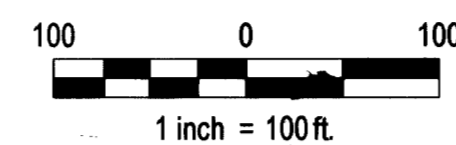
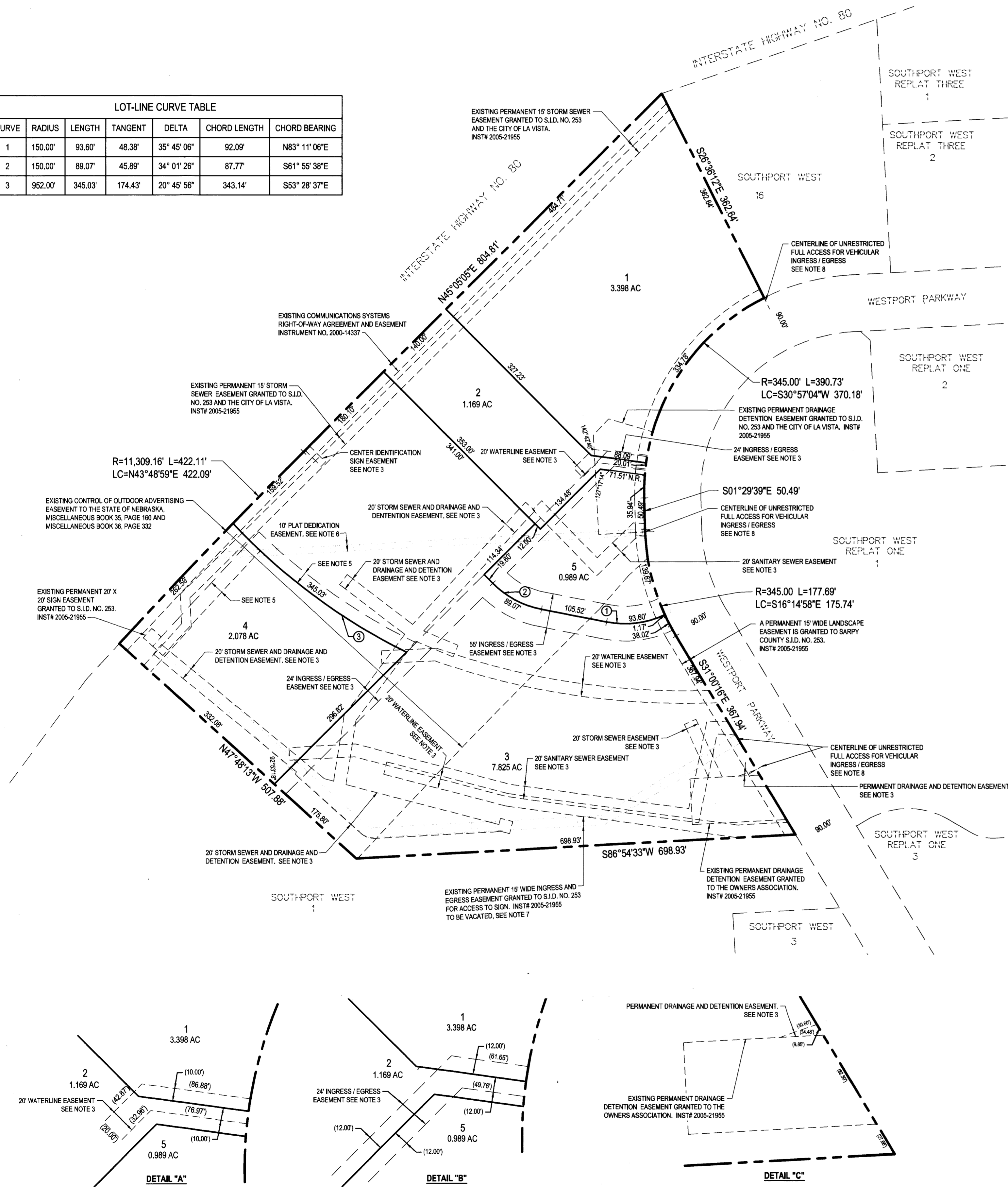


SOUTHPORT WEST REPLAT FIVE

LOTS 1 THRU 5 INCLUSIVE

BEING A REPLAT OF LOTS 4 AND 15, SOUTHPORT WEST, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOT-LINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD LENGTH	CHORD BEARING
1	150.00'	93.60'	48.38'	35° 45' 06"	92.09'	N83° 11' 06"E
2	150.00'	89.07'	45.89'	34° 01' 26"	87.77'	S61° 55' 38"E
3	952.00'	345.03'	174.43'	20° 45' 56"	343.14'	S53° 28' 37"E



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- VACATED EASEMENTS
- ACCESS EASEMENTS
- EXIST. PROPERTY LINES
- VACATED EASEMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHPORT WEST PARTNERS, LLC, AND UNION BANK AND TRUST COMPANY, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE 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 SOUTHPORT WEST REPLAT FIVE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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 THE 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 LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING 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-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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 OUT-DE-GRAD 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 RIGHTS HEREIN GRANTED.

SOUTHPORT WEST PARTNERS, LLC

DEAN T. HOKANSON
MANAGING MEMBER

UNION BANK AND TRUST COMPANY

SAMANTHA MOSSER
OMAHA REGIONAL PRESIDENT

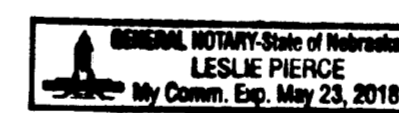
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 10th DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DEAN T. HOKANSON, MANAGING MEMBER, SOUTHPORT WEST PARTNERS, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION, ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce
NOTARY PUBLIC



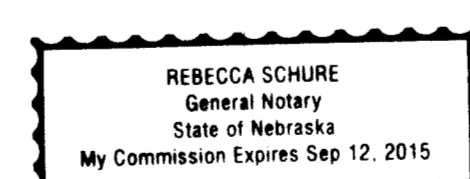
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 2nd DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME SAMANTHA MOSSER, OMAHA REGIONAL PRESIDENT, UNION BANK AND TRUST COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION, ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HER VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

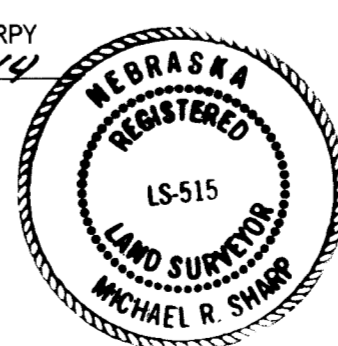
Rebecca Schure
NOTARY PUBLIC



REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHPORT WEST REPLAT FIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 21st DAY OF October, 2014.

Michael R. Sharp
COUNTY SURVEYOR / ENGINEER



FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2014-24370

10/31/2014 12:18:48 PM

Register of Deeds



COUNTER ah ah
VERIFY ah ah
PROOF ah ah
FEES \$ 52.00
CHECK# 088046
CHG
REFUND CREDIT
SHORT NCR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS SOUTHPORT WEST REPLAT FIVE BEING A REPLAT OF LOTS 4 AND 15, SOUTHPORT WEST, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 673,392 SQ. FT. OR 15.459 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN

LS-579

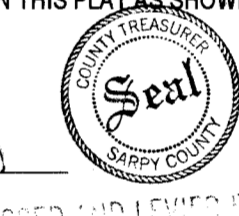


COUNTY TREASURER'S CERTIFICATE

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.

10-21-14
DATE

Rich Jones
COUNTY TREASURER



APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF SOUTHPORT WEST REPLAT FIVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 17th DAY OF July, 2014.

John Ghera
CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF SOUTHPORT WEST REPLAT FIVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS 7th DAY OF October, 2014, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

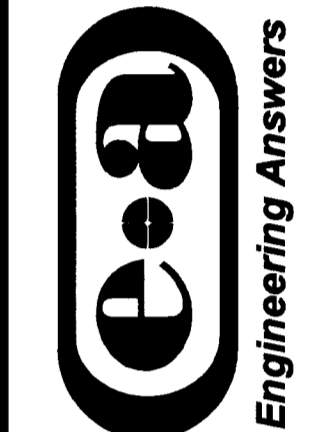
ATTEST
CITY CLERK

Mayor
MAYOR

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO INTERSTATE 80 FROM LOTS 1-4.
- 20' ACCESS EASEMENT FOR SIGNAGE, DEDICATED TO THE OWNERS OF LOTS 1-5 AND THE CITY OF LAVISTA, AND WILL BE RECORDED BY A SEPARATE DOCUMENT.
- PLAT DEDICATION EASEMENT ALONG COMMON LINE BETWEEN LOTS 4 AND 15, SOUTHPORT WEST, TO BE VACATED. WILL BE RELEASED BY A SEPARATE DOCUMENT.
- 15' WIDE INGRESS / EGRESS EASEMENT, FOR ACCESS TO THE SIGN, TO BE VACATED. WILL BE RELEASED BY A SEPARATE DOCUMENT.
- THE EXISTING ACCESS POINTS ON WESTPORT PARKWAY NOT UTILIZED WITH THIS SITE PLAN WILL BE VACATED. NO MORE THAN 3 ACCESS POINTS TO WESTPORT PARKWAY WILL BE PERMITTED FOR THIS PLATTING.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



SOUTHPORT WEST REPLAT FIVE
LOTS 1-5 INCLUSIVE
LA VISTA, NEBRASKA

FINAL PLAT

Revisions	Description	Date
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