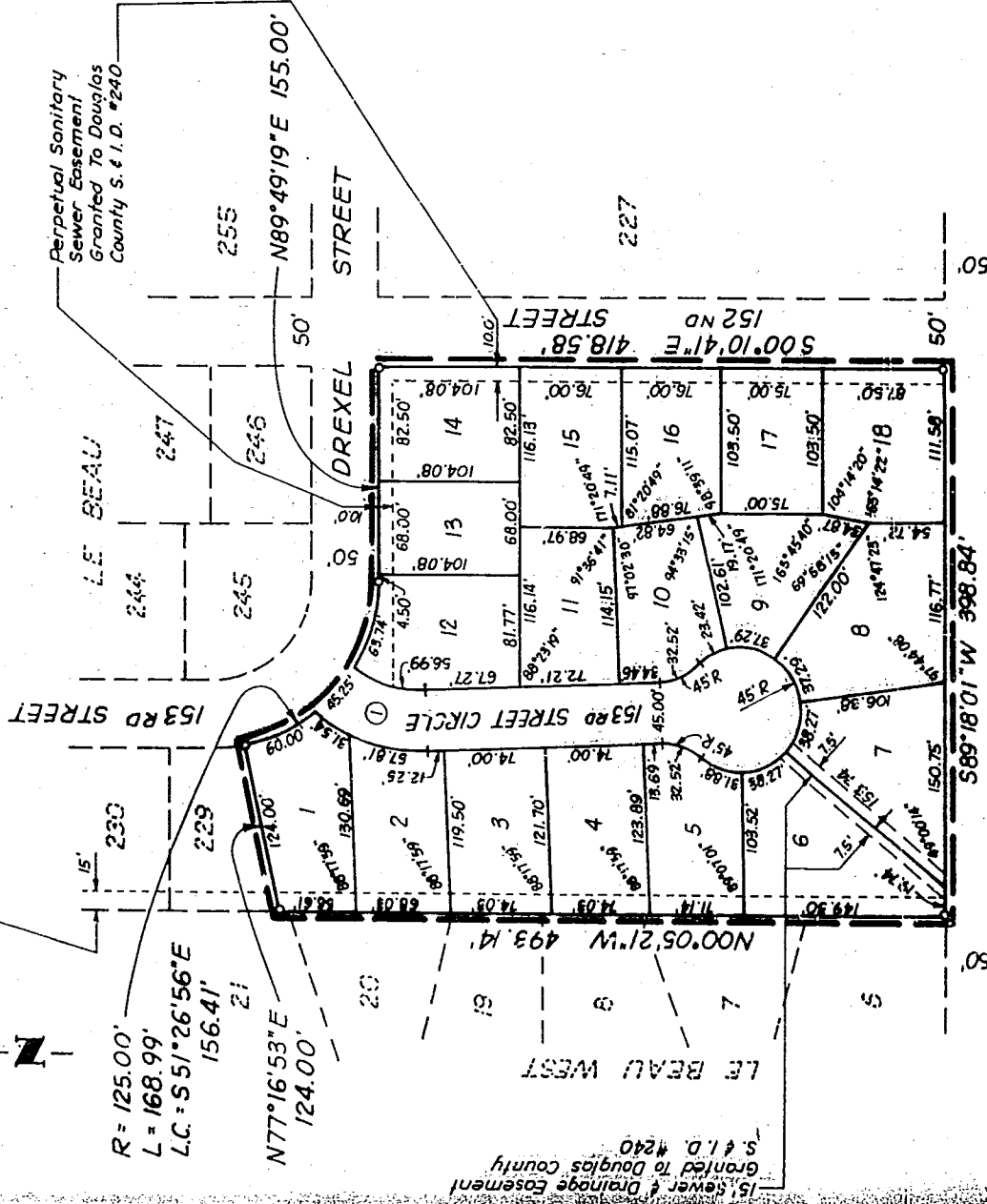


LE BEAU I

(LOTS 1 THRU 18
BEING A REPLAT OF LOT 228, LE
SEC. 11, T14N, R11E OF THE 6TH P.

Existing Sewer & Drainage Easement
Book 1463, Page 13



R = 125.00'
L = 168.99'
L.C. = S 51° 26' 56" E
156.41'

N 77° 16' 53" E
124.00'

15. Sewer & Drainage Easement
Granted to Douglas County
S. & I.D. #240

SURVEYOR'S CERTIF
I hereby ce
subdivision descr
placed as shown o
to the City of Om
stakes at all cor
all curves in Le
replat of Lot 228
Township 14 North
Nebraska.

Roger L. Starr
Roger L. Starr

APPROVAL OF DOUGL

This plat o
approved by the 0
day of APRIL

HARRISON STREET

Curve Data

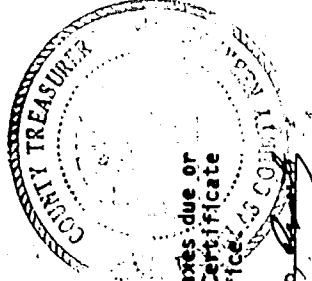
NO.	Δ	R	T	L	D
①	41°11'56"	101.76'	38.25'	73.17'	56.30483°

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.

Date 28th / 1984

County Treasurer
County Treasurer



APPROVAL OF CITY I

I hereby cer
inclusive) as to 1
1984.

I hereby cer
compliance with CI

September 1
Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Le Beau Replat I (Lots 1 thru 18 inclusive) was approved by the City Council of Omaha on this 7 day of August, 1984.

ATTEST
Donald A. Reuter City Clerk DEPUTY
Michael Boyle Mayor 8-7-84
Benjamin Schum President of Council

APPROVAL OF OMAHA

This plat of
approved by the CI
1984.

PROJECT NO.
63075

SCALE
1" = 100'

DATE
Apr., 1984

DRAWN BY
H.R.H.

FINAL PLAT

LE BE
OMAHA

LE BEAU REPLAT I

(LOTS 1 THRU 18, INCLUSIVE)
BEING A REPLAT OF LOT 228, LE BEAU, AN ADDITION IN THE SW 1/4 OF
SEC. 11, T14N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

Perpetual Sanitary
Sewer Easement
Granted To Douglas
County S. & I.D. #240

255

N89°49'19"E 155.00'

STREET

227

50

14 field

RECORDED
1984 SEP 20 11:10:55

RECORDS DIVISION - 1111
DOUGLAS COUNTY - NEBR.

DEDICATION

Know all men by th
a Nebraska Corporati
Corporation, mortgage
of survey and embrace
subdivided into lots 2
said subdivision to be
thru 18, inclusive), 2
disposition of our pr
dedicate to the public
grant the easements a
perpetual easement to
western Bell Telephon
a franchise to provid
subdivided, their suc
repair and renew, poi
facilities, and to exi
and transmission of e
for transmission of s
provided by a cable t
through, under and ac
all front and side bo
of land abutting the
grant a perpetual eas
their successors and
and renew, pipelines,
thereon pipes for the
and across a five foo
No permanent buildin
Easement ways, but th
and other purposes th
uses or right herein

In witness where:
APB

CONSTRUCTION SCIENCES

Charles G. Smith, Pres
Charles G. Smith, Pres

ACKNOWLEDGEMENT OI

State of Nebraska
County of Douglas

On this 17th
undersigned, a Not
Charles G. Smith,
Real Estate Broker
whose names are a
acknowledged the
deed and the volu

Witness my l
and year last abo

My Commission expi



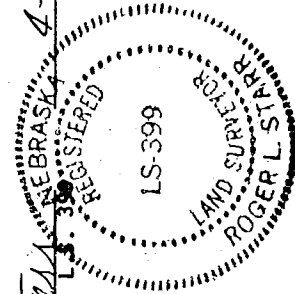
ELLIOTT & AS

5316 SOUTH 132nd STREET • OMAHA

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the
subdivision described herein and that temporary monuments have been
placed as shown on the within plat and that a bond has been furnished
to the City of Omaha to insure placing of permanent monuments and
stakes at all corners of all lots, streets, angle points and ends of
all curves in Le Beau Replat I (Lots 1 thru 18, inclusive) being a
replat of Lot 228, Le Beau, an addition in the SW 1/4 of Section 11,
Township 14 North, Range 11 East of the 6th P.M., Douglas County,
Nebraska.

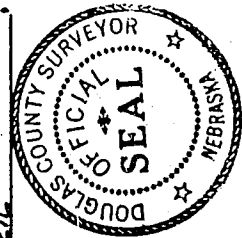
Roger L. Starr LS-399
Date 4-13-84



APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Le Beau Replat I (Lots 1 thru 18 inclusive) was
approved by the Office of the Douglas County Surveyor on this 13th
day of APRIL, 1984.

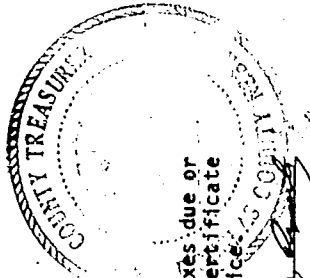
Tom Dwyer
Douglas County Surveyor



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Le Beau Replat I (Lots 1 thru 18
inclusive) as to the Design Standards this 8th day of May
1984.

George J. Hermann
City Engineer



Taxes due or
Certificate
Office of Douglas County
Treasurer

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

September 19, 1984
George J. Hermann
City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Le Beau Replat I (Lots 1 thru 18 inclusive) was
approved by the City Planning Board on this 9th day of MAY
1984.

Robert J. Blod
Chairman of City Planning Board

LE BEAU REPLAT I

OMAHA, NEBRASKA

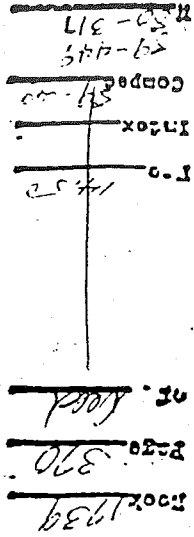
17 I

SECTION IN THE SW 1/4 OF
COUNTY, NEBRASKA

RECEIVED
1984 SEP 20 PM 10:55

CLERK OF DISTRICT COURT
DOUGLAS COUNTY, NEBR.

24 field



I, a ground surveyor of the
temporary monuments have been
that a bond has been furnished
of permanent monuments and
sets, angle points and ends of
thru 18, inclusive) being a
n in the SW 1/4 of Section 11,
e 6th P.M., Douglas County,

4-13-84
Date

Lots 1 thru 18 inclusive) was
County Surveyor on this 13th

Tom Doyle
Douglas County Surveyor

Beau Replat I (Lots 1 thru 18
this 8th day of May

City Engineer

revisions have been made for
a Municipal Code.

City Engineer

Lots 1 thru 18 inclusive) was
this 9th day of May

Chairman of City Planning Board

DEDICATION

Know all men by these presents that we Construction Sciences, Inc.,
a Nebraska Corporation, owners, and Realbanc, inc., a Nebraska
Corporation, mortgagee of the property described in the certification
of survey 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 hereinafter known as Le Beau Replat I (Lots 1
thru 18, inclusive), and we do hereby ratify and approve of the
dedication of our property as shown on this plat, and we hereby
grant the easement for public use the streets, and we do hereby grant a
perpetual easement to the Omaha Public Power District, and North-
western Bell Telephone Company, 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, 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 and
for transmission of signals and sounds of all kinds including signals
provided by a cable television system and the reception on, over,
through, under and across a five foot (5') wide strip of land abutting
all front and side boundary lot lines; an eight foot (8') wide strip
of land abutting the rear boundary liens of all lots; and we do further
grant a perpetual easement to Metropolitan Utilities District of Omaha,
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-foot (5') wide strip of land abutting all cul-de-sac streets.
No permanent buildings or retaining 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 right herein granted.

In witness whereof, we have hereunto set our hand this 17th day of
APR, 1984.

CONSTRUCTION SCIENCES, INC.

REALBANC, INC.

Charles G. Smith, President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska) SS
County of Douglas)

On this 17th day of APR, 1984, before me, the
undersigned, a Notary Public in and for said County personally came
Charles G. Smith, President of Construction Sciences, Inc., and
of
Realbanc, Inc., to me personally known to be the identical persons
whose names are affixed to the dedication on this plat, and
acknowledged the execution thereof to be their voluntary act and
deed and the voluntary act and deed of said corporations.

Witness my hand and Notarial Seal in said County the day
and year last above written.

Notary Public

My Commission expires the 14th day of JUNE, 1987.



PLAT I

SKA

ELLIOTT & ASSOCIATES

5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 695-4700

