





DECEMBER 19, 1994

DATE

DAVID H. NEEF, R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE: STANLEY L. TUETSCH AND TERI A. TUETSCH, ROBERT J. BRUNING AND SHARON S. BRUNING, CHARLES S. McCOPPIN AND PAMELA C. McCOPPIN, STEVEN R. WATSON AND KATHY A. WATSON, AND WILLIAM H. FLEMING, BEING THE OWNERS AND NORWEST BANK, N.A., AMERICAN NATIONAL BANK, AND NATIONS BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND AN OUTLOT TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LAKEMONT REPLAT 3, AND WE DO HEREBY RATIFY AND APPROVE 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 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, 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 ALL OF OUTLOT A AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES: AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN 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. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

*Stanley L. Tuetsch*  
STANLEY L. TUETSCH  
*Teri A. Tuetsch*  
TERI A. TUETSCH

*Steven R. Watson*  
STEVEN R. WATSON  
*Kathy A. Watson*  
KATHY A. WATSON

*Robert J. Bruning*  
ROBERT J. BRUNING  
*Sharon S. Bruning*  
SHARON S. BRUNING

*William H. Fleming*  
WILLIAM H. FLEMING

*Charles S. McCoppin*  
CHARLES S. McCOPPIN  
*Pamela C. McCoppin*  
PAMELA C. McCOPPIN

AMERICAN NATIONAL BANK  
*Ramon A. M... Proc*

AS  
Rec'd

### Lakemont Replat 3

Plat and Dedication filed September 15, 1995 in Book 2014 Page 001 grants a Perpetual Easement to Omaha Public Power District and U.S. West Comm., also any Cable T.V. franchise granted for U.I.M on, over, through, under and across 5ft strip abutting all front and side boundary lot lines 8ft strip abutting the rear boundary lines of all interior lots 16ft strip abutting the rear boundary lines of all exterior lots. Subject to the provisions, conditions, restrictions and limitation contained therein.

Declaration of Covenants dated September 26, 1979 filed November 09, 1979 in Book 623 page 578 Contains certain setback and restrictions Perpetual Easement and License reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company and M.U.D for U.I.M on, over, through, under and across 5ft strip abutting all front and side boundary lot lines 8ft strip abutting the rear boundary lines Subject to the provisions, conditions, restrictions and limitation contained therein.

Above Declaration of Covenants are Amended in Book 1097 Page 568 dated September 23, 1993 filed September 29, 1993.

Above Declaration of Covenants are Amended in Book 1163 Page 124 dated November 13, 1995 filed December 07, 1995.

Notice of Termination of Declarant Status and Appointment of Successor Declaration dated October 07, 2002 filed October 09, 2002 in Book 1466 Page 519 appointing Lakemont Homeowners Association, a Nebraska not-for-profit Corporation as successor declarant

Communal Septic Systems and Sanitary Lateral Field Reserve Area Easement Agreement by and between William H. Fleming, a single person and L & B Development Company, a Nebraska Corporation dated September 24 1993 filed September 29, 1993 in Book 1097 Page 561.

Sanitary Sewer, Storm Sewer and Drainage Easement Agreement by and between William H. Fleming, a single person and L & B Development Company, a Nebraska Corporation dated September 24, 1993 filed September 29, 1993 in Book 1097 Page 578.

Declaration of Storm Water Detention Easement by and between William H. Fleming, a single person and L & B Development Company, a Nebraska

Corporation dated September 2, 1993 filed September 29, 1993 in Book 1097 Page 584.

Above Declaration of Storm Water Detention Easement are Amended in Book 1114 Page 006 dated January 16, 1994 filed March 16, 1994.

Above Declaration of Covenants are Amended in Book 1163 Page 124 dated November 13, 1995 filed December 07, 1995

Notice of Termination of Declarant Status and Appointment of Successor Declaration dated October 07, 2002 filed October 09, 2002 in Book 1466 Page 519 appointing Lakemont Homeowners Association, a Nebraska not-for-profit Corporation as successor declarant

Ingress and Egress Agreement by and between Lakemont Homeowners Association, a Nebraska not-for-profit Corporation and each and all of the owners dated April 21, 1997 filed August 19, 1997 in Book 1219 Page 644.

Plat and Dedication of Lakemont from which subject of property was platted filed November 11, 1979 in Book 1638 Page 489 grants a Perpetual Easement to Omaha Public Power District and Northwestern Bell Telephone Company, also any Cable T.V. franchise granted for U.I.M on, over, through, under and across 5ft strip abutting all front and side boundary lot lines 8ft strip abutting the rear boundary lines of all interior lots 16ft strip abutting the rear boundary lines of all exterior lots. Subject to the provisions, conditions, restrictions and limitation contained therein. Perpetual Easement granted to M.U.D for U.I.M across 5ft strip abutting al cul-de-sacs Subject to the provisions, conditions, restrictions and limitation contained therein.