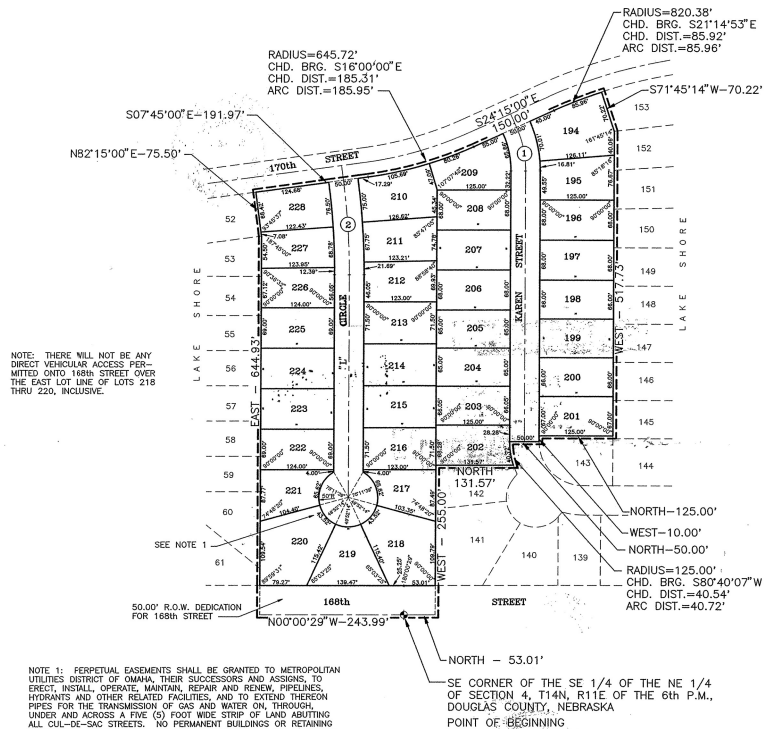


## LAKE SHORE

LOTS 194 THRU 228, INCLUSIVE

A PLATTING OF PART OF THE SE 1/4 OF THE NE 1/4  
AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4,  
T14N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA



RECEIVED

Mar 27 2 19 PM '92

GEORGE J. BULLWIG  
REGISTER OF DEEDS

BK 199 N CJO FEE 28.00  
PO 582 DEL MC  
OF 101 COMP FB

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision described herein and that iron pipes or permanent markers have been found or set at all corners of said subdivision and that a bond will be posted with the City of Omaha to insure that iron pipes will be set at all lot corners, angle points and at the ends of all curves within said subdivision to be known as Lake Shore, Lots 194 thru 228, inclusive, being a platting of part of the SE1/4 of the NE1/4 and part of the NE1/4 of the SE1/4 of Section 4, T14N, R11E of the 6th P.M., Douglas County, Nebraska, all more particularly described as follows: Beginning at the SE corner of the SE1/4 of the NE1/4 of said Section 4, thence North (assumed bearing) 53.01 feet on the East line of said Section 4 to a point on the Easement extension of the South line of Lot 141, Lake Shore, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; thence West on the Southern boundary of said Lake Shore on the following described eight courses; thence West 255.00 feet, thence North 131.57 feet; thence Southwesterly on a 125.00 foot radius curve to the right, chord bearing S80°40'07"W, chord distance 40.54 feet, on an arc distance of 40.72 feet; thence North 50.00 feet; thence West 10.00 feet; thence North 125.00 feet; thence West 517.73 feet; thence S71°45'14"W 70.22 feet to the East line of 170th Street; thence Southwesterly on the East line of 170th Street on a 820.38 foot radius curve to the left, chord bearing S21°14'53"E, chord distance 85.92 feet, on an arc distance of 85.96 feet to a point of tangency; thence S24°15'00"E 150.00 feet on the East line of 170th Street to a point of curve; thence Southwesterly on the East line of 170th Street on a 645.72 foot radius curve to the right, chord bearing S16°00'00"E, chord distance 185.31 feet, on an arc distance of 185.95 feet to a point of tangency; thence S07°45'00"E 191.97 feet to the NW corner of Lot 92, Lake Shore, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; thence N82°15'00"E 75.50 feet on the Northern boundary of said Lake Shore; thence East 644.93 feet to the Northern boundary of said Lake Shore to the East line of the NE1/4 of the SE1/4 of said Section 4; thence N00°00'29"W 243.99 feet on the East line of said Section 4 to the point of beginning.



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

June 7, 1991

## DEDICATION

Know all men by these presents that we, Pacesetter Homes, Inc., (A Nebraska Corporation), 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 streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Lake Shore, 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 streets on shown on this plat, and 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, 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 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 addition. 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 and other purposes that do not then or later interfere with the aforesaid uses or rights therein granted.

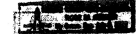
*James D. Warner*  
PACESSETTER HOMES, INC.

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

The foregoing dedication was acknowledged before me this 27th day of June, 1991 by *Ralph J. Dreesen* and *Randy J. Dreesen* of Pacesetter Homes Inc., a Nebraska Corporation, on behalf of the corporation.



NOTARY PUBLIC

## 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 on the records of this office this 27th day of June, 1991.

DEPUTY

DOUGLAS COUNTY TREASURER

## APPROVAL OF CITY ENGINEER

I hereby approve the plat of Lake Shore on this 24th day of June, 1991.

*Randy J. Dreesen*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

DATE 3-27-92

CITY ENGINEER

## APPROVAL OF CITY PLANNING BOARD

This plat of Lake Shore was approved by the City Planning Board of the City of Omaha this 10th day of July, 1991.

*Michael D. Kelly*  
CHAIRMAN

## APPROVAL OF OMAHA CITY COUNCIL

This plat of Lake Shore was approved and accepted by the City Council of Omaha this 27th day of October, 1991.

*Al Morgan*  
CITY COUNCIL

*David J. Dreesen*  
PRESIDENT

*David J. Dreesen*  
DOUGLAS COUNTY ENGINEER

## REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of Lake Shore was reviewed by the Douglas County Engineer's Office on this 24th day of June, 1991.

*William A. Bule*  
DOUGLAS COUNTY ENGINEER



AS SHOWN  
DATE 6-7-91  
DRAWN BY RAH  
CHECKED BY JMW  
REVISION

SHORE  
LAKE  
FINAL PLAT

2 THOMPSON, DREESSEN & DORNER  
Consulting Engineers & Land Surveyors  
1001 N. 10th Street  
TELEPHONE (402) 300-9890

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JOB NUMBER

245-138