HEIMES REPLAT ONE

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 3 AND 4, HEIMES, A SUBDIVISION IN PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 23, T14N R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2019-32332
12/23/2019 11:10:34 AM
Deb Houghtaling
COUNTY CLERK/REGISTER OF DEEDS
Recording fees paid: $28.00
Pages: 4
By: counter1
PLAT

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 17 DAY OF DEC, 2019.

TREASURER'S SEAL

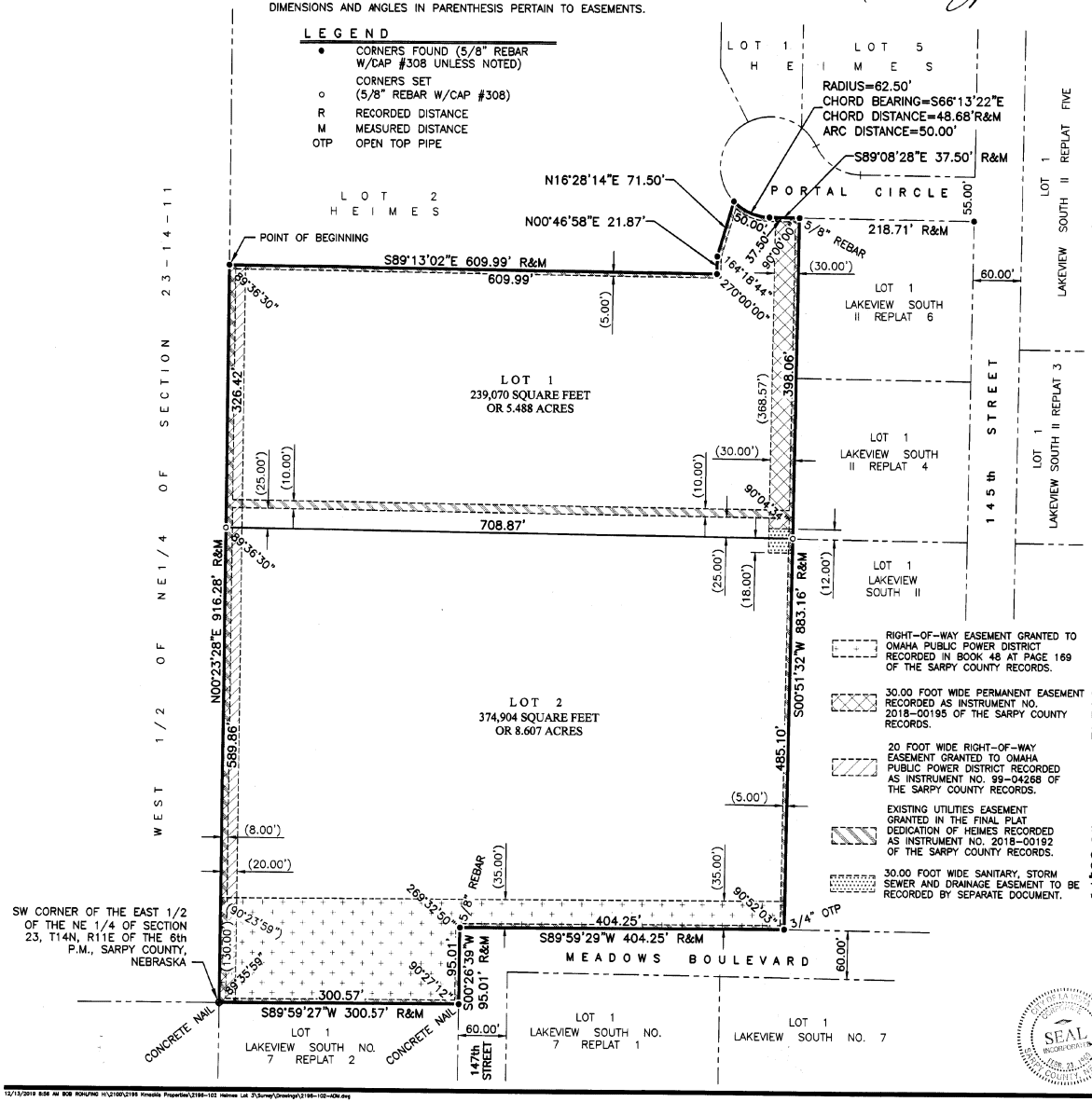
SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS
THIS ADMINISTRATIVE PLAT WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 17TH DAY OF December, 2019.

COUNTY SURVEYOR/ENGINEER

NOTE:
DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

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



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 PERMANENT EASEMENT RECORDED AS INSTRUMENT NO. 2018-00195 OF THE SARPY COUNTY RECORDS.

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

EXISTING UTILITIES EASEMENT GRANTED IN THE FINAL PLAT DEDICATION OF HEIMES RECORDED AS INSTRUMENT NO. 2018-00192 OF THE SARPY COUNTY RECORDS.

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

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 A MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THE 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 HEIMES REPLAT ONE, BEING A REPLATTING OF LOTS 3 AND 4, HEIMES, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 3;
THENCE S89°13'02"E (ASSUMED BEARING) 609.99 FEET ON THE NORTH LINE OF SAID LOT 3;
THENCE N00°46'58"E 21.87 FEET ON THE NORTH LINE OF SAID LOT 3;
THENCE N16°28'14"E 71.50 FEET ON THE NORTH LINE OF SAID LOT 3;
THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 3 ON A 62.50 FOOT RADIUS CURVE THE LEFT, CHORD BEARING S66°13'22"E, CHORD DISTANCE 48.68 FEET, AN ARC DISTANCE OF 50.00 FEET;
THENCE S89°08'28"E 37.50 FEET ON THE NORTH LINE OF SAID LOT 3 TO THE NE CORNER THEREOF;
THENCE S00°51'32"W 883.16 FEET ON THE EAST LINES OF SAID LOTS 3 AND 4 TO THE SE CORNER OF SAID LOT 4;
THENCE S89°59'29"W 404.25 FEET ON THE SOUTH LINE OF SAID LOT 4;
THENCE S00°26'39"W 95.01 FEET ON THE SOUTH LINE OF SAID LOT 4;
THENCE S89°59'27"W 300.57 FEET ON THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER THEREOF;
THENCE N00°23'28"E 916.28 FEET ON THE WEST LINES OF SAID LOTS 4 AND 3 TO THE POINT OF BEGINNING.
CONTAINING 14.095 ACRES MORE OR LESS

NOVEMBER 27, 2019
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, 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **HEIMES REPLAT ONE**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY 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 THE COMMON SIDE LOT LINE OF LOTS 1 AND 2.

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

AMERICAN NATIONAL BANK
BY:
JASON L. HANSEN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY
ON THE 16TH DAY OF DECEMBER, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED THOMAS HEIMES, MANAGER, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS MANAGER OF J&H INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2022

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY
ON THE 13TH DAY OF DECEMBER, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED JASON L. HANSEN, PRESIDENT, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2022

NOTARY PUBLIC

APPROVAL OF THE CITY OF LA VISTA
THIS ADMINISTRATIVE PLAT WAS APPROVED BY THE CITY OF LA VISTA THIS 18 DAY OF DECEMBER, 2019.

CITY CLERK — MAYOR — CITY PLANNER

2019 – 32332

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 REPLAT ONE
LOTS 1 AND 2

N
0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: 2196-102-ADM
Drawn By: RJR
Reviewed By: JDW
Date: NOVEMBER 27, 2019
Book:
Page:

Sheet Title
CITY OF LA VISTA ADMINISTRATIVE PLAT

Sheet Number
SHEET 1 OF 1

12/13/2019 8:56 AM BOB ROHLFING H:\2100\2196 Kneadia Properties\2196-102 Heimes Lot 3\Survey\Drawings\2196-102-ADM.dwg