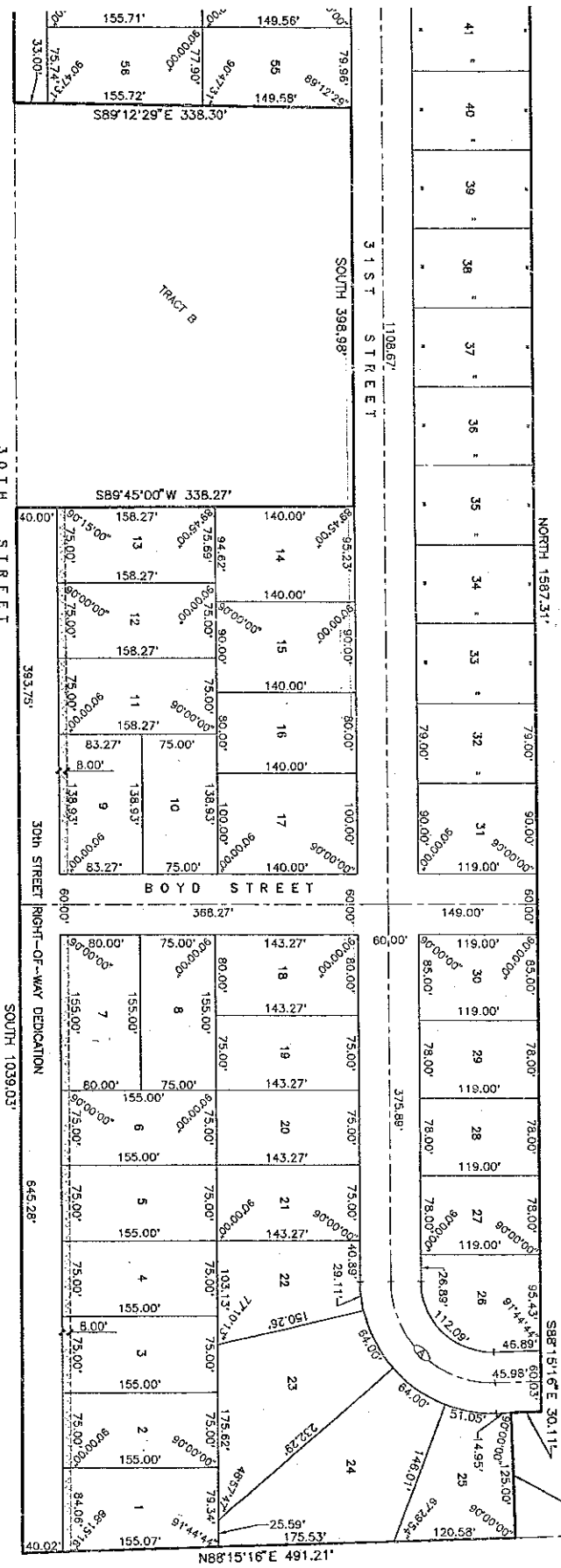
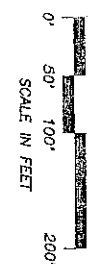


SABRE HEIGHTS

1 THRU 57, INCLUSIVE

NE 1/4 OF SECTION 9, T12N, R9E 03' : THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.

CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	91°44'44"	103.09'	160.13'	100.00'



SILVER STREET

BOYD STREET

SOUTH 30th STREET RIGHT-OF-WAY DEDICATION

SOUTH 31ST STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

SOUTH 30th STREET

DIVISION DESCRIBED:
ALL CORNERS OF SAUNDERS COUNTY, NEBRASKA, AS SHOWN ON THE PLAT, SHALL BE PLACED IN SAID TRACT AS TRACT A, 7, 8 AND 9, LIVING IN P.M., SAUNDERS COUNTY.

SAID TRACT 9 TO THE ORDERED IN DEED BOOK REFERRED TO AS TRACT A, LATER INTEREST WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

DEDICATION
I, KNOW ALL MEN BY THESE PRESENTS, THAT WE, LBS DEVELOPMENT, LLC, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBODIED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS SABRE HEIGHTS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ALL TEL, 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRIAGE AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THEIR RECEPTION, THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

APPROVAL OF THE CITY PLANNING COMMISSION OF ASHLAND NEBRASKA
THIS PLAT OF SABRE HEIGHTS WAS APPROVED BY THE CITY PLANNING COMMISSION OF ASHLAND NEBRASKA, THIS 30 DAY OF MAY, 2001.

[Signature]
CHAIRPERSON

APPROVAL OF THE CITY COUNCIL OF ASHLAND NEBRASKA
THIS PLAT OF SABRE HEIGHTS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ASHLAND NEBRASKA, THIS 14 DAY OF JUNE, 2001.

[Signature]
CITY CLERK

SEN & DORNER, INC.
Surveyors & Land Surveyors
OLD MILL ROAD
A, NE 68154
330 - 8860

SABRE HEIGHTS

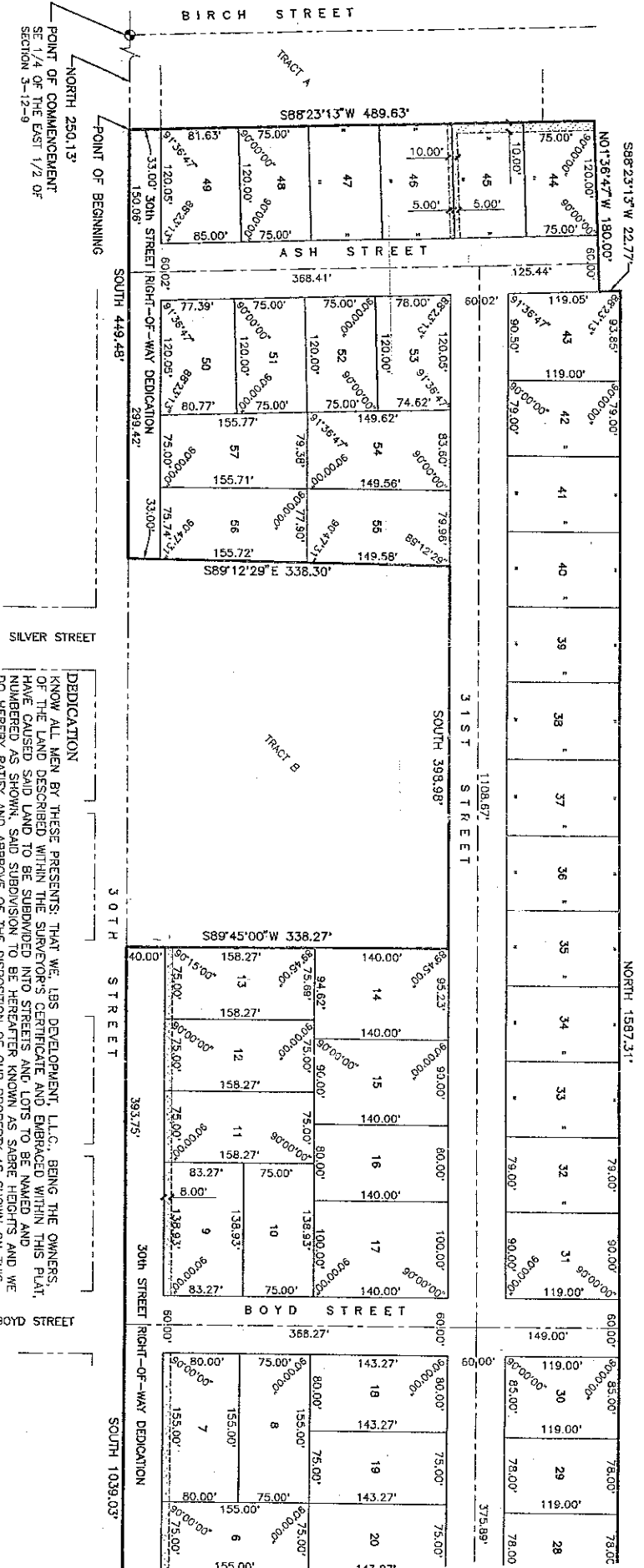
FINAL PLAT

SCALE:	1" = 100'
DATE:	MAY 1, 2001
DRAWN BY:	JKW
CHECKED BY:	DHN

LOTS 1 THRU 57, INCLUSIVE

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 3, T12N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.

CENTERLINE CURVE TABLE			
CURVE	DELTA	TANGENT	LENGTH
A	91°44'44"	103.09'	160.13'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS SABRE HEIGHTS, LOTS 1 THRU 57, INCLUSIVE, BEING A PLATTING OF PART OF TRACTS 4, 7, 8 AND 9, LYING IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 3, T12N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 250.13' POINT OF BEGINNING SOUTH 449.48' SOUTH 1039.03'

DEDICATION

I KNOW ALL MEN BY THESE PRESENTS, THAT WE, LBS DEVELOPMENT, L.L.C., BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SABRE HEIGHTS AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ATTEL, 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING THE FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

APPROVAL OF THE CITY PLANNING DEPARTMENT

APPROVAL OF THE CITY PLANNING DEPARTMENT OF SAUNDERS COUNTY, NEBRASKA, THIS 30th DAY OF MAY, 2011.

APPROVAL OF THE CITY COUNCIL OF SAUNDERS COUNTY, NEBRASKA, THIS 30th DAY OF MAY, 2011.

BY: *[Signature]*
DAVID N. LUTTON, MEMBER

BY: *[Signature]*
LBS DEVELOPMENT, L.L.C.

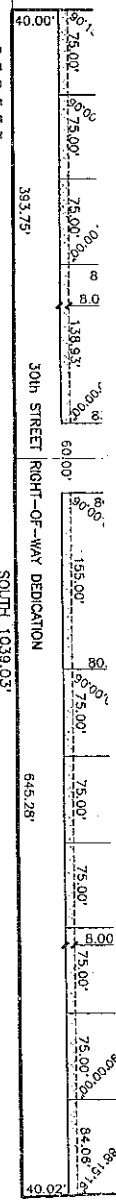
BY: *[Signature]*
KENNETH A. RICK, MAYOR

BY: *[Signature]*
MAYOR

30TH STREET

BOYD STREET

SOUTH 1039.03'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LBS DEVELOPMENT, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SABRE HEIGHTS AND WE DO HEREBY RAISE 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 ALLTEL, 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES AND 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 THEIR RECEPTION, THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BY: *[Signature]*
DAVID N. LUTTON, MEMBER

BY: *[Signature]*
KENNETH A. BROZ, MEMBER

BY: *[Signature]*
WILLIAM D. SAPP, MEMBER

LBS DEVELOPMENT, L.L.C.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SAUNDERS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY)
OF 2001 BY DAVID N. LUTTON, MEMBER OF LBS DEVELOPMENT, L.L.C.)

BY: *[Signature]*
CHRYL L. SCHERER
My Comm. Exp. Jan. 22, 2003

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SAUNDERS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY)
OF 2001 BY KENNETH A. BROZ, MEMBER OF LBS DEVELOPMENT, L.L.C.)

BY: *[Signature]*
ALLEN J. MARSH
My Comm. Exp. Nov. 12, 2004

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SAUNDERS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY)
OF 2001 BY WILLIAM D. SAPP, MEMBER OF LBS DEVELOPMENT, L.L.C.)

BY: *[Signature]*
ALLEN J. MARSH
My Comm. Exp. Jan. 17, 2004

NOTARY PUBLIC

NOTES:

- 5/8" REBAR WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL PROPERTY LINE CURVES. BRASS CAPS WILL BE SET AT THE INTERSECTION OF STREET CENTERLINES AND AT THE ENDS OF THE CENTERLINE CURVE.
- MINIMUM SETBACK REQUIREMENTS:
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET
STREET SIDEYARD: 15 FEET

APPROVAL OF THE CITY COUNCIL OF ASHLAND NEBRASKA
THIS PLAT OF SABRE HEIGHTS WAS APPROVED AND ADOPTED BY THE CITY COUNCIL OF ASHLAND NEBRASKA, THIS 14 DAY OF JUNE, 2001.

[Signature]
CITY CLERK

APPROVAL OF THE CITY PLANNING COMMISSION OF ASHLAND NEBRASKA
THIS PLAT OF SABRE HEIGHTS WAS APPROVED BY THE CITY PLANNING COMMISSION OF ASHLAND NEBRASKA, THIS 30 DAY OF MAY, 2001.

[Signature]
CHAIRPERSON

SAUNDERS 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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 23 DAY OF SEPTEMBER, 2001.

[Signature]
SAUNDERS COUNTY TREASURER

NOTES:

10.00' WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)

8.00' WIDE UTILITY EASEMENT (SEE RECORDED DOCUMENT)

01 SEP 10 AM 9:57

BOOK 4 PAGE 249

OF PLAT 111

Don Clark REGISTER OF DEEDS SAUNDERS CO. NEBR.

249

549-143

AS49143A.DWG

SHEET 1 OF 1



THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors

10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

BOARD OF SUPERVISORS ACCEPTANCE

THEY WERE ACCEPTED BY THE BOARD OF SUPERVISORS OF
AND THE SURVEY AND PLAT OF LEGGE'S LAKE, LOTS
SUPERVISORS OF DODGE COUNTY, NEBRASKA, ON THE 14TH
TERS AND LESSEES OF SAID LOTS HAVE ACQUIRED A
REASONS SET FORTH ON THE SURVEY AND PLAT.
THE CONTINUATION OF SAID NON-CONFORMING LOTS
MEANT IN ORDER TO AVOID THE IMPOSITION OF AN

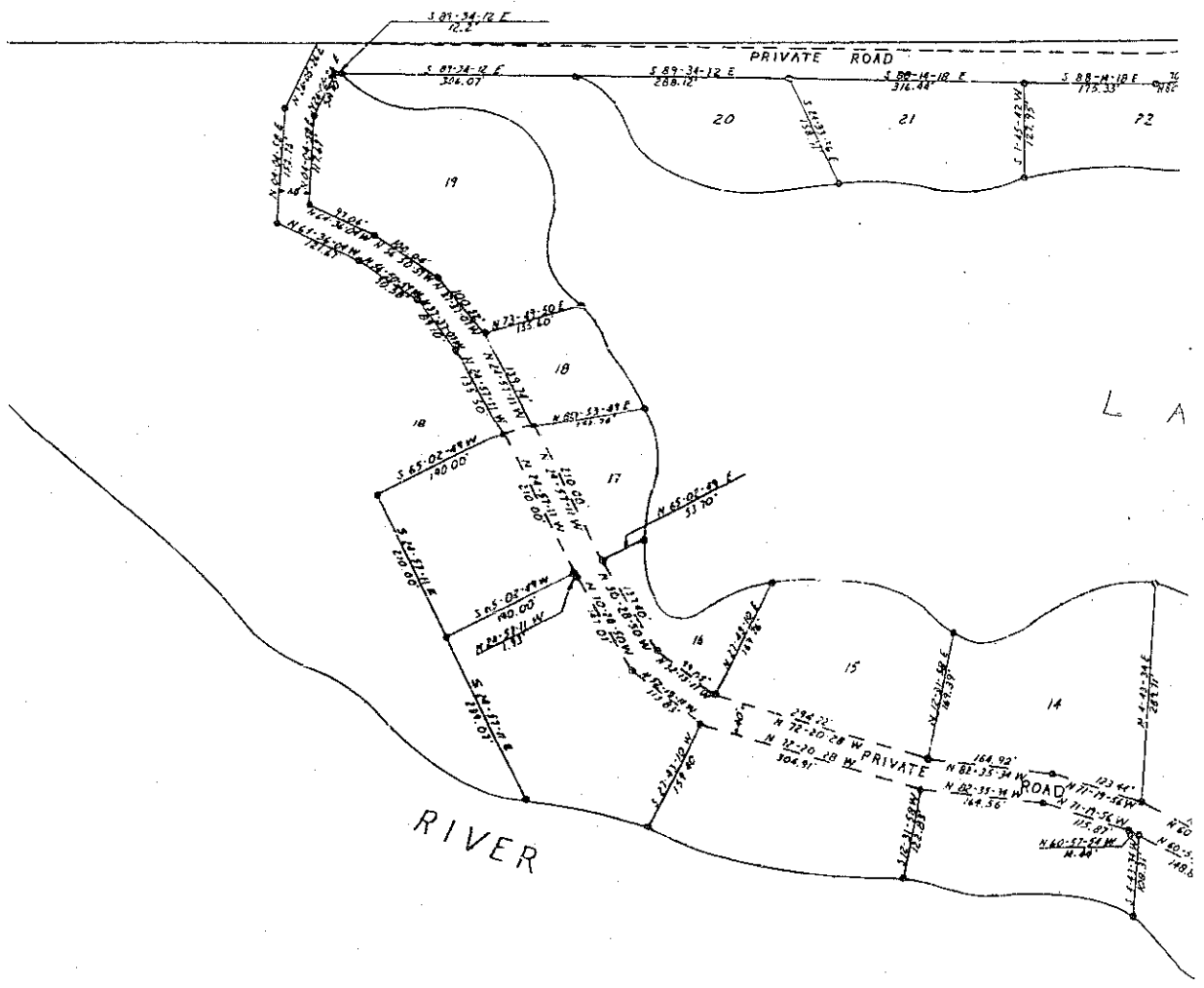
DODGE COUNTY PLANNING COMMISSION APPROVAL

THIS SURVEY AND PLAT OF LEGGE'S LAKE, LOTS 1 THROUGH 22, BOTH INCLUSIVE, AND THE PLAT OF LOTS
23 THROUGH 28, SANDRANCH DEVELOPMENT, WERE APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF
DODGE, NEBRASKA ON THE 22ND DAY OF MAY, 1980.

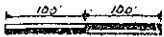
BOARD OF SUPERVISORS
COUNTY OF DODGE, NEBRASKA

Walter H. Meyer
CHAIRMAN

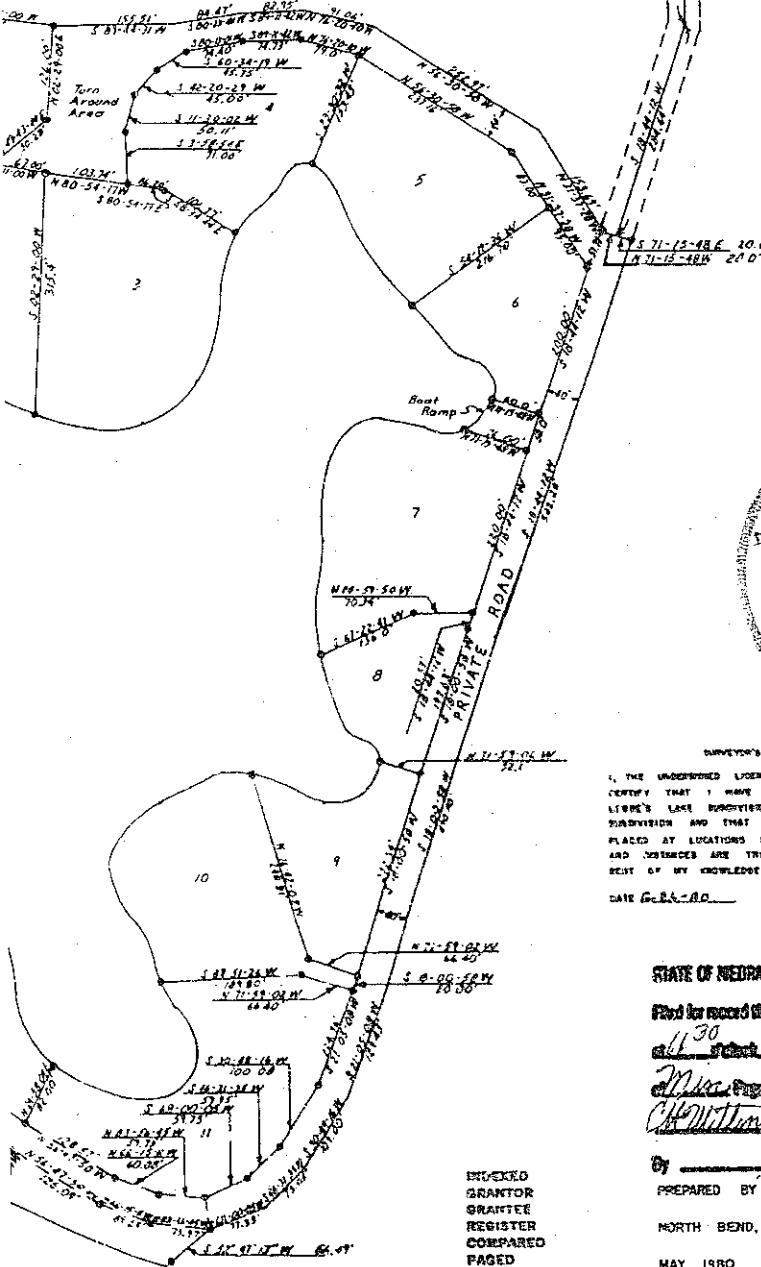
Robert Taylor
CHAIRMAN



N



○ Corners Found
● Corners Placed (3/4" x 1/8" G.P.)



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED LICENSED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEYING OF LINDSEY LAKE SUBDIVISION AND SANDPARCH DEVELOPMENT THEREAFTER AND THAT 3/4" x 1/8" PINE HAVE BEEN PLACED AT LOCATIONS SHOWN AND THAT ALL BEARINGS AND DISTANCES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

DATE 6-24-80 Martin L. Winkelman
 MARTIN L. WINKELMAN
 L.S. 799

STATE OF NEBRASKA, DODGE COUNTY: ss

Filed for record this 23 day of July, 1980
 at 11:30 o'clock A.M. recorded in Book 12
Miss. Page 118, Fee \$
Ch. Wittmann, Register of Deeds

INDEXED
 GRANTOR
 GRANTEE
 REGISTER
 COMPARED
 PAGED

By _____ Deputy
 PREPARED BY COEN ENGINEERS, INC.
 NORTH BEND, NEBRASKA 68649
 MAY, 1980