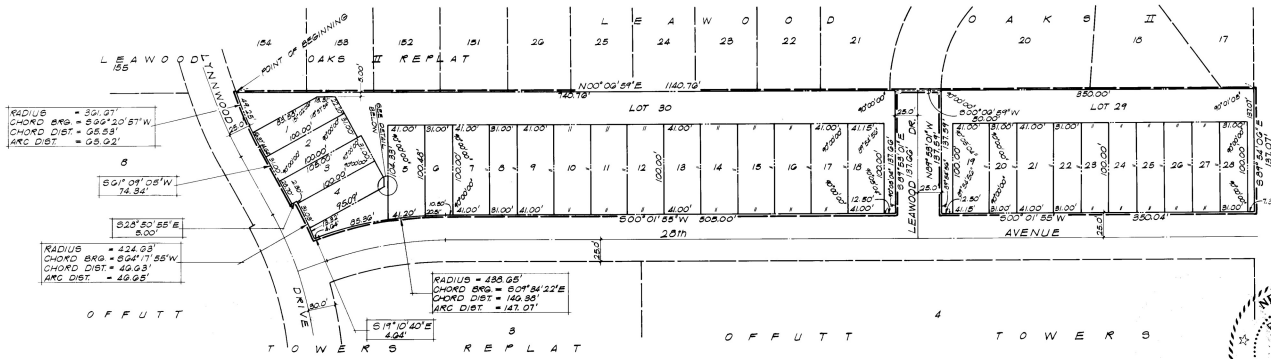
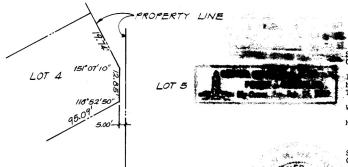
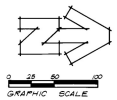
LEAWOOD OAKS TOWNHOMES

LOTS 1 THRU 30, INCLUSIVE

BEING A REPLATTING OF LOTS 1 THRU 30, INCLUSIVE, LYNNWOOD OAKS TOWNHOMES, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.







5-19-83 1054 8 Plats 17 50

20

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

ON THIS 27 DAY OF APRIL, 1983, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED THOMAS E. WALLACE, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FORGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID KARKER, INC.

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

MY COMMISSION EXPIRES: Feb. 11, 1986 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

ON THIS 11 DAY OF APRIL, 1983, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED [illegible], WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FORGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES: 6-1-86

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 4 DAY OF April, 1983.

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF LEAWOOD OAKS TOWNHOMES WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 31 DAY OF March, 1983.

SARPY COUNTY SURVEYOR

APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

THIS PLAT OF LEAWOOD OAKS TOWNHOMES WAS APPROVED BY THE BELLEVUE CITY PLANNING DEPARTMENT THIS 12 DAY OF May, 1983.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF LEAWOOD OAKS TOWNHOMES WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 9th DAY OF May, 1983.

MAYOR Joseph H. Baldwin PRESIDENT CITY CLERK Beverly Hedy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THIS SUBDIVISION AND THAT IRON PIPES HAVE BEEN PLACED ON SAID BOUNDARY AND THAT IRON PIPES WILL BE SET AT ALL CORNERS OF ALL LOTS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES, SAID SUBDIVISION TO BE AND THAT SAID SUBDIVISION SHALL BE KNOWN AS LEAWOOD OAKS TOWNHOMES, LOTS 1 THRU 30 INCLUSIVE, BEING A REPLATTING OF LOTS 1 THRU 30 INCLUSIVE OF LYNNWOOD OAKS TOWNHOMES, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF SAID LOT 30; THENCE N 00° 09' 59" E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOTS 30 AND 29, 1140.76 FEET TO THE N.W. CORNER OF SAID LOT 29; THENCE S 89° 54' 00" E ON THE NORTH LINE OF SAID LOT 29, 137.07 FEET TO THE N.E. CORNER OF SAID LOT 29; THENCE S 00° 01' 55" W ON THE EAST LINE OF SAID LOTS 19 THRU 29 INCLUSIVE, 350.04 FEET TO THE S.E. CORNER OF SAID LOT 29; THENCE N 89° 53' 01" W ON THE SOUTH LINE OF SAID LOT 29, 137.59 FEET TO THE S.W. CORNER OF SAID LOT 29; THENCE S 00° 06' 59" W ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 29, 50.00 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE S 89° 53' 01" E ON THE NORTH LINE OF SAID LOTS 1, 18 AND 30, 137.66 FEET TO THE N.E. CORNER OF SAID LOT 30; THENCE S 00° 01' 55" W ON THE EAST LINE OF SAID LOTS 6 THRU 16 INCLUSIVE AND SAID LOT 30, 505.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID LOTS 5, 6 AND 30 ON A 438.65 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S 09° 34' 22" E, CHORD DISTANCE 146.38 FEET, AN ARC DISTANCE OF 147.07 FEET TO A POINT OF TANGENCY; THENCE S 19° 10' 40" E ON THE EAST LINE OF SAID LOT 30, 4.64 FEET TO THE S.E. CORNER OF SAID LOT 30; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOTS 1, 4 AND 30 ON A 424.93 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S 64° 17' 55" W, CHORD DISTANCE 46.63 FEET, AN ARC DISTANCE OF 46.65 FEET TO A POINT OF TANGENCY; THENCE S 28° 50' 55" E ON THE SOUTHERLY LINE OF SAID LOT 1, 5.00 FEET; THENCE S 61° 09' 05" W ON THE SOUTHERLY LINE OF SAID LOTS 1, 2 AND 3, 74.34 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOTS 1 AND 30 ON A 391.37 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S 69° 20' 57" W, CHORD DISTANCE 95.53 FEET, AN ARC DISTANCE OF 95.92 FEET TO THE POINT OF BEGINNING.

March 17, 1983 DATE

James D. Warner REGISTERED LAND SURVEYOR

NEBRASKA REGISTERED LS-308 LAND SURVEYOR JAMES D. WARNER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, KARKER, INC., BEING THE OWNERS AND WALLACE HOPKINS, TRUSTEE, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE LEAWOOD OAKS TOWNHOMES 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 NORTHWESTERN BELL TELEPHONE COMPANY, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SURVEYED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REPLACE, 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 LOTS 29 AND 30, DO PERMANENT BUILDINGS 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 APORESAID USES OR RIGHTS HEREIN GRANTED.

KARKER, INC. Trustee

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEBRASKA

SCALE: 25' BROWN
DATE: MARCH 10, 1983
DRAWN BY: JB
CHECKED BY:
REVISION:

LEAWOOD OAKS TOWNHOMES

FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

280-101