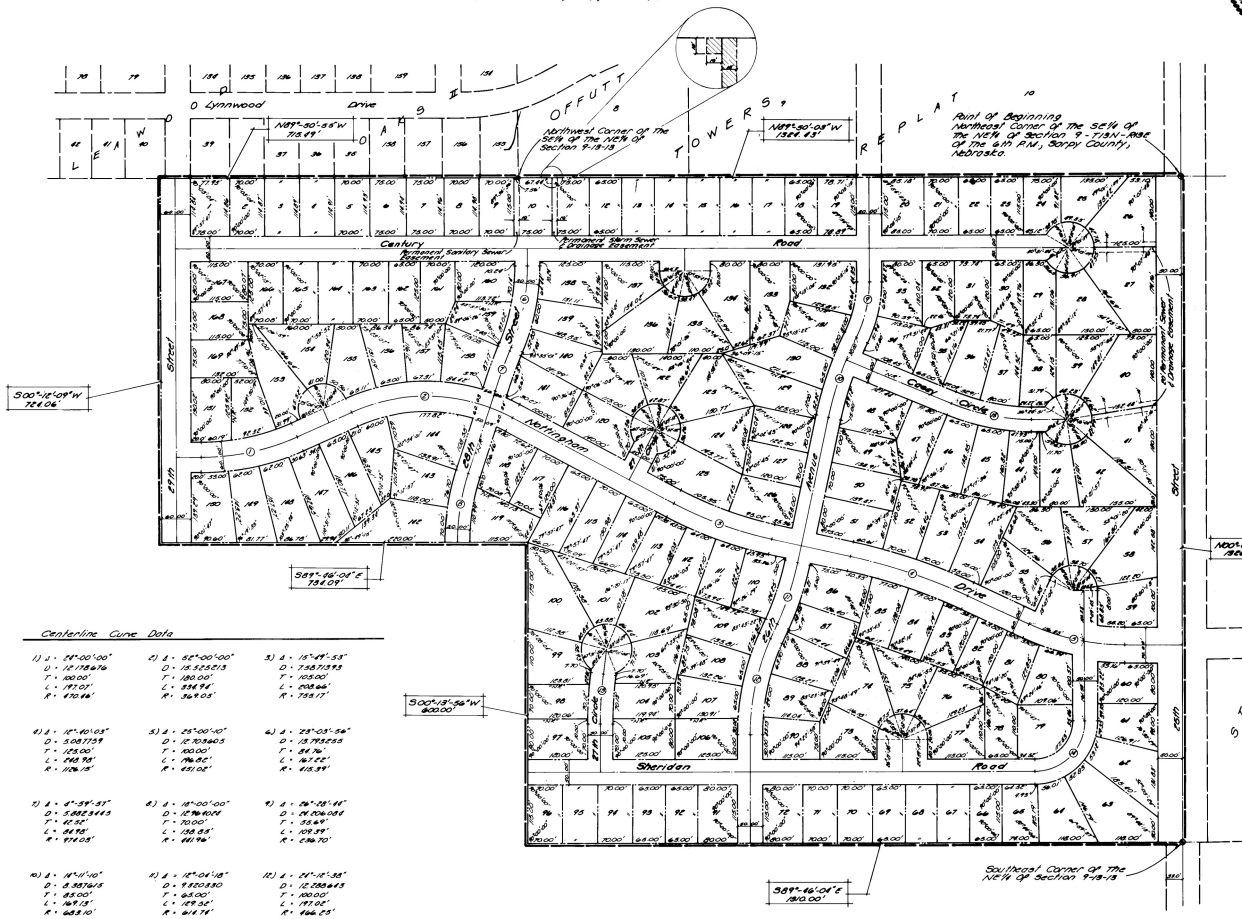
LEAWOOD OAKS III

Lots 1 thru 169, inclusive

Being A Platting of Part of the South One Half of the NE¼ of Section 9-T13N-R13E of the 6th P.M., Sarpy County, Nebraska.



Centerline Curve Data

1) Δ - 24°-00'-00" D - 12.178676 T - 100.00' L - 197.07' R - 470.16'

2) Δ - 52°-00'-00" D - 15.525213 T - 190.00' L - 334.94' R - 369.03'

3) Δ - 15°-49'-53" D - 7.957393 T - 105.00' L - 208.66' R - 719.17'

4) Δ - 12°-40'-05" D - 5.087759 T - 125.00' L - 248.98' R - 1126.15'

5) Δ - 25°-00'-10" D - 17.189403 T - 100.00' L - 194.80' R - 327.06'

6) Δ - 73°-05'-56" D - 38.197255 T - 84.76' L - 161.22' R - 418.39'

7) Δ - 6°-39'-37" D - 5.882949 T - 40.52' L - 84.98' R - 974.08'

8) Δ - 18°-00'-00" D - 12.748059 T - 70.00' L - 138.88' R - 441.96'

9) Δ - 26°-28'-46" D - 14.206.068 T - 52.69' L - 109.59' R - 403.70'

10) Δ - 14°-11'-10" D - 8.957615 T - 65.00' L - 129.13' R - 663.10'

11) Δ - 12°-04'-18" D - 9.200330 T - 62.50' L - 121.56' R - 614.76'

12) Δ - 24°-16'-38" D - 12.288643 T - 100.00' L - 197.06' R - 466.25'

13) Δ - 7°-00'-00" D - 7.008746 T - 90.00' L - 175.89' R - 817.49'

14) Δ - 10°-11'-47" D - 57.491127 T - 100.00' L - 156.88' R - 99.66'

15) Δ - 23°-46'-25" D - 14.181153 T - 85.00' L - 147.33' R - 403.80'

Notes
1) Dimensions Shown On Curves Are Arc Dimensions Not Chord Dimensions
2) Non-Radial Lot Lines Are Identified By The Letters NR

0 50 100

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY AND THAT IRON PIPES WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND ENDS OF ALL CURVES IN LEAWOOD OAKS III, LOTS 1 THRU 169, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SE¼ OF THE NE¼ OF SECTION 9, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SE¼ OF SAID NE¼; THENCE N 89° 30' 57" W (ASSUMED BEARING) ON THE NORTH LINE OF THE SE¼ OF SAID NE¼, 1326.43 FEET TO THE NW CORNER OF THE SE¼ OF SAID NE¼; THENCE N 89° 30' 55" W ON THE NORTH LINE OF THE SW¼ OF SAID NE¼, 715.49 FEET; THENCE S 00° 12' 09" W ON A LINE 609.11 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SW¼ OF SAID NE¼, 724.06 FEET; THENCE S 89° 46' 04" E, 734.09 FEET; THENCE S 00° 13' 56" W, 600.00 FEET TO A POINT ON THE SOUTH LINE OF THE SE¼ OF SAID NE¼; THENCE S 89° 46' 04" E ON THE SOUTH LINE OF THE SE¼ OF SAID NE¼, 1310.00 FEET TO THE SE CORNER OF THE SE¼ OF SAID NE¼; THENCE N 00° 02' 09" E ON THE EAST LINE OF THE SE¼ OF SAID NE¼, 1326.62 FEET TO THE POINT OF BEGINNING.

DATE: September 7, 1977

REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BELLEVUE SOUTHEAST CORP., NORMAN COHEN AND ROSALIE COHEN, HUSBAND AND WIFE (VENDOR), SCHOOL DISTRICT OF THE CITY OF BELLEVUE (LAND CONTRACT PURCHASER) BEING THE OWNERS AND COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION BEING THE MORTGAGE HOLDERS 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 LEAWOOD OAKS III, 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 AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, 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, 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 HEREIN GRANTED.

BELLEVUE SOUTHEAST, CORP.

Vincent M. Thomsen Pres.

Violet E. Margrett Sec'y

COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION

James J. Jenny, Sr. Vice Pres.

Susan Haas Ashby

SCHOOL DISTRICT OF THE CITY OF BELLEVUE

NORMAN COHEN

ROSALIE COHEN

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

ON THIS 7th DAY OF September, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Vincent M. Thomsen AND Violet E. Margrett, OF THE BELLEVUE SOUTHEAST, CORP., AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES July 23, 1979

NOTARY PUBLIC Thomas C. McCarthy

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

ON THIS 7th DAY OF October, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Leonard L. Koenig AND , OF THE SCHOOL DISTRICT OF THE CITY OF BELLEVUE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID SCHOOL DISTRICT OF THE CITY OF BELLEVUE.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES Nov. 5, 1980

NOTARY PUBLIC Dorothy J. Hansen

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

ON THIS 7th DAY OF October, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Norman Cohen AND Rosalie Cohen, OF COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES Nov. 5, 1979

NOTARY PUBLIC M. Sue Whitehouse

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

ON THIS 6th DAY OF October, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Harold Conley AND Estella Conley, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID

MY COMMISSION EXPIRES 2-3-81

NOTARY PUBLIC James Kelly

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 THE 7 DAY OF Sept, 1977.

SARPY COUNTY TREASURER Kathleen A. Jorgensen by A. Elaine Johnson Deputy

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF LEAWOOD OAKS III WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 7th DAY OF September, 1977.

SARPY COUNTY SURVEYOR Norman Whitney

APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

THIS PLAT OF LEAWOOD OAKS III WAS APPROVED BY THE BELLEVUE CITY PLANNING DEPARTMENT THIS 24 DAY OF October, 1977.

CHAIRMAN Eugene F. Bailey

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF LEAWOOD OAKS III WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 24th DAY OF October, 1977.

MAYOR Robert W. Saunders

PRESIDENT

CITY CLERK Mary Stinkelett

FILED FOR RECORD 10-3-78 at 1:45 P.M. 7 Plats 45-50

58 Carl L. Mehrens

Rest 9824

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 PACIFIC ST. OMAHA, NEBRASKA 68114
TELEPHONE 397-7884 AREA CODE 402

Leawood Oaks III

Scale: 1"=100'

Date: 8-26-77

Final Plat

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