96-04691

LAKEVIEW SOUTH II

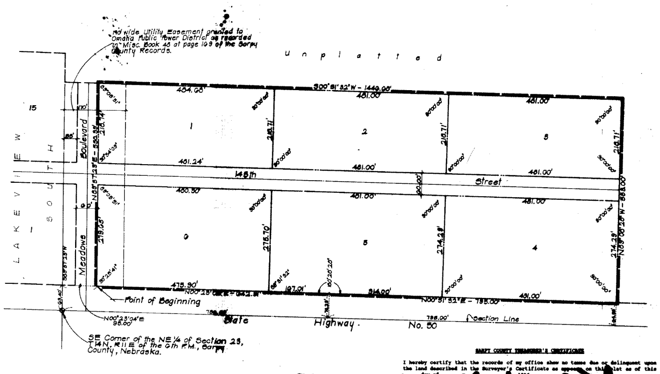
Lots 1 Thru 6, Inclusive

Being a platting of part of the E 1/2 of the NE 1/4 of Section 23, T14N, R11E of the 6th P.M., Sarpy County, Nebraska.

96-04691
96 MAR 13 PM 2:41
REGISTER OF DEEDS

18.50

.25 STAMPED COPY



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the East 1/2 of the N.E.1/4 of Section 23, T14N, R11E of the 6th P.M., Sarpy County, Nebraska, and that iron pipes or permanent markers were found or set at all corners of said boundary and that the subdivision herein lies wholly within said boundary and that iron pipes will be set at all lot corners and angle points within said subdivision to be known as Lakeview South II, Lots 1 thru 6 inclusive, the boundary of said subdivision being more particularly described as follows: Commencing at the S.E. corner of said N.E.1/4; thence N89°57'23"W, (assumed bearing) 69.40 feet on the South line of said N.E.1/4 to a point on the West right-of-way line of State Highway No. 50; thence N00°23'04"E 95.00 feet on the West right-of-way line of Highway No. 50 to a point on the North right-of-way line of Meadows Boulevard and the point of beginning; thence continuing N00°23'04"E 642.91 feet on the West right-of-way line of Highway No. 50 to a point 70.23 feet West of the East line of said N.E.1/4; thence N00°51'32"E 795.00 feet on the West right-of-way line of Highway No. 50 to a point 64.56 feet West of the East line of said N.E.1/4; thence N89°08'28"W 553.00 feet; thence S00°51'32"W 1446.68 feet to a point on the North right-of-way line of Meadows Boulevard; thence N89°57'23"E 558.39 feet on the North right-of-way line of said Meadows Boulevard to the point of beginning.

NEBRASKA REGISTERED LS-308 LAND SURVEYOR JAMES D. WARNER

March 8, 1996
Date

James D. Warner,
Nebraska R.L.S. 308

DEDICATION

Know all men by these presents: That we, Sapp Bros. Joint Venture, being the owners 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 numbered and named as shown, said subdivision to hereafter known as Lakeview South II, and we do hereby dedicate to the public, for public use, the streets as shown, and we do hereby ratify and approved of the disposition of our property as shown on this plat, and 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, crossarms, down guys 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 and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lots lines and an eight (8') foot wide strip of land abutting all rear boundary lot lines and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide easement when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot wide easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be place in the said easement ways, but the same may be used for gardens, shrubs, lancscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

SAPP BROS. JOINT VENTURE

Lenora Sapp
Personal Representative of
the estate of LaRayne H. Sapp
also known as Ray Sapp

Harold Dean Sapp

William D. Sapp

Lee H. Sapp

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

The foregoing dedication was acknowledged before me this 12 day of March, 1996, by Lenora Sapp, personal representative of the estate of LaRayne H. Sapp also known as Ray Sapp, Harold Dean Sapp, William D. Sapp and Lee H. Sapp, partners of Sapp Bros. Joint Venture on behalf of Sapp Bros. Joint Venture.

GENERAL NOTARY-State of Nebraska
PATRICIA R. BALVANZ
My Comm. Exp. July 7, 1998

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the land described in the Surveyor's Certificate as appears on this plat as of this ___ day of March, 1996.

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. THIS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 20th OF THIS YEAR.

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Lakeview South II was approved by the Sarpy County Surveyor this 12th day of March, 1996.

SARPY COUNTY SURVEYOR

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

This plat of Lakeview South II was approved by the Sarpy County Board of Commissioners this 12th day of March, 1996.

SARPY COUNTY CLERK

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

This plat of Lakeview South II was approved by the Sarpy County Planning Commission this 21 day of FEB, 1996.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

This plat of Lakeview South II was approved by the Sarpy County Building Inspector this ___ day of ___, 1996.

SARPY COUNTY BUILDING INSPECTOR

04691

No GB Ch

Lakeview South II

SCALE	as shown
DATE	mar. 8, 1996
DRAWN BY	jp
CHECKED BY	
REVISION	

LAKEVIEW SOUTH II

Final Plat

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
OMAHA, NEBRASKA 68154
TELEPHONE (402) 330-8860

JOB NUMBER
549-106