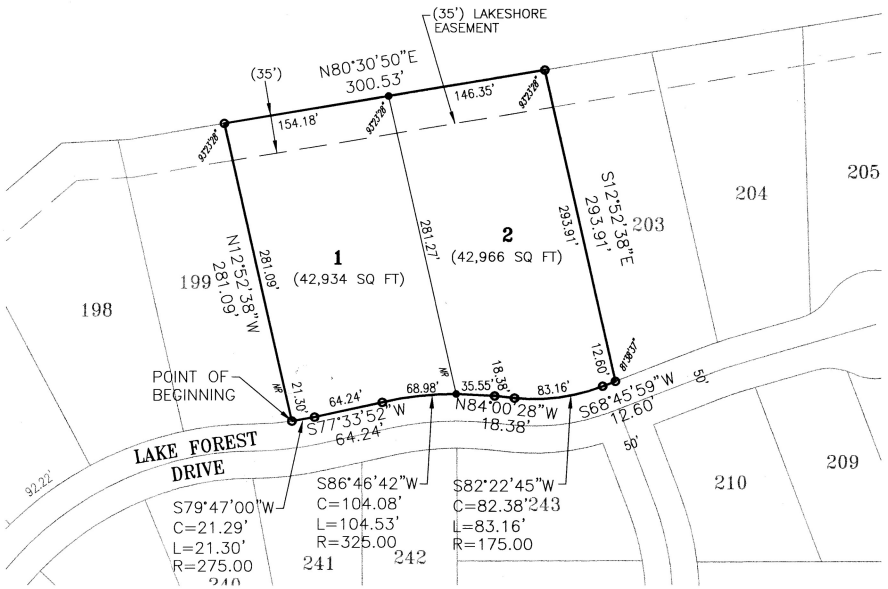
2003-12271

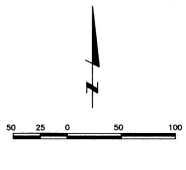
LAKEWOOD VILLAGES REPLAT 3

LOTS 1 & 2, LAKEWOOD VILLAGES REPLAT 3, BEING A REPLAT OF LOTS 200–202, OF LAKEWOOD VILLAGES, LOCATED IN SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Filed for Record March 7, 2003 at 2:51:00 PM
Instrument # 2003 12271
Lloyd J. Dowling Register of Deed Sarpy Cty, NE

Counter
Verify
D.E.
Proof
Fee $ 17.50
Ck ☒ Cash ☐ Chg ☐
15525





NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

APPROVAL OF PUBLIC WORKS DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 3 (Lots 1 & 2 inclusive), this 6th day of February, 2003.

Public Works Director

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 3 (Lots 1 & 2 inclusive), this 6th day of MARCH, 2003.

City Engineer

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed on the boundary of the plat and at all corners, angle points and at all ends of curves on all lots and streets in the subdivision hereto known as LAKEWOOD VILLAGES REPLAT 3 (Lots 1 and 2) being a replat of Lots 200 through 202 of LAKEWOOD VILLAGES Located in Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows: Beginning at the southeast corner of Lot 199, Lakewood Villages; Thence North 12°52'38" West for 281.09 feet along the west line of Lot 199; Thence North 80°30'50" East for 300.53 feet; Thence South 12°52'38" East for 293.91 feet along the west line of Lot 203 to the north right of way line of Lake Forest Drive; Thence South 68°45'59" West for 12.60 feet along said north right of way line; Thence along a curve to the right (having a radius of 175.00 feet and a long chord bearing South 82°22'45" West for 82.38 feet) for an arc length of 83.16 feet along said north right of way line; Thence North 84°00'28" West for 18.38 feet along said north right of way line; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing South 86°46'42" West for 104.08 feet) for an arc length of 104.53 feet along said north right of way line; Thence South 77°33'52" West for 64.24 feet along said north right of way line; Thence along a curve to the right (having a radius of 275.00 feet and a long chord bearing South 79°47'00" West for 21.29 feet) for an arc length of 21.30 feet along said north right of way line to the Point of Beginning. Contains 83,900 sq ft more or less.

Jonathon M. Lakenger, L.S. 1314 — 3/5/03 Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, LAKEWOOD VILLAGES LIMITED PARTNERSHIP, a Nebraska Limited Partnership, DODGE-LOTS JOINT VENTURE, a Nebraska Corporation, LOTS, INC., a Nebraska Corporation and DODGE LAND CO., a Nebraska Corporation, OWNERS, and FIRST NATIONAL BANK OF OMAHA, Trustee and Beneficiary under a certain deed of trust, being the sole OWNER and TRUSTEE AND BENEFICIARY UNDER A CERTAIN DEED OF TRUST, 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 be hereafter known as LAKEWOOD VILLAGES REPLAT 3, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, Offest Communications and to any company which has been granted a franchise by the City of Bellevue, Nebraska to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate and maintain, repair and renew poles, wires, cross-arms, guys, anchors, conduits and other related facilities; and to extend therein 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, including signals provided by a cable television system, and the reception thereof, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, or People's Natural Gas, 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 (5') wide strip of land abutting all streets, crossings, and circles, whether public or private. No permanent buildings, retaining walls, or fences shall be placed on the above mentioned easement area, 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.

OWNERS:

Lakewood Villages Limited Partnership, a Nebraska limited partnership

By: Dodge-Lots Joint Venture, a Nebraska joint venture, the sole General Partner

By: Dodge Land Co., a Nebraska corporation, and one of two members of the Joint Venture

W.L. Morrison, Jr., President

By: Lots, Inc., a Nebraska corporation and one of two members of the Joint Venture

W.L. Morrison Jr., President

TRUSTEE:

First National Bank of Omaha, Trustee and Beneficiary under a certain deed of trust

By:

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 6th day of March, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. MORRISON JR., who is personally known to me and whose name is affixed to the above instrument as President of Dodge Land Co., a Nebraska corporation and one of two members of the Joint Venture and President of Lots, Inc., a Nebraska corporation and one of two members of Dodge-Lots Joint Venture, a Nebraska joint venture, which joint venture is the sole general partner of Lakewood Villages Limited Partnership, a Nebraska limited partnership, and acknowledged that he executed as the voluntary act and deed of such corporations, the Joint Venture, and the voluntary act and deed of said limited partnership.

Witness my hand and official seal the date last foreseid.

Notary Public

GENERAL NOTARY
KRISTY J. G...
My Comm. Exp. Jan. 23, ...

State of Nebraska)
) SS
County of Douglas)

On this 6th day of March, 2003, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared Eric M. Mahler, who is personally known to me and whose name is affixed to the above instrument as Vice President of FIRST NATIONAL BANK OF OMAHA, Trustee and Beneficiary under a certain deed of trust, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of such Bank.

Witness my hand and official seal the date last foreseid.

Pamela M. Waite
Notary Public

GENERAL NOTARY-State of Nebraska
PAMELA M. WAITE
My Comm. Exp. December 20, 2006

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 3 (Lots 1 & 2 inclusive), this 6th day of March, 2003.

Sarpy County Surveyor

THOMAS A. LYNCH
SURVEYOR
SARPY COUNTY, NEBRASKA

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. This 6th day of March, 2003.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF PLANNING DIRECTOR

I HEREBY APPROVE this plat of LAKEWOOD VILLAGES REPLAT 3 (Lots 1 & 2 inclusive), this 6th day of March, 2003.

Planning Director

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

RAB drawn
CAC designed
JM approved
FEB '03 date
revision

project LAKEWOOD VILLAGES REPLAT 3
client NP DODGE
sheet FINAL PLAT

project no. 71112
sheet 1 OF 1