

2006-19541

# VAL VISTA REPLAT THREE

LOT 1 THRU 3 INCLUSIVE

BEING A REPLATTING OF LOT 247A, VAL VISTA, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in Val Vista Replat Three (the lots numbered as shown), being a replat of Lot 247A, Val Vista, a subdivision located in the SW1/4 of Section 16, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 247A, Val Vista, said point also being on the Southerly right-of-way line of Chandler Road; thence S02°53'06"E (assumed bearing) along the East line of said Lot 247A, Val Vista, said line also being the West line of Lot 248, Val Vista, a subdivision located in said SW1/4 of Section 16, and also the Northerly line of the Chicago Burlington & Quincy Railroad, a distance of 473.37 feet to the Southeast corner of said Lot 247A, Val Vista, said point also being on said Northerly right-of-way line of the Chicago Burlington & Quincy Railroad; thence Westerly along the Southerly line of said Lot 247A, Val Vista, said line also being said Northerly right-of-way line of the Chicago Burlington & Quincy Railroad on the following described courses; thence Northerly on a curve to the right with a radius of 2312.70 feet, a distance of 705.96 feet, said curve having a long chord which bears N79°15'12"W, a distance of 703.24 feet; thence Northerly on a curve to the right with a radius of 2388.93 feet, a distance of 140.11 feet, said curve having a long chord which bears N88°49'40"W, a distance of 140.09 feet, to the Southwest corner of said Lot 247A, Val Vista, said point also being the Southwest corner of Lot 246A, said Val Vista; thence N15°28'30"E along the Westerly line of said Lot 247A, Val Vista, said line also being the Easterly line of said Lot 246A, Val Vista, a distance of 421.22 feet to the Northwest corner of said Lot 247A, Val Vista, said point also being the Northeast corner of said Lot 246A, Val Vista, said point also being on said Southerly right-of-way line of Chandler Road; thence Easterly along the Northerly line of said Lot 247A, Val Vista, said line also being said Southerly right-of-way line of Chandler Road on the following described courses; thence S74°31'30"E, a distance of 416.32 feet; thence Easterly on a curve to the left with a radius of 330.00 feet, a distance of 103.34 feet, said curve having a long chord which bears S83°29'45"E, a distance of 102.92 feet; thence N87°31'59"E, a distance of 182.02 feet to the point of beginning.

Said tract of land contains an area of 7.863 acres, more or less.

Robert Clark, LS-419

APRIL 24, 2006



## 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 County.

PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THE YEAR 2006.

## REVIEW OF SARPY COUNTY SURVEYOR

This plat of VAL VISTA REPLAT THREE (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 25th day of April 2006.

County Surveyor

## ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

Recorded on this day of 2006.

Sarpy County Register of Deeds

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 20th day of APRIL, 2006, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venter, Managing Member, GILES ROAD NO. 2, 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 LLC.

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

Notary Public

## ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of VAL VISTA REPLAT THREE (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 15th day of November 2005, in accordance with the State Statutes of Nebraska.

ATTEST

City Clerk

Mayor

## DEDICATION

Know all men by these presents that we, GILES ROAD NO. 2, LLC, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown. said subdivision to be hereafter known as VAL VISTA REPLAT THREE (lots 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 dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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 of Omaha and Aquila, Inc., 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 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.

In witness whereof, we do set our hand.

GILES ROAD NO. 2, LLC

George W. Venter, Managing Member

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

## APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This PLAT of VAL VISTA REPLAT THREE (Lots numbered as shown) was approved by the City Planning Commission on this 15th day of Sept 2006.

Chairman of La Vista City Planning Commission

| Proj No.     | Revisions |
|--------------|-----------|
| 99175.23     | (No)      |
| Date:        | Date      |
| Designed By: | MAW       |
| Drawn By:    | TRH       |
| Scale:       | 1" = 100' |
| Sheet        | 1 of 1    |

FINAL PLAT

VAL VISTA REPLAT THREE  
LA VISTA, NEBRASKA



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

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