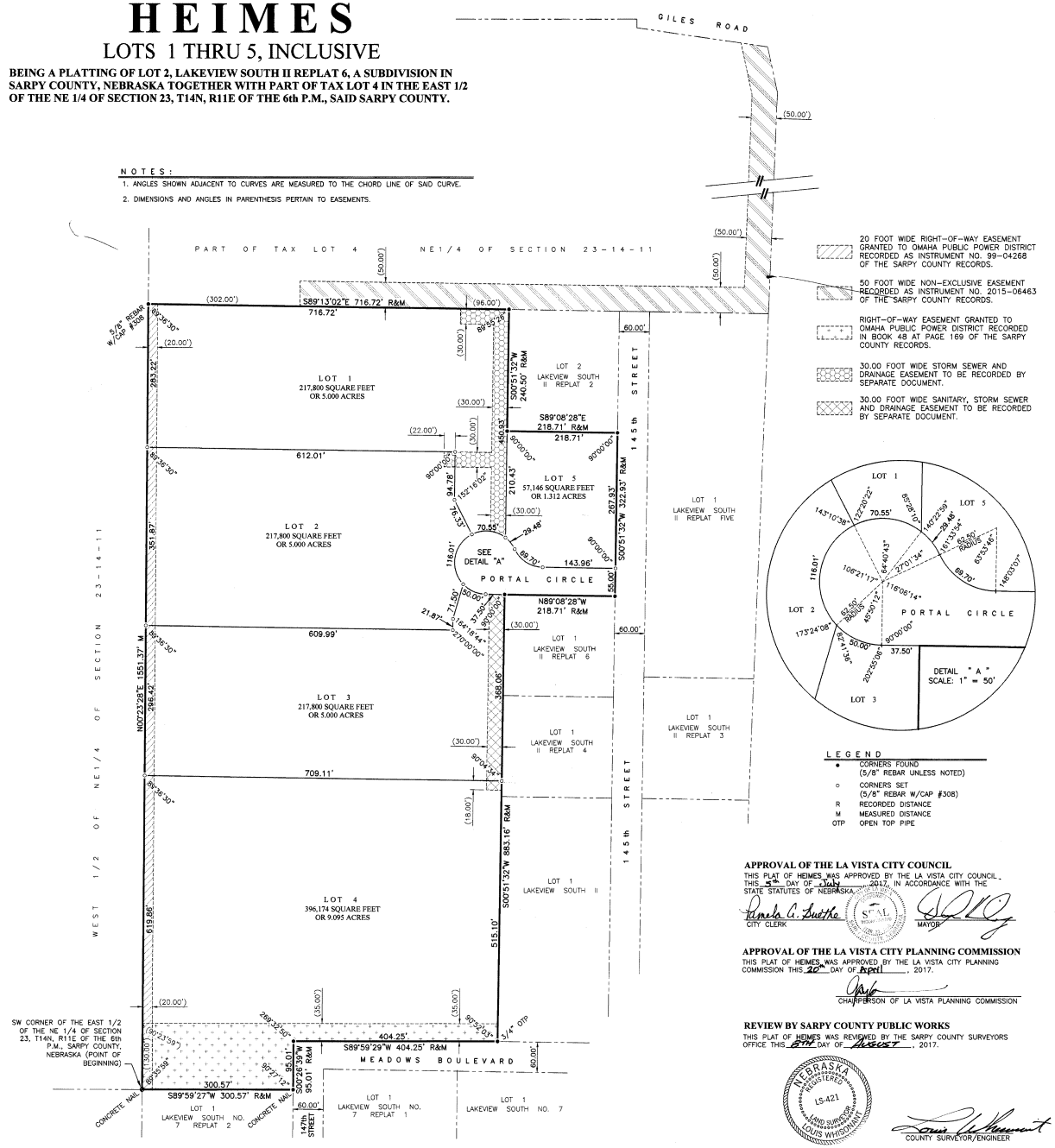
HEIMES

LOTS 1 THRU 5, INCLUSIVE

BEING A PLATTING OF LOT 2, LAKEVIEW SOUTH II REPLAT 6, A SUBDIVISION IN SARPY COUNTY, NEBRASKA TOGETHER WITH PART OF TAX LOT 4 IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 23, T14N, R11E OF THE 6th P.M., SAID SARPY COUNTY.

NOTES:

1. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.



20 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NO. 99-04268 OF THE SARPY COUNTY RECORDS.

50 FOOT WIDE NON-EXCLUSIVE EASEMENT RECORDED AS INSTRUMENT NO. 2015-06463 OF THE SARPY COUNTY RECORDS.

RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN BOOK 48 AT PAGE 169 OF THE SARPY COUNTY RECORDS.

30.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

30.00 FOOT WIDE SANITARY, STORM SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

LEGEND

•	CORNERS FOUND (5/8" REBAR UNLESS NOTED)
o	CORNERS SET (5/8" REBAR W/CAP #308)
R	RECORDED DISTANCE
M	MEASURED DISTANCE
OTP	OPEN TOP PIPE

APPROVAL OF THE LA VISTA CITY COUNCIL

THIS PLAT OF HEIMES WAS APPROVED BY THE LA VISTA CITY COUNCIL THIS 5th DAY OF July, 2017, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

Pamela A. Buethe
CITY CLERK

MAYOR

APPROVAL OF THE LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF HEIMES WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION THIS 20th DAY OF April, 2017.

CHAIRPERSON OF LA VISTA PLANNING COMMISSION

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HEIMES WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 8TH DAY OF AUGUST, 2017.

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISNANT

COUNTY SURVEYOR/ENGINEER

COUNTER 00 CF LM
VERIFY MS DR
PROOF
FEES 52.00
CHECK
CHG TD-2 ENGINEERING
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2018-00192
01/02/2018 3:22:23 PM
REGISTER OF DEEDS

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 AND FURTHER CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS HEIMES, LOTS 1 THRU 5, INCLUSIVE, BEING A PLATTING OF LOT 2, LAKEVIEW SOUTH II REPLAT 6, A SUBDIVISION IN SARPY COUNTY, NEBRASKA TOGETHER WITH PART OF TAX LOT 4 IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 23, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID EAST 1/2;
THENCE N00°23'28"E (ASSUMED BEARING) 1551.37 FEET ON THE WEST LINE OF SAID EAST 1/2;
THENCE S89°13'02"E 716.72 FEET ON THE NW CORNER OF LOT 2, LAKEVIEW SOUTH II REPLAT 2, A SUBDIVISION IN SAID SARPY COUNTY;
THENCE S00°51'32"W 240.50 FEET ON THE WEST LINE OF LOT 2 SAID LAKEVIEW SOUTH REPLAT 2 TO THE NW CORNER OF SAID LOT 2, LAKEVIEW SOUTH II REPLAT 6;
THENCE S89°08'28"E 218.71 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NE CORNER THEREOF;
THENCE S00°51'32"W 322.93 FEET ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF;
THENCE N89°08'28"W 218.71 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;
THENCE S00°51'32"W 883.16 FEET ON THE WEST LINES OF LOT 1, LAKEVIEW SOUTH II REPLAT 6, LOT 1, LAKEVIEW SOUTH II REPLAT 4 AND LOT 1, LAKEVIEW SOUTH II, SUBDIVISIONS IN SAID SARPY COUNTY TO THE NORTH LINE OF MEADOWS BOULEVARD;
THENCE S89°59'29"W 404.25 FEET ON THE NORTH LINE OF MEADOWS BOULEVARD TO THE WEST LINE OF 147th STREET;
THENCE S00°26'39"W 95.01 FEET ON THE WEST LINE OF 147th STREET TO THE NE CORNER OF LOT 1, LAKEVIEW SOUTH NO. 7 REPLAT 2, A SUBDIVISION IN SAID SARPY COUNTY;
THENCE S89°59'27"W 300.57 FEET ON THE NORTH LINE OF LOT 1 SAID LAKEVIEW SOUTH NO. 7 REPLAT 2 TO THE POINT OF BEGINNING.

CONTAINING 25.407 ACRES

NEBRASKA REGISTERED LS-308 James Warner LAND SURVEYOR JAMES D. WARNER

MARCH 17, 2017
DATE:

JAMES D. WARNER, NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, J & H INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND LB SOUTHWEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND AMERICAN NATIONAL BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HEIMES, 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 STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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 AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE 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 ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS.

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.

J & H INVESTMENTS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY
BY: THOMAS HEIMES, MANAGER

LB SOUTHWEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: LANCE PITTACK, PRESIDENT/MEMBER

AMERICAN NATIONAL BANK
BY: JASON L. HANSEN, FIRST VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF July 2017 BY THOMAS HEIMES, MANAGER OF J & H INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska JAMES D. WARNER My Comm. Exp. February 1, 2018

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF August 2017 BY LANCE PITTACK, PRESIDENT/MEMBER OF LB SOUTHWEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska BETH A SWEENEY My Comm. Exp. March 19, 2019

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF July 2017 BY JASON H. HANSEN, FIRST VICE PRESIDENT OF AMERICAN NATIONAL BANK, ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska JAMES D. WARNER My Comm. Exp. February 1, 2018

NOTARY PUBLIC

SARPY 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 ON THE RECORDS OF THIS OFFICE THIS 2nd DAY OF January, 2017 2018.

SARPY COUNTY TREASURER

TREASURER'S SEAL

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VAID UNTIL DECEMBER 30th OF THIS YEAR.

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

HEIMES
LOTS 1 THRU 5, INCLUSIVE

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0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: A1642-108A
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 17, 2017
Book:
Page:

Sheet Title

SARPY COUNTY FINAL PLAT

Sheet Number

SHEET 1 OF 1

2018-00192

7/7/2017 7:12 AM BOB RICHLING H:\1600\1642-108 Subdivision at Sapp Bros\Drawings\A1642-108A.dwg