

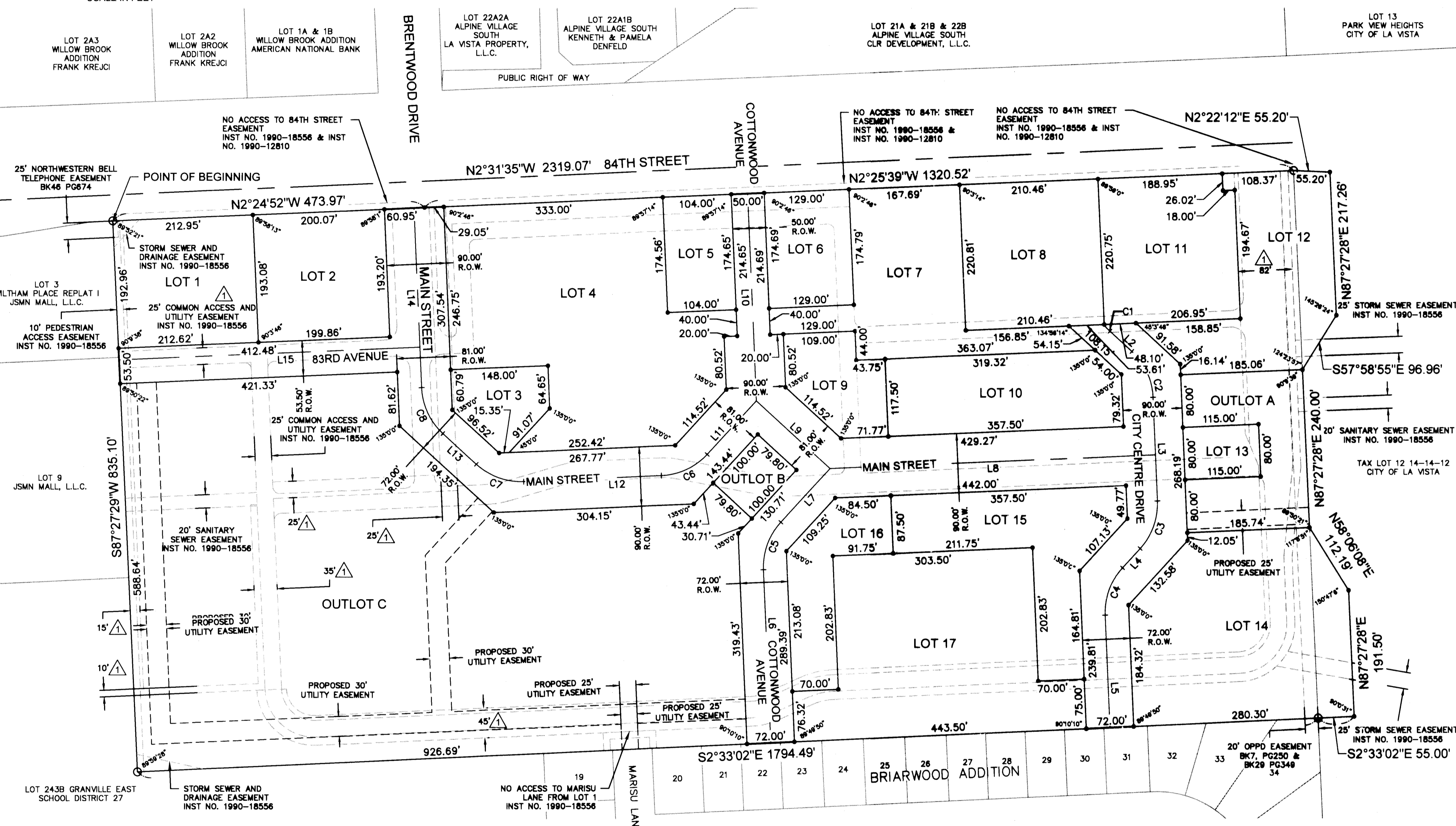
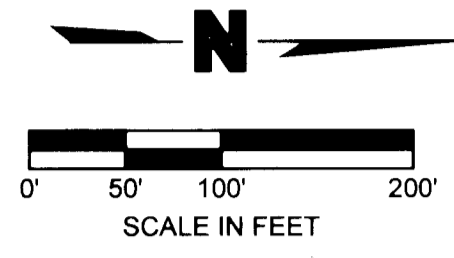
LA VISTA CITY CENTRE

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

COUNTER P.C.E. 44
 VERIFY 2-2-16 D.E. 28
 PROOF 6
 FEES \$ 52.00
 CHECK # 23643 / 23640
 CASH
 REFUND CREDIT
 SIGNATURE

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER
 2016-31243
 12/02/2016 9:38:06 AM
Clayton J. Dowling
 REGISTER OF DEEDS



OWNERS CERTIFICATION

I, THE UNDERSIGNED CHRISTOPHER ERICKSON OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. DEDICATION OF STREETS AND ALLEYS TO THE PUBLIC AND RESERVATION OF OTHER PUBLIC LANDS FOR PUBLIC USE PURSUANT TO THIS PLAT WILL BE SUBJECT TO (I) RECORDATION OF ONE OR MORE DEEDS OF LA VISTA CITY CENTRE, L.L.C. CONVEYING SUCH AREAS TO THE CITY OF LA VISTA, AND (II) ANY CHANGES HEREAFTER APPROVED BY THE CITY COUNCIL AND RECORDED. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 18'-FOOT-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 18'-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, I DO SET MY HANDS.

LA VISTA CITY CENTRE, L.L.C.

Christopher Erickson
 CHRISTOPHER ERICKSON
 MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA }
 COUNTY OF SARPY } SS
 ON THE 29th DAY OF November, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED CHRISTOPHER ERICKSON, KNOWN BY ME TO THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID.

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

Pamela A. Buette
 PAMELA A. BUETTE
 NOTARY PUBLIC

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 15 DAY OF September, 2016.

Chairperson
 CHAIRPERSON, LA VISTA PLANNING COMMISSION

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 15 DAY OF September, 2016, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

Douglas Kimbly
 DOUGLAS KIMBLY, MAYOR
 ATTEST: *Pamela A. Buette*
 PAM BUETTE, CITY CLERK

REVIEW 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 2 DAY OF November, 2016.

Dennis Nelson
 DENNIS NELSON, SARPY COUNTY ENGINEER

COUNTY TREASURER'S CERTIFICATIONS

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.

Rich James
 RICH JAMES, COUNTY TREASURER
 DATE 11-21-16

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

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

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, 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 WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN 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. Rothanzl
 TERRY L. ROTHANZL
 NEBRASKA L.S. 607
 DATE 11-21-16



LEGAL DESCRIPTION

A TRACT OF LAND 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, WILTHAM PLACE REPLAT 1, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET ON AN ASSUMED BEARING OF N02°24'52"W, 473.97 FEET; THENCE N02°23'39"W ON SAID EAST RIGHT-OF-WAY LINE, 1320.52 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 12; THENCE N02°22'12"E ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET, 55.20 FEET; THENCE N87°27'28"E, 217.26 FEET; THENCE S57°58'55"E, 96.96 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 12; THENCE N87°27'28"E ON SAID SOUTH LINE OF TAX LOT 12, 240.00 FEET; THENCE N58°08'08"E, 112.19 FEET; THENCE N87°27'28"E, 191.50 FEET; THENCE S02°33'02"E, 55.00 FEET TO A POINT ON SAID SOUTH LINE OF TAX LOT 12; THENCE CONTINUING S02°33'02"E, 1794.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BRENTWOOD CROSSING; THENCE S87°27'29"W, 835.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,522,444.51 SQ. FT. OR 34.951 ACRES MORE OR LESS.

CENTERLINE DATA TABLE

NO.	LENGTH	BEARING
L2	45.28'	N4° 37' 07"E
L3	157.76'	N87° 37' 07"E
L4	39.52'	S47° 22' 53"E
L5	170.64'	N87° 37' 07"E
L6	262.99'	N87° 37' 07"E
L7	110.38'	S47° 22' 53"E
L8	494.68'	S2° 22' 53"E
L9	151.80'	S42° 37' 07"W
L10	313.66'	S87° 37' 07"W
L11	110.38'	S47° 22' 53"E
L12	209.48'	S2° 22' 53"E
L13	68.96'	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'	N46° 38' 16"E
C2	78.54'	100.00'	76.54'	N65° 07' 07"E
C3	78.54'	100.00'	76.54'	S69° 52' 53"E
C4	78.54'	100.00'	76.54'	S69° 52' 53"E
C5	78.54'	100.00'	76.54'	S69° 52' 53"E
C6	78.54'	100.00'	76.54'	S24° 52' 53"E
C7	78.54'	100.00'	76.54'	S20° 07' 07"W
C8	78.54'	100.00'	76.54'	S65° 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 5	0.417	18159.10
LOT 6	0.517	22541.55
LOT 7	1.270	55328.09
LOT 8	1.067	46465.53
LOT 9	0.447	19465.41
LOT 10	0.948	41277.29
LOT 11	1.038	45209.53
LOT 12	1.190	51821.25
LOT 13	0.211	9200.00

LOT AREA TABLE

LOT	AREA (AC)	AREA (SF)
LOT 14	2.038	88784.39
LOT 15	1.044	45490.87
LOT 16	0.582	25367.16
LOT 17	2.184	95113.90
OUTLOT A	0.810	35295.88
OUTLOT B	0.183	7980.00
OUTLOT C	10.204	444495.98

MOLSSON ASSOCIATES
 2111 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL: 402.341.1116
 FAX: 402.341.5895
 www.molssonassociates.com

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

REVISIONS DESCRIPTION DATE REV. NO.

2016

drawn by: CAS
 checked by: ERG
 approved by: ERG
 QA/QC by: ERG
 project no.: 016-0546
 drawing no.:
 date: 07.28.2016

SHEET 1 OF 1

2016-31243