

2016-31250

12/02/2016 9:43:23 AM

*Wayne J. Dowling*

REGISTER OF DEEDS

COUNTER	<i>ah</i>	C.E.	<i>Rp</i>
VERIFY	<i>ah</i>	D.E.	
PROOF			
FEES \$			<i>94.00</i>
CHECK #	<i>231620-231623</i>		
CHG		CASH	
REFUND		CREDIT	
SHORT		NCR	



**RECIPROCAL CONSTRUCTION EASEMENT, AND CONVEYANCE OF DEMOLITION AND SITE PREPARATION RIGHTS AND EASEMENT**

THIS RECIPROCAL CONSTRUCTION EASEMENT, AND CONVEYANCE OF DEMOLITION AND SITE PREPARATION RIGHTS AND EASEMENT ("Easement") is made and entered into as of this 1<sup>st</sup> day of December, 2016 ("Effective Date"), by and between La Vista City Centre, LLC, a Nebraska limited liability company ("Redeveloper"), the City of La Vista, a municipal corporation in Sarpy County, Nebraska ("City").

WHEREAS, Redeveloper is the owner of certain real property located in the City of La Vista, County of Sarpy, State of Nebraska, as more particularly described or depicted on Exhibit "A" attached hereto and incorporated herein by this reference (the "Redeveloper Property");

WHEREAS, City is the owner of certain real property located in the City of La Vista, County of Sarpy, State of Nebraska, as more particularly described or depicted on Exhibit "B" attached hereto and incorporated herein by this reference (the "City Property");

WHEREAS, the parties desire to grant a reciprocal easement over the Redeveloper Property and City Property for the purposes set forth herein for the benefit of each party and their respective successors and assigns; and

WHEREAS, Redeveloper and City desire to grant and convey to the La Vista Community Development Agency, a community development agency created pursuant to Neb. Rev. Stat. Section 18-2101.01, ("Agency") an easement and rights in, to and over the Redeveloper Property and City Property and existing improvements thereon or therein for Agency demolition, removal and disposal of existing improvements, grading, and site preparation.

WHEREAS, by virtue of the recording of this Easement, during the Term (as defined hereinafter) the Redeveloper Property and City Property shall be owned, held, transferred, sold, conveyed, used and occupied, and mortgaged or otherwise encumbered subject to the provisions of this Easement and every grantee of any interest in either such property, by acceptance of a deed or other conveyance of such interest, and every person or entity owning an interest in either such property shall be subject to this Easement.

NOW, THEREFORE, in consideration of the foregoing and the mutual grants, covenants, and promises contained herein, and of the mutual benefits accruing to each of the parties hereto, their respective successors and assigns, and other good and valuable

*R&R TITLECORE NATIONAL*  
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A

consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto, and intending to be legally bound, Redeveloper and City hereby agree as follows:

1. Recitals. The forgoing recitals are hereby incorporated herein as a material part of this Easement.

2. Grant of Temporary Construction Easement.

a. City Easement. Subject to the terms of this Easement, Redeveloper hereby grants to City a temporary non-exclusive construction easement over the Redeveloper Property for the purpose of staging and access for constructing of improvements on the City Property or other work, in accordance with that certain Subdivision Agreement by and between City and Redeveloper, as amended from time to time, (the "Subdivision Agreement"), or that certain Redevelopment Agreement by and between Agency and Redeveloper, as amended from time to time, ("Redevelopment Agreement") (the "City Work"). City upon completing a particular improvement or stage of City Work promptly shall, at City's sole cost and expense, remove from Redeveloper Property any and all materials, debris and equipment connected with the City Work. City agrees to keep the Redeveloper Property free and clear of liens for labor and material expended by City. City shall not transfer, assign or otherwise convey any interest City has in the Easement without prior written consent of Redeveloper.

b. Redeveloper Easement. Subject to the terms of this Easement, City hereby grants to Redeveloper a temporary non-exclusive construction easement over the City Property for the purpose of staging and access for constructing of improvements on the Redeveloper Property in accordance with that certain Subdivision Agreement or Redevelopment Agreement (the "Redeveloper Work"). Redeveloper upon completing a particular improvement or stage of Redeveloper Work promptly shall, at Redeveloper's sole cost and expense, remove from City Property any and all materials, debris and equipment connected with the Redeveloper Work. Redeveloper agrees to keep the City Property free and clear of liens for labor and material expended by Redeveloper. Redeveloper shall not transfer, assign or otherwise convey any interest Redeveloper has in the Easement without prior written consent of City.

3. Grant of Demolition and Site Preparation Rights and Easement. Subject to the terms of this Easement, Redeveloper and City each hereby grants, transfers and conveys to the Agency an easement and rights in, to and over the Redeveloper Property and City Property and all existing improvements thereon or therein for demolition, site preparation or other work in accordance with that certain Redevelopment Agreement or Subdivision Agreement, including without limitation, demolition, clearance, removal, transport, transfer, or disposal of some or all such existing improvements, initial grading, removal or relocation of utilities or soils, or other work, ("Agency Work"), Not in limitation of the foregoing, Redeveloper and City each conveys to Agency its interest in existing structures or other improvements of the Redeveloper Property or City Property now or hereafter subject to demolition, removal, relocation, or disposal, or otherwise as necessary for the Agency Work. Agency upon completing the Agency Work promptly shall, at Agency's or City's sole cost and expense, remove from Redeveloper Property and City Property any and all materials, debris and equipment connected with the Agency Work. Agency shall keep the Redeveloper Property and City Property free and clear of liens for labor and material expended by Agency. Agency shall not transfer, assign or otherwise convey any interest Agency has in the Easement without prior written consent of Redeveloper

4. Beneficiaries. This Easement is also (i) for the benefit of any contractor, agent, employee and representative of City that performs any of the City Work, (ii) for the benefit of any contractor, agent, employee and representative of Redeveloper that performs any of the Redeveloper Work, and (iii) for the benefit of any contractor, agent, employee and representative of Agency that performs any of the Agency Work.

5. Term. This Easement runs with the land and shall be binding on the parties and their respective successors and assigns during the Term (as hereinafter defined). The Easement shall commence as of the Effective Date and shall terminate four (4) years after the Effective Date or by mutual agreement, whichever is earlier (the "Term"). Notwithstanding the foregoing, (i) the City and Agency each shall continue to have access to the Redeveloper Property to the extent the City or Agency is obligated to accomplish any follow-up actions to the City Work or Agency Work, provided such follow-up actions do not materially interfere with construction of improvements or damage already constructed improvements on the Redeveloper Property, and (ii) Redeveloper shall continue to have access to the City Property to the extent Redeveloper is obligated to accomplish any follow-up actions to the Redeveloper Work, provided such follow-up actions do not materially interfere with construction of improvements or damage already constructed improvements on the City Property. Notwithstanding the automatic termination of this Easement as described herein, the parties shall promptly execute and record a release of this Easement in the event the Easement is terminated by mutual agreement.

6. Indemnification. Subject to applicable limitations or other provisions of the Nebraska Political Subdivisions Tort Claims Act, each party (the "Indemnifying Party") and its successors and assigns hereby agrees to defend, indemnify and hold harmless the other party and its tenants, subtenants, licensees, successors and assigns and their respective directors, officers, members, employees, tenants, invites, agents, representatives and affiliates (collectively, the "Indemnified Party") from and against any and all claims, obligations, liabilities, losses, damages, causes of action, suits, demands, claims from indemnity or contribution, penalties, judgments, costs and expenses, including reasonable attorneys' fees and expenses, of every kind and nature whatsoever ("Claims"), to the extent such are proximately caused by any negligent action or inaction of the Indemnifying Party, its successors and assigns or their respective directors, officers, members, employees, tenants, invitees, contractors, agents, representatives and affiliates in connection with or related to, directly or indirectly, the use of the other's property pursuant to this Easement. Provided, however, the foregoing provisions of this section shall not operate or be effective to the extent that any Claims are proximately caused by the negligent action or inaction of the Indemnified Party.

7. Authority. Redeveloper and City each confirms that it is the lawful owner of the Redeveloper Property or City Property, as the case may be, and has the right to grant this Easement in the manner, content and form set forth in this instrument

8. Insurance. Each party shall, throughout the Term of this Easement, continuously carry commercial general liability insurance in commercially reasonable limits as agreed by the Manager of Redeveloper and by the City Engineer on behalf of City and Agency against claims for personal injury or death and property damage, occasioned by accident occurring in connection with the respective party's access to or use of the applicable property. The policies shall be written as primary and not contributing. Each policy of insurance shall contain an express waiver in favor of the other party of any and all rights of subrogation thereunder whatsoever against the insured party, its partners, officers, agents and employees.

C

9. Coordination. Uses or exercise of rights pursuant to this Easement shall not interfere with use, improvement, or enjoyment of the Redeveloper Property by Redeveloper, or use, improvement or enjoyment of the City Property by City. Coordination of uses and exercise of rights pursuant to this Easement from time to time, including without limitation the scope and timing of such uses and exercise of rights, shall be required and subject to approval of the Manager of the Redeveloper with respect to uses and exercise of rights relating to Redeveloper Work or Redeveloper Property, and City Engineer on behalf of City or Agency with respect to uses or exercise of rights relating to City Work, Agency Work, or City Property.

10. Notices. All notices and correspondence under this Easement shall be given by verified or registered mail or by overnight delivery with a national courier providing confirmation of delivery to the following addresses:

City      With copies to

City Clerk  
8116 Park View Blvd.  
La Vista, NE 68128

City Administrator  
8116 Park View Blvd.  
La Vista, NE 68128

Community Development Director  
8116 Park View Blvd.  
La Vista, NE 68128

City Engineer  
9900 Portal Road  
La Vista, NE 68128

Fitzgerald Schorr, PC, LLO  
Attn: Tom McKeon  
200 Regency One  
10050 Regency Circle  
Omaha, NE 68114

Redeveloper  
La Vista City Centre  
Attn: Christopher L. Erickson  
P.O. Box 428  
Boys Town, NE 68010

With a copy to  
Dvorak & Donovan Law Group, LLC  
Attn: Kendra J. Ringenberg  
13625 California Street, Suite 110  
Omaha, Nebraska 68154

11. Severability. If any portion of this Easement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision(s) of this Easement are invalid or unenforceable, but that by limiting such provision(s) the same would become valid and enforceable, then such provision(s) shall be deemed to be written, construed, and enforced as so limited.

12. Waiver. The failure of Redeveloper, City or Agency to enforce any provision of this Easement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with each and every provision of this Easement.

13. Headings. The section headings appearing herein are for the convenience of the parties only and do not affect, define, limit or construe the contents of the various sections in the Easement.

14. Governing Law. The laws of the State of Nebraska shall govern the jurisdiction, venue, interpretation and construction of this Easement, excluding the choice of law rules that may direct jurisdiction, venue, interpretation or construction of this Easement to other jurisdictions.

15. Nature of Easement. Nothing contained in this Easement will be deemed a gift, grant or dedication of any portion of the Redeveloper Property to or for the general public or, except parts of this Easement granting rights to City or Agency, for any public purpose whatsoever. No easement, except as expressly set forth herein, shall be implied.


16. Counterparts. This Easement may be signed in one or more counterparts, which when taken together, shall constitute one and the same Easement. The parties may execute this Easement and exchange counterparts by means of electronic transmission and the parties agree that the receipt of such executed counterparts shall be binding on the parties and shall be construed as originals.

**[Remainder of Page Intentionally Left Blank; Signature Page Follows]**

E

IN WITNESS WHEREOF, the parties have executed this Easement as of the Effective Date.

LA VISTA CITY CENTRE, LLC,  
a Nebraska limited liability company

By:   
Christopher L. Erickson, Manager

ATTEST:

CITY OF LA VISTA

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Mayor

F

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2016, by Christopher L. Erickson, Manager of La Vista City Centre, LLC, a Nebraska limited liability company, as his voluntary act and deed and the voluntary act and deed of said company.



*Diane L. Steffens*  
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this day of \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, a Notary Public duly commissioned and qualified in and for said County, appeared \_\_\_\_\_, personally known by me to be the Mayor of the City of La Vista, and \_\_\_\_\_, personally known by me to be the City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed, and the voluntary act and deed of said City.

WITNESS my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the parties have executed this Easement as of the Effective Date.

LA VISTA CITY CENTRE, LLC,  
a Nebraska limited liability company

By: \_\_\_\_\_  
Christopher L. Erickson, Manager

ATTEST:

Pamela C. Luethe  
City Clerk



CITY OF LA VISTA  
By: [Signature]  
Mayor



H

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Christopher L. Erickson, Manager of La Vista City Centre, LLC, a Nebraska limited liability company, as his voluntary act and deed and the voluntary act and deed of said company.

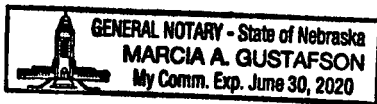
\_\_\_\_\_  
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Sully )

On this day of 30th day of November, 2016, before me, a Notary Public duly commissioned and qualified in and for said County, appeared Douglas D. Kindig personally known by me to be the Mayor of the City of La Vista, and Pamela A. Buethe personally known by me to be the City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed, and the voluntary act and deed of said City.

WITNESS my hand and Notarial Seal the day and year last above written.



Marcia A. Gustafson  
Notary Public

I

**EXHIBIT "A"**  
**REDEVELOPER PROPERTY**

"Redeveloper Property" for purposes of this Easement means:

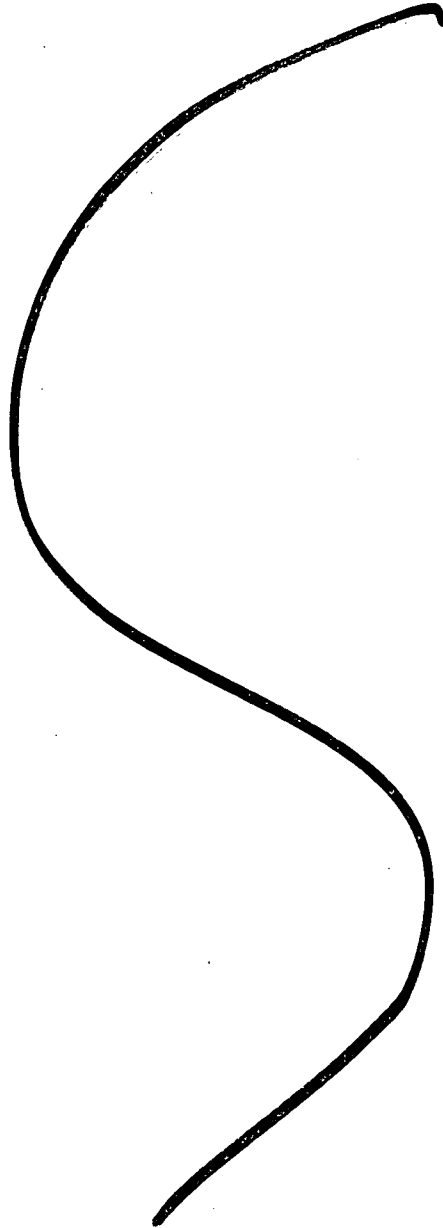
All real property within the platted area of the La Vista City Centre final plat, a copy of which is attached hereto and incorporated herein as Exhibit A-1 ("Plat" or "Platted Area"), as any lots or boundaries of such Plat may be adjusted in any subsequent replat approved by the City, and excluding Lots 7 and 17, Outlots A and B, and right of ways of the Plat. "Redeveloper Property" for purposes of this Easement also shall exclude any other parts of the Platted Area the City of La Vista acquires after the date of this Easement.

5

**EXHIBIT "A-1"**

**PLAT**

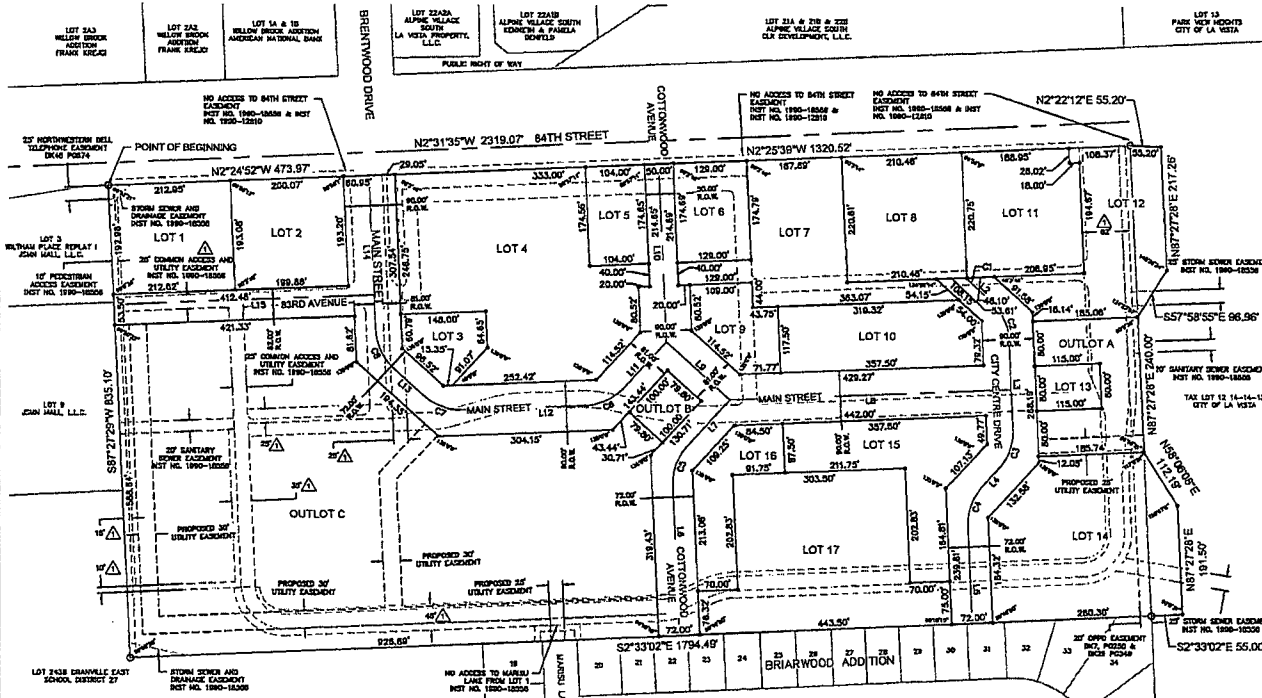
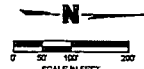
*[Attach final plat]*



# LA VISTA CITY CENTRE

## LOTS 1 THRU 17 AND OUTLOTS A THRU C

BEING A REPLATTING OF LOTS 1 THRU 7, BRENTWOOD CROSSING, LOTS 8B AND 8C, BRENTWOOD CROSSING REPLAT 1, AND ALSO LOTS 8A1, 8A2, 8A3, AND 8A4, BRENTWOOD CROSSING REPLAT 2, SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA, IN THE SOUTHWEST QUARTER, AND ALSO A PART OF TAX LOT 12 IN THE NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



**OWNER'S CERTIFICATION**  
 I, THE UNDERSIGNED PROPRIETOR/OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE Laid OUT PLATTED AND SUBMITTED, AND DO HEREBY LAY OUT PLAT AND SUBMIT, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE UNDERSIGNED SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C. AN AGREEMENT TO THE CITY OF LA VISTA, NEBRASKA, DESIGNATION OF STREETS AND ALLOTTED TO THE PUBLIC AND RESERVATION OF OTHER PUBLIC LOTS FOR PUBLIC USE PURSUANT TO THIS PLAT MAY BE SUBJECT TO (1) RESERVATION OF ONE OR MORE DEEDS OF LA VISTA CITY CENTRE, L.L.C. COVERING SUCH AREAS TO THE CITY OF LA VISTA, AND (2) ANY CHANGES REQUIRING APPROVAL BY THE CITY COUNCIL AND RESOLUTION OF THE CITY COUNCIL. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE DESIGNATION OF STREETS AND ALLOTTED TO THE PUBLIC AND RESERVATION OF OTHER PUBLIC LOTS FOR PUBLIC USE PURSUANT TO THIS PLAT MAY BE SUBJECT TO (1) RESERVATION OF ONE OR MORE DEEDS OF LA VISTA CITY CENTRE, L.L.C. COVERING SUCH AREAS TO THE CITY OF LA VISTA, AND (2) ANY CHANGES REQUIRING APPROVAL BY THE CITY COUNCIL AND RESOLUTION OF THE CITY COUNCIL.

THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE DESIGNATION OF STREETS AND ALLOTTED TO THE PUBLIC AND RESERVATION OF OTHER PUBLIC LOTS FOR PUBLIC USE PURSUANT TO THIS PLAT MAY BE SUBJECT TO (1) RESERVATION OF ONE OR MORE DEEDS OF LA VISTA CITY CENTRE, L.L.C. COVERING SUCH AREAS TO THE CITY OF LA VISTA, AND (2) ANY CHANGES REQUIRING APPROVAL BY THE CITY COUNCIL AND RESOLUTION OF THE CITY COUNCIL.

IN WITNESS WHEREOF, I DO SET MY HANDS.  
 LA VISTA CITY CENTRE, L.L.C.

**ACKNOWLEDGMENT OF NOTARIES**  
 STATE OF NEBRASKA  
 COUNTY OF SARPY  
 I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE SIGNED AND SEALED INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

**APPROVAL OF THE LA VISTA PLANNING COMMISSION**  
 THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**ACCEPTANCE BY LA VISTA CITY COUNCIL**  
 THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C WAS APPROVED BY CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**COMMISSIONER, LA VISTA PLANNING COMMISSION**  
 \_\_\_\_\_

**APPROVAL BY SARPY COUNTY PUBLIC WORKS**  
 THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C WAS REVIEWED BY THE OFFICE OF SARPY COUNTY PUBLIC WORKS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**COUNTY TREASURER'S CERTIFICATION**  
 THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C HAS BEEN REVIEWED BY THE OFFICE OF SARPY COUNTY PUBLIC WORKS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**NOTARIAL RECORD, MAJOR**  
 ATTEST: PAUL BURKE, CITY CLERK

**REVISIONS**

NO.	DATE	REVISION DESCRIPTION

**LEGEND**

- PROPOSED ROADWAY CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED PROPERTY CORNER
- EXISTING PROPERTY CORNER
- PROPERTY CORNER TO BE SET

**NOTES**

- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO CHORD LINE OF SAID CURVE.
- LOTS 1 THROUGH 17 HEREIN AND LOT 11 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO/TO/ FROM 84TH STREET.
- EXISTING EASEMENTS (DISTANCE AS SHOWN)
- UTILITY EASEMENT DIST NO. 1990-1955

**SURVEYOR'S CERTIFICATION**

I, TERRY L. REYNOLDS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT BEING AS EXCEEDED THE USUAL STANDARDS FOR SURVEYING ADOPTED BY THE NEBRASKA STATE BOARD OF STANDARD PRACTICE AND RULES, I HEREBY CERTIFY THAT I HAVE MADE A REASONABLE SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT POSITIVE MEASUREMENTS WILL BE SET AT ALL LOT CORNERS, ANGLES, POINTS AND AT THE CORNERS OF ALL CURVES WITHIN THE SUBDIVISION TO BE SHOWN AS LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C BEING A REPLATTING OF BRENTWOOD CROSSING, BRENTWOOD REPLAT 1, BRENTWOOD REPLAT 2, AND TAX LOT 12.

TERRY L. REYNOLDS, NEBRASKA L.S. 907 \_\_\_\_\_ DATE \_\_\_\_\_

**CENTERLINE DATA TABLE**

NO.	LENGTH	BEARING
L2	45.28'	N42° 37' 07"E
L3	157.78'	N67° 37' 07"E
L4	36.52'	S47° 22' 53"E
L6	170.84'	N87° 37' 07"E
L8	282.98'	N67° 37' 07"E
L7	110.38'	S47° 22' 53"E
L8	494.68'	S2° 22' 53"E
L9	151.00'	S42° 37' 07"W
L10	313.68'	S87° 37' 07"W
L11	110.38'	S47° 22' 53"E
L12	206.48'	S2° 22' 53"E
L13	66.98'	S42° 37' 07"W
L14	271.72'	S87° 37' 07"W
L15	457.44'	N2° 22' 53"W

**CURVE DATA TABLE**

NO.	LENGTH	RADIUS	CHORD	BEARING
C1	14.03'	100.00'	14.02'	N48° 38' 16"E
C2	78.54'	100.00'	78.54'	N68° 07' 07"E
C3	78.54'	100.00'	78.54'	S89° 52' 53"E
C4	78.54'	100.00'	78.54'	S68° 52' 53"E
C5	78.54'	100.00'	78.54'	S24° 52' 53"E
C6	78.54'	100.00'	78.54'	S29° 07' 07"W
C7	78.54'	100.00'	78.54'	S89° 07' 07"W

**LOT AREA TABLE**

LOT	AREA (AC)	AREA (SF)
LOT 1	0.943	41071.80
LOT 2	0.887	38621.35
LOT 4	2.815	122607.32
LOT 6	0.477	16166.10
LOT 8	0.517	22541.55
LOT 7	1.270	53328.08
LOT 9	1.067	46485.03
LOT 10	0.447	19485.41
LOT 11	0.948	41277.29
LOT 11	1.038	45206.53
LOT 12	1.190	51821.25
LOT 13	0.211	9200.00

**LOT AREA TABLE**

LOT	AREA (AC)	AREA (SF)
LOT 14	2.038	88794.39
LOT 15	1.044	45460.87
LOT 16	0.582	25367.18
LOT 17	2.184	95113.80
OUTLOT A	0.810	35265.88
OUTLOT B	0.183	7980.00
OUTLOT C	10.204	444495.98

**FINAL PLAT**  
 LA VISTA CITY CENTRE  
 84TH STREET AND BRENTWOOD DRIVE  
 LA VISTA, NE

**SHEET 1 OF 1**

**DATE:** 07/21/2016  
**CREATED BY:** C  
**CHECKED BY:** JCB  
**APPROVED BY:** JCB  
**DRAWN BY:** JCB  
**PROJECT NO.:** 1610101  
**DATE:** 07/21/2016



216 S. 11th Street, Lincoln, NE 68502  
 TEL: (402) 441-1111  
 FAX: (402) 441-1111  
 WWW.MOLSONASSOCIATES.COM

**REVISIONS**

NO.	DATE	REVISION DESCRIPTION

2016

L

**EXHIBIT "B"**  
**CITY PROPERTY**

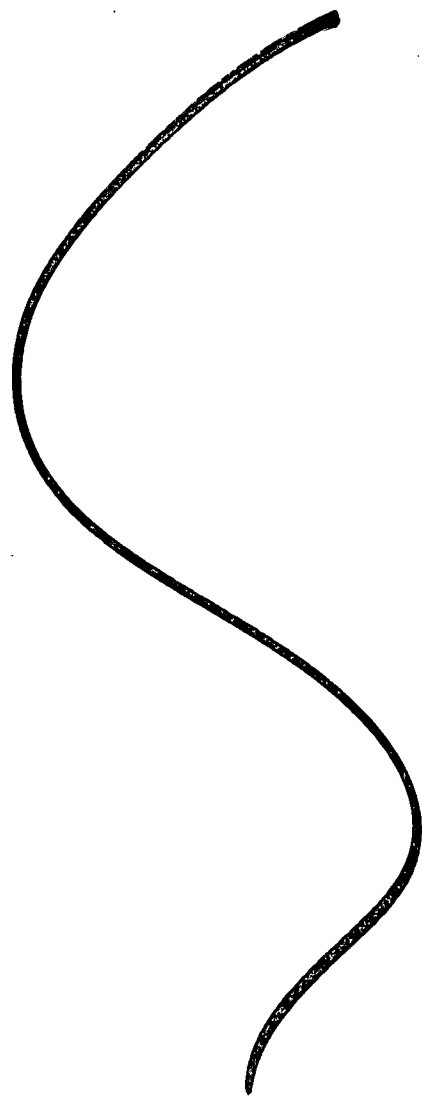
"City Property" for purposes of this Easement means:

1. Lots 7 and 17, Outlots A and B, and right of ways depicted in the Plat attached as Exhibit A-1; and
2. Areas described or depicted in Exhibit B-1 attached hereto and incorporated herein, except for portions of such areas constituting parts of Lot 12 or 14 of the Plat attached as Exhibit A-1.

City Property for purposes of this Easement also shall include any other parts of the Platted Area the City of La Vista acquires after the date of this Easement

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EXHIBIT "B-1"





2016-31250 N

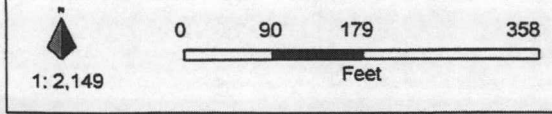
# Sarpy County Property Information



**Location**

**Legend**

Temporary Easement Area



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

**Sarpy County GIS**  
 1210 Golden Gate Dr.  
 Suite 1130  
 Peplion, NE 68046  
 maps.sarpy.com