of a county road or 66th Street, as surveyed by Norman P. Whitney, L.S. 203, December 17, 1968; thence along said centerline of a county road or 66th Street, as surveyed by Norman P. Whitney, L.S. 203, December 17, 1968, on the following described courses; thence S12°45'26"E, a distance of 1074.65 feet; thence Southwesterly on a curve to the right with a radius of 225.00 feet, a distance of 399.54 feet, said curve having a long chord which bears S38°06'51"W, a distance of 349.08 feet to a point on the South line of said SE 1/4 of Section 13; thence S88°59'08"W along said South line of the SE 1/4 of Section 13, a distance of 40.36 feet to the Southeast corner of said SW 1/4 of Section 13; thence S88°59'41"W along the South line of said SW 1/4 of Section 13, a distance of 1314.13 feet to the Southwest corner of said SE 1/4 of the SW 1/4 of Section 13, said point also being the Southwest corner of said Tax Lot 15B; thence N01°26'11"W along said West line of the SE 1/4 of the SW 1/4 of Section 13, a distance of 50.00 feet to a point on said North right-of-way line of Giles Road, said point also being the Southeast corner of said Outlot "A", Ardmore; thence S88°59'41"W along said North right-of-way line of Giles Road, a distance of 735.67 feet to the point of beginning.

Robert Clark — *May 11, 1993*
Robert Clark, LS-419 — Date

₵ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.0000'	144.3441'	78.3104'	55°08'07"
2	217.1538'	109.0877'	55.7208'	28°46'58"
3	241.4195'	282.2488'	158.7475'	66°58'07"
4	255.8156'	188.2925'	97.4833'	41°43'28"
5	852.6850'	348.8147'	176.7768'	23°25'30"
6	175.9079'	36.0160'	18.0712'	11°43'51"
7	445.9079'	91.2998'	45.6085'	11°43'51"
8	582.6850'	238.2270'	120.6009'	23°25'30"
9	125.0000'	184.1278'	113.3391'	84°23'53"
10	325.0000'	130.5468'	66.1855'	23°00'53"
11	312.6850'	127.8387'	64.8251'	23°25'30"
12	275.0000'	488.3741'	338.0974'	101°45'07"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	148.4670'	102.3661'	53.3627'	39°58'11"
14	385.0866'	130.4189'	65.8400'	19°24'17"
15	690.9079'	91.3117'	45.7224'	07°34'20"
16	150.0000'	50.5742'	25.5294'	19°19'05"
17	524.4811'	57.3040'	28.6805'	08°15'37"

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD AND TO 66TH STREET FROM LOTS 2 THRU 26 INCLUSIVE, 28, 29, 30, AND LOTS 32 THRU 43 INCLUSIVE.

DEDICATION

Know all men by these presents that we, Bryn Mawr, Inc., Ardmore, Inc., and Construction Sciences, Inc., a Nebraska Corporation, Owners of the property described in the Certification of Survey and embraced within the 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 ARDMORE EAST (Lots 1 thru 173, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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 the transmission of signals and sounds 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-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 line 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, 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 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls 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 uses or rights herein granted.

In witness whereof, we do set our hands this *13* day of *May*, 1993.

CONSTRUCTION SCIENCES, INC. — BY: JOHN J. SMITH, PRESIDENT

BRYN MAWR, INC. — BY: RONALD E. SMITH, VICE PRESIDENT

ARDMORE, INC. — BY: RONALD E. SMITH, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this *13* day of *May*, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Construction Sciences Inc who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

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

Homer R. Hunt — Notary Public — Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this *13* day of *May*, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Ronald E. Smith, Vice President of Bryn Mawr, Inc. and Vice President of Ardmore, Inc., who is personally known by me to be the identical person whose name is affixed in the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporations.

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

Homer R. Hunt — Notary Public — Seal

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of Ardmore East (Lots 1 thru 173, inclusive) was approved by the City Council of the City of La Vista, Nebraska, on this *1st* day of *June*, 1993, in accordance with the State Statutes of Nebraska.

ATTEST: City Clerk — Mayor

SEAL

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.

DATE *Aug 17, 93* — County Treasurer

THIS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of Ardmore East (Lots 1 thru 173, inclusive) was approved by the City Planning Commission on this *6th* day of *May*, 1993.

Chairman of La Vista City Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of Ardmore East (Lots 1 thru 173, inclusive) was reviewed by the office of the Sarpy County Surveyor on this *19* day of *August*, 1993.

Sarpy County Surveyor

NEBRASKA REGISTERED LAND SURVEYOR LS-462 THOMAS A. LYNAM

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

ARDMORE EAST
LA VISTA, NEBRASKA

FINAL PLAT

PROJECT NO. 93028	DATE 5-5-93
SCALE 1"=100'	SURVEYED BY RLS
SHEET 1 of 1	DRAWN BY RRH
	CHECKED BY RRH

Verify
Filmed
Checked
Fee $ 102.50

21557