

NOTES:

- 1. No direct vehicular access will be allowed to Lake Cunningham Road from Lots 1 and 243, and Lots 275 thru 290, inclusive.
2. All existing and new sanitary and storm sewer easements shown are permanent easements granted to Sanitary and Improvement District No. 326, its successors and assigns, except those sanitary easements shown with letters (A) thru (Q).
3. No permanent structures, retaining walls, fences, placement of fill material or any other obstructions will be allowed in the fifty foot wide storm drainage way easement as shown along the rear lot line of Lots 244 thru 274, inclusive, and the same will not be allowed in the drainage way easement as shown in Lots 4, 5, 241 and 242

LEGEND
A - Actual Dimension
P - Platted Dimension

LAKE CUNNINGHAM HILLS

LOTS 1 THRU 290 INCLUSIVE
BEING A REPLAT OF ALL OF NORTH LAKE HILLS ADDITION, LOCATED IN THE W 1/2 OF THE SW 1/4 OF SEC. 23, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

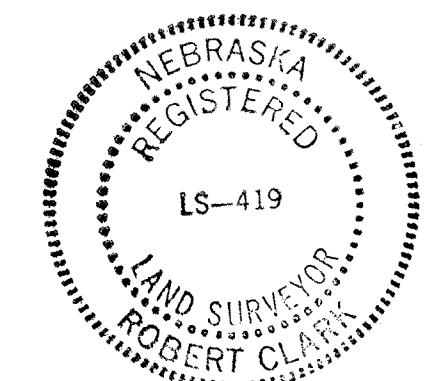
BOOK 1823 PAGE 41

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 Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Lake Cunningham Hills (Lots 1 thru 290, inclusive) being a replat of all of North Lake Hills.

Commencing at the Southwest corner of said Section 23; thence N00°17'36"W (Assumed Bearing) along the West line of said SW 1/4 of Section 23, a distance of 97.26 feet to a point on the Northerly right-of-way line of Lake Cunningham Road, said point also being the Point of Beginning; thence continuing N00°17'36"W along said West line of the SW 1/4 of Section 23, a distance of 1873.55 feet to the Northwest corner of said North Lake Hills Addition; thence N44°49'24"E along the Northerly boundary line of said North Lake Hills Addition, a distance of 928.42 feet to a point on the North line of said SW 1/4 of Section 23; thence N89°51'29"E along said North line of the SW 1/4 of Section 23, a distance of 659.41 feet to the Northeast corner of said W 1/2 of the SW 1/4 of Section 23; thence S00°13'25"E along the East line of said W 1/2 of the SW 1/4 of Section 23, a distance of 1939.91 feet to a point on the Northerly right-of-way line of Lake Cunningham Road; thence along said Northerly right-of-way line of Lake Cunningham Road on the following described courses; thence S64°52'44"W, a distance of 275.65 feet; thence S70°35'23"W, a distance of 100.48 feet; thence S64°52'40"W, a distance of 399.31 feet; thence S59°15'59"W, a distance of 100.48 feet; thence S64°52'39"W, a distance of 374.92 feet; thence S70°42'24"W, a distance of 190.38 feet to the Point of Beginning.

Robert Clark LS-419 Date October 20, 1987



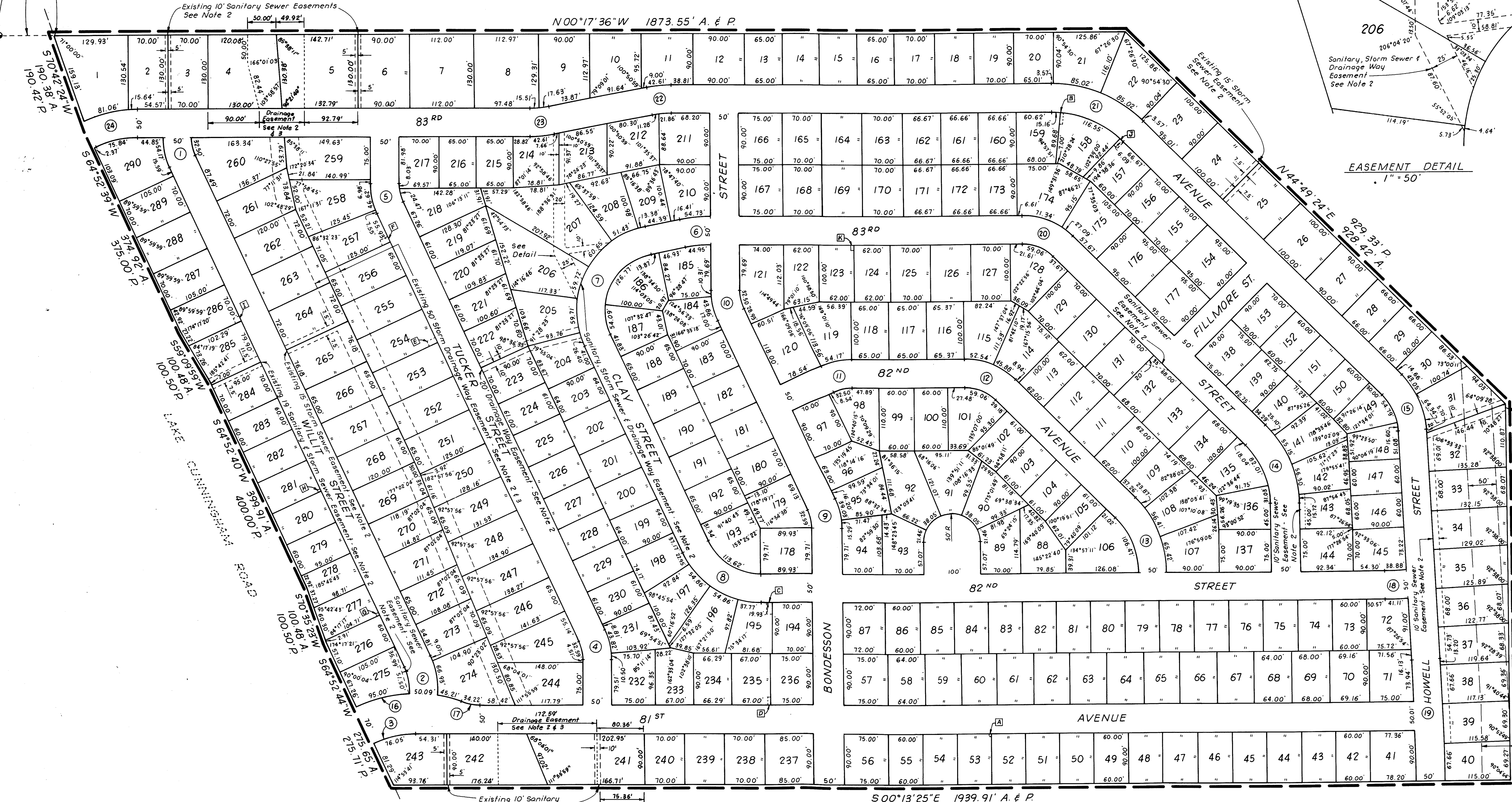
DEDICATION

Know all men by these presents that we, TOD Company, Inc. and L.C.B. Inc., Owners, and Norwest Bank, Mortgagee 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 hereinafter known as Lake Cunningham Hills (The lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public for public use the street, avenues and circles, and we do hereby grant the easements all as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District and N.W. 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, 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 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 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 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, 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 cul-de-sac 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 hereunto set our hands this 28 day of Oct, 1987.

TOD COMPANY, INC. NORWEST BANK
Judith C. Morgan, President R.R. Culver, Vice President
By: Judith C. Morgan, President Commercial Real Estate

L. C. B., INC.
Judith C. Morgan, President
By: Judith C. Morgan, President



CURVE DATA table with columns for NO., A, R, T, L, D, and values for 24 curves.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Lake Cunningham Hills (The lots numbered as shown) as to the Design Standard this 10th day of November, 1987.
Ray D. Rosemann, City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Michael D. Haley, City Engineer

REVIEW OF DOUGLAS COUNTY SURVEYOR

This plat of Lake Cunningham Hills (The lots numbered as shown) was reviewed by the Office of the Douglas County Surveyor on this 27th day of October, 1987.
Douglas County Surveyor

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Lake Cunningham Hills (The lots numbered as shown) was approved by the City Council of Omaha on this 23rd day of February, 1988.
Mayor

Approval of Omaha City Planning Board
This plat of Lake Cunningham Hills (The lots numbered as shown) was approved by the City Planning Board on this 12th day of November, 1987.
Chairman of City Planning Board

PERMANENT SANITARY SEWER EASEMENTS GRANTED TO THE OWNERS OF THE FOLLOWING LOTS

Table with columns: REFERENCE LETTER, DESCRIPTION OF EASEMENT, GRANTED TO LOT. Lists easements for lots 52, 159, 194, 236, 253, 256, 276, 280, 285, 158, 124.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)ss
COUNTY OF DOUGLAS)

On this 28 day of Oct, 1987, before me, the undersigned, a Notary Public in and for said County, personally came R.R. Culver, Vice President of Commerical Real Estate of Norwest Bank, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Kathleen Johnson, Notary Public

My Commission expires the 13 day of June, 1991.

RECEIVED stamp: 1988 MAR 31 PM 4:04, GEORGE J. MORGAN, REGISTERED PROFESSIONAL SURVEYOR, NEBRASKA.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)ss
COUNTY OF DOUGLAS)

On this 28 day of Oct, 1987, before me, the undersigned, a Notary Public in and for said County, personally came Judith C. Morgan, President of TOD Company, Inc., and L.C.B. Inc., to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Kathleen Johnson, Notary Public

My Commission expires the 14 day of June, 1991.

ELLIOTT & ASSOCIATES
LAKE CUNNINGHAM HILLS
FINAL PLAT
SCALE 1" = 100'
DATE: Sept, 1987
DRAWN BY: H.R.H.
PROJECT NO: 86035
SHEET 1 OF 1