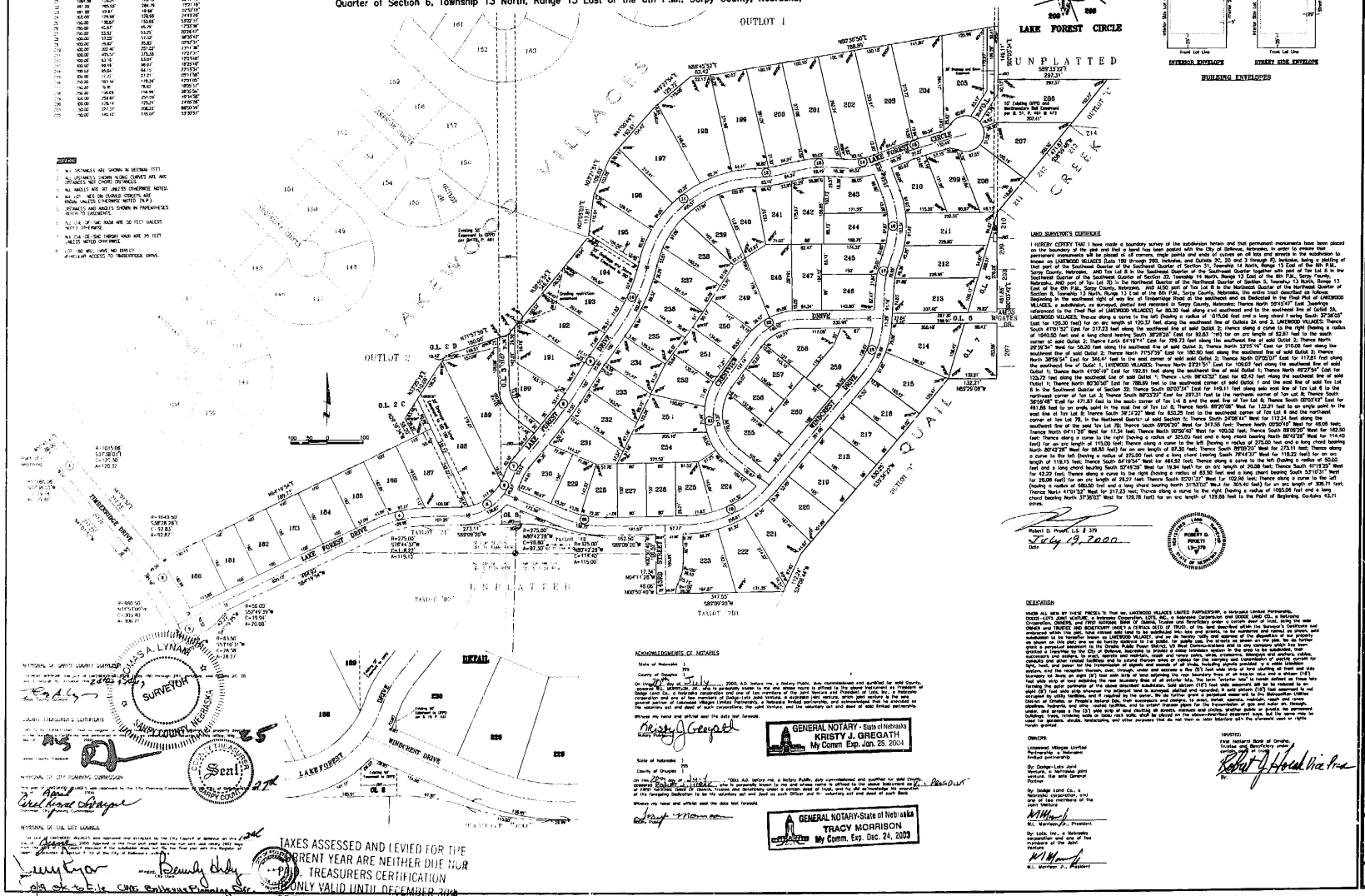
LAKEWOOD VILLAGES

Lots 180 through 260, inclusive, and Outlots 2C, 2D and 3 through 8, inclusive, being a platting of that part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND Tax Lot 8 in the Southeast Quarter of the Southwest Quarter together with Tax Lot 6A in the Southwest Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND Tax Lot 7B2 in the Northwest Quarter of the Northwest Quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND ALSO part of Tax Lot B2 in the Northeast Quarter of the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska.



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 LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL LOW SIDE SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL FLOW THROUGH RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOT 180 WILL HAVE NO DIRECT VEHICULAR ACCESS TO TIMBERTRACE DRIVE.

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 that a bond has been posted with the City of Bellevue, Nebraska, in order to ensure that permanent monuments will be placed on all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as LAKEWOOD VILLAGES (Lots 180 through 260, inclusive, and Outlots 2C, 2D and 3 through 8, inclusive, being a platting of that part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND Tax Lot 8 in the Southeast Quarter of the Southeast Quarter together with part of Tax Lot 6 in the Southwest Quarter of the Southeast Quarter of Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND part of Tax Lot 7D1 in the Northwest Quarter of the Northwest Quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND ALSO part of Tax Lot B in the Northeast Quarter of the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows: Beginning at the southwest right of way line of Timbertrace Road of the subdivision and as Dedicated in the Final Plat of LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence North 00°10'47" East (bearings referenced to the Final Plat of LAKEWOOD VILLAGES) for 80.30 feet along said southwest and to the southeast line of Outlot 3A, LAKEWOOD VILLAGES; Thence along a curve to the left (having a radius of 615.06 feet and a long chord I ranks South 37°36'03" East for 120.30 feet) for an arc length of 120.37 feet along the southwest line of Outlots 3A and 2, LAKEWOOD VILLAGES; Thence South 41°01'37" East for 217.23 feet along the southwest line of said Outlot 2; thence along a curve to the right (having a radius of 1040.50 feet and a long chord bearing South 38°28'28" East for 92.83 feet) for an arc length of 92.87 feet to the south corner of said Outlot 2; Thence North 64°18'14" East for 295.73 feet along the southeast line of said Outlot 2; Thence North 29°39'34" West for 58.20 feet along the southeast line of said Outlot 2; Thence North 13°55'16" East for 310.09 feet along the southeast line of said Outlot 2; Thence North 71°57'39" East for 180.90 feet along the southeast line of said Outlot 2; Thence North 39°58'54" East for 348.61 feet to the east corner of said said Outlot 2; Thence North 07°00'07" East for 117.61 feet along the southeast line of Outlot 1, LAKEWOOD VILLAGES; Thence North 23°31'51" East for 109.03 feet along the southeast line of said Outlot 1; Thence North 41°00'18" East for 192.61 feet along the southeast line of said Outlot 1; Thence North 49°27'54" East for 125.77 feet along the southeast line of said Outlot 1; Thence North 80°43'32" East for 62.42 feet along the southeast line of said Outlot 1; Thence North 80°30'04" East for 788.89 feet to the southeast corner of said Outlot 1 and the east line of said Tax Lot 8 in the Southwest Quarter of Section 32; thence South 00°03'34" East for 149.11 feet along said east line of Tax Lot 8 to the northwest corner of Tax Lot 3; Thence South 90°33'33" East for 237.31 feet to the northeast corner of Tax Lot 3; Thence South 38°59'48" East for 471.87 feet to the south corner of Tax Lot 3 and the east line of Tax Lot 8; Thence South 00°03'34" East for 481.88 feet to an angle point in the east line of Tax Lot 8; Thence North 89°26'58" West for 132.21 feet to an angle point in the east line of Tax Lot 8; Thence South 39°14'22" West for 633.25 feet to the southwest corner of Tax Lot 4 and the northwest corner of Tax Lot 7B; in the Northwest District of said Section 5; Thence South 24°06'41" West for 112.24 feet along the southwest line of the said Tax Lot 7B; Thence South 69°06'20" West for 347.55 feet; Thence North 02°50'40" West for 48.04 feet; Thence North 64°11'38" West for 103.52 feet; Thence North 00°50'40" West for 100.52 feet; Thence South 89°09'20" West for 182.50 feet; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing North 80°42'28" West for 114.40 feet) for an arc length of 115.00 feet; Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing North 80°42'28" West for 96.83 feet) for an arc length of 97.30 feet; Thence South 89°09'20" West for 273.11 feet; Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing South 75°41'37" West for 118.22 feet) for an arc length of 119.15 feet; Thence South 64°19'54" West for 484.52 feet; Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing South 57°41'38" West for 19.94 feet) for an arc length of 20.08 feet; Thence South 61°19'23" West for 42.22 feet; Thence along a curve to the right (having a radius of 63.50 feet and a long chord bearing South 57°10'31" West for 25.08 feet) for an arc length of 25.27 feet; Thence South 52°01'37" West for 102.90 feet; Thence along a curve to the left (having a radius of 580.50 feet and a long chord bearing North 31°53'07" West for 303.40 feet) for an arc length of 306.71 feet; Thence North 41°01'32" West for 217.23 feet; Thence along a curve to the right (having a radius of 1065.00 feet and a long chord bearing North 37°30'03" West for 128.78 feet) for an arc length of 129.06 feet to the Point of Beginning. Co-tains 43.71 acres.

Robert D. Pruett L.S. # 379
July 19, 2000
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, DODGE-LOTS, INC., a Nebraska Corporation and FIRST NATIONAL BANK OF OMAHA, a National Banking Corporation, OWNERS, and BANKS, MORTGAGEE, TRUSTEE AND BENEFICIARY UNDER A CERTAIN DEED OF TRUST, of the land platted and described within the Surveyor's Certificate and shown on the plat hereon, hereby adopt and approve the same and cause the land contained within the said plat to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as LAKEWOOD VILLAGES, and we do hereby ratify and approve of the dedication of our property as shown on the said plat, and we do hereby dedicate to the public, for public use, the streets and avenues as shown on the said plat, and further we do hereby dedicate to the public, for public use, the utility easements as shown on the said plat, which has been granted a perpetual easement to the Omaha Public Power District, US West Communications, Inc. and Cable TV Franchisee, to erect, maintain, operate, repair, renew and replace poles, wires, conduits, manholes, and other necessary appurtenances, underground and overhead, for the purpose of providing electric power, telephone service, cable television, and other similar 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 thereon, over, through, under and across a fifty (50') foot wide strip of land commencing at the Southwest corner of said Lot 180, thence running north for a distance of one hundred twenty (120') feet, thence east for a distance of one hundred twenty (120') feet, thence south for a distance of one hundred twenty (120') feet, thence west for a distance of one hundred twenty (120') feet, the term "exterior lot" is hereby defined as those lots that abut any of said exterior lots, and the term "interior lot" is hereby defined as those lots that do not abut any of said exterior lots, and in the event of any such subdivision, said sixty (60') foot wide easement will be reduced to an interior lot easement of a fifty (50') foot wide strip of land, and the term "exterior lot" is hereby defined as those lots that do not abut any of said interior lots, and in the event of any such subdivision, said sixty (60') foot wide easement will be reduced to an exterior lot easement of a fifty (50') foot wide strip of land, and the term "interior lot" is hereby defined as those lots that abut any of said interior lots, and in the event of any such subdivision, said sixty (60') foot wide easement will be reduced to an interior lot easement of a fifty (50') foot wide strip of land, and the term "exterior lot" is hereby defined as those lots that do not abut any of said exterior lots, and in the event of any such subdivision, said sixty (60') foot wide easement will be reduced to an exterior lot easement of a fifty (50') foot wide strip of land, and we do hereby grant a perpetual easement to the Metropolitan Utilities District of Omaha, to erect, maintain, operate, repair, renew and replace mains and lines for the purpose of providing gas service, pipelines, hydrants and other related facilities, and to extend therein pipes for the transmission of gas and water, and we do hereby grant a perpetual easement to the City of Bellevue, Nebraska, to construct, maintain, operate, repair, renew and replace sanitary sewer, storm sewer, underground and overhead electric, telephone and cable television lines, and other necessary appurtenances, and we do hereby grant a perpetual easement to the Sarpy County Water Authority, to construct, maintain, operate, repair, renew and replace water mains, and we do hereby grant a perpetual easement to the Sarpy County Sewer District, to construct, maintain, operate, repair, renew and replace sanitary sewer, storm sewer, underground and overhead electric, telephone and cable television lines, and other necessary appurtenances