

LA VISTA REPLAT III

Lots 4000 thru 4004, inclusive

Being A Replotting of Lots 1178 thru 1180, inclusive, La Vista and Lots 4000 & 4004, La Vista Replat II, A Subdivision As Surveyed, Platted and Recorded in Sarpy County, Nebraska, Together with Part of Vacated 80th Street.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS OF THIS PLAT, SAID SUBDIVISION IS KNOWN AS LAVISTA REPLAT III, LOTS 4000 THRU 4004, INCLUSIVE, BEING A RE-PLATTING OF LOTS 1178, 1179, AND 1180, AND LOTS 4000 AND 4004, LAVISTA REPLAT II, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA TOGETHER WITH PARTS OF VACATED 80TH STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 4004; THENCE N 0° 00' 10" E (ASSUMED BEARING) ON THE WESTERLY LINE OF SAID LOT 4004, AND 4003, 150.00 FEET TO THE SW CORNER OF SAID LOT 4003; THENCE S 89° 50' 17" E ON THE NORTHERLY LINE OF SAID LOT 4003 EXTENDED WESTERLY TO THE WESTERLY LINE OF SAID LOT 1180, 159.97 FEET; THENCE N 0° 00' 12" E ON THE WEST-ERLY LINE OF SAID LOT 1180, 19.00 FEET TO THE NE CORNER OF SAID LOT 1180; THENCE S 89° 54' 19" E ON THE NORTHERLY LINE OF SAID LOT 1180, 105.00 FEET TO THE NE CORNER OF SAID LOT 1180; THENCE S 0° 00' 26" E ON THE EASTERLY LINE OF SAID LOTS 1180 AND 1179, 125.96 FEET TO THE NE CORNER OF SAID LOT 1179; THENCE S 22° 55' 44" E ON THE EASTERLY LINE OF SAID LOT 1179, 83.25 FEET TO THE SE CORNER OF SAID LOT 1179; THENCE S 87° 57' 11" W ON THE SOUTHERLY LINE OF SAID LOT 1179, 129.77 FEET TO THE SW CORNER OF SAID LOT 1178; THENCE S 89° 50' 55" W ON THE SOUTHERLY LINE OF SAID LOT 4004 EXTENDED EASTERLY, 159.95 FEET TO THE POINT OF BEGINNING.

January 16, 1973
DATE

William P. Dornier
REGISTERED LAND SURVEYOR

L.S.-217
REG. NO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHARLES G. SMITH AND NELLIE M. SMITH, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO SUB-DIVIDED INTO LOTS AND STRIPS AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LAVISTA REPLAT III, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STRIPES AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PRATICAL EASEMENT, TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSS-ARMS, DOWN TOWS AND ANCHORS, CABLES, CABLES AND OTHER RELATED FACIL-ITIES, 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 THEREON ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, PROVIDED HOWEVER THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PER-METER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES; AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LARGE ROCK 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 APRESAID USES OR RIGHTS HEREIN GRANTED.

Charles G. Smith
CHARLES G. SMITH

Nellie M. Smith
NELLIE M. SMITH

PETITION TO VACATE PART OF 80TH STREET

WE, THE UNDERSIGNED BEING THE SOLE OWNERS AND PROPRIETORS OF THE PROPERTY REPRESENTING MORE THAN SEVENTY-FIVE PER CENT (75%) OF THE ABUTTING PROPERTY, HEREBY ASK AND PETITION THE LAVISTA PLANNING COMMISSION THAT THE NECESSARY ACTION BE TAKEN TO VACATE 80TH STREET BETWEEN THE EXTENDED SOUTHERLY LINE OF LOT 4002 AND THE EXTENDED SOUTHERLY LINE OF LOT 4004, LAVISTA REPLAT II, AND WE HEREBY RESPECTIVELY WAIVE ANY AND ALL DAMAGES, OR CLAIMS FOR DAMAGES, BY REASON OF SAID VAC-ATING.

IN WITNESS WHEREOF WE DO HEREWITH SET OUR HAND THIS 23rd DAY OF January, 1973.

Charles G. Smith *Nellie M. Smith*
CHARLES G. SMITH NELLIE M. SMITH

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS ON THIS 23rd DAY OF January, 1973, BEFORE ME A NOTARY PUBLIC, DUTY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Charles G. Smith & Nellie M. Smith WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESSE ME AND OFFICIAL SEAL, IN La Vista, Neb., THE DATE LAST AFORESAID.

Notary Public
NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 16th DAY OF March, 1973.

Kathleen A. Longman
DEPUTY

APPROVAL OF LAVISTA CITY COUNCIL

THIS PLAT OF LAVISTA REPLAT III WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAVISTA THIS 27th DAY OF January, 1973.

Frank C. Gaudin
MAYOR

John J. Curran
CITY CLERK

APPROVAL AND ACCEPTANCE OF LAVISTA PLANNING COMMISSION

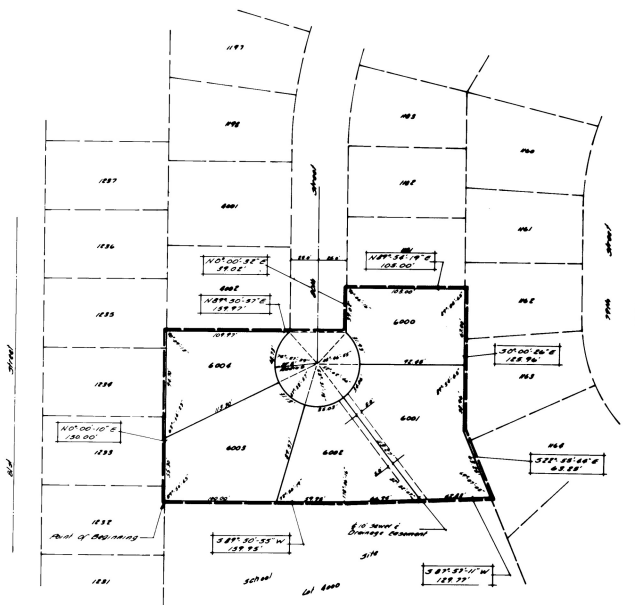
THIS PLAT OF LAVISTA REPLAT III WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LAVISTA THIS 15th DAY OF March, 1973.

John P. Heen
CHAIRMAN

APPROVAL BY SARPY COUNTY SURVEYOR

THIS PLAT OF LAVISTA REPLAT III WAS APPROVED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 16th DAY OF MARCH, 1973.

Norman Whitney
SARPY COUNTY SURVEYOR



Note: Distances Shown On Curves are Arc Distances Not Chord Distances

Scale: 1" = 50'

READ THE RECORDS 222-237 on 230 p. 2 on 5 of Plat 150
on 27 Cont. of Heen's...
Read Book 94, page 530

SCALE: 1" = 50'	DATE: 1-17-73	DRAWN BY: J.P.	CHECKED BY: J.P.
LAVISTA REPLAT III			
WILLIAM P. DORNIER			
SARPY COUNTY SURVEYOR			



89

AFFIDAVIT

47-157

Correction to LaVista Replat III, an addition to the City of LaVista, Sarpy County, Nebraska.

I, the undersigned Registered Land Surveyor, do hereby submit this drawing in order to correct certain errors in dimensions, angles and bearing on Lots 6000 thru 6004, inclusive, LaVista Replat III, as recorded in Plat Book 5, Page 89, of the Records in the Register of Deeds Office, Sarpy County, Nebraska.

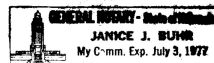
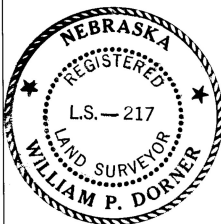
I hereby certify that I am the identical person whose name appears on the Surveyor's Certificate of said LaVista Replat III.

William P. Dorner
REGISTERED LAND SURVEYOR, L.S. 217

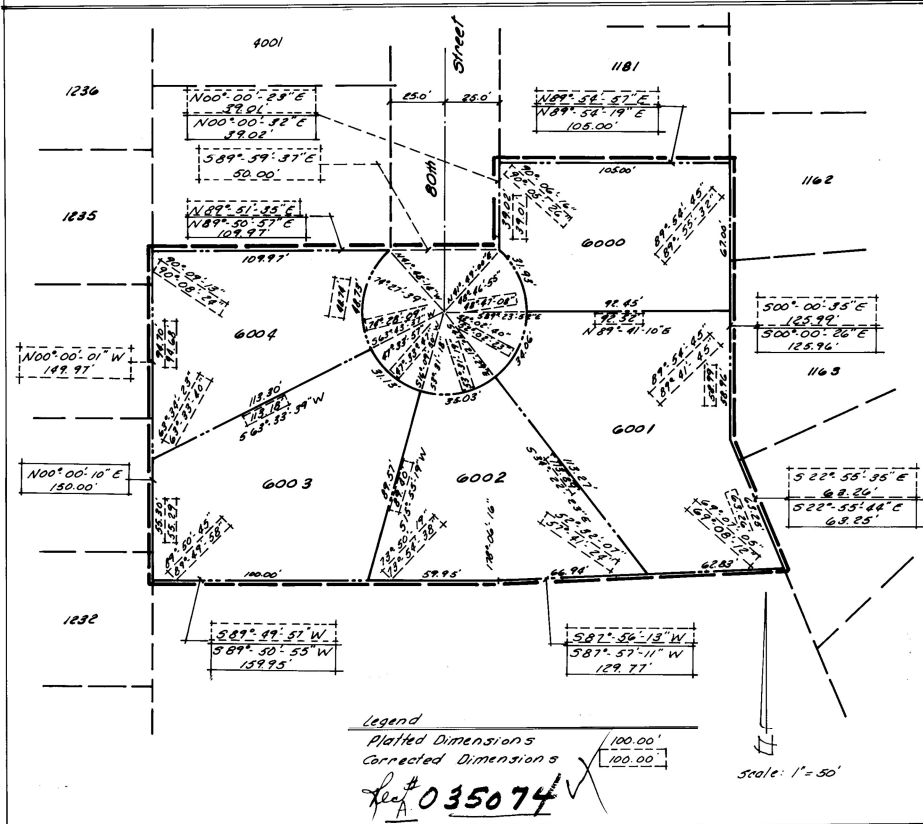
March 22, 1974
DATE

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

ON THIS 22 DAY OF March, 1974, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED WILLIAM P. DORNER, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE. WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID. MY COMMISSION EXPIRES ON July 3, 1977 NOTARY PUBLIC Janice J. Suhr



FILED FOR RECORD 3-25-74 AT 2:00 P. M. IN BOOK 47 OF Misc. Records
157 Carl L. Hibel REGISTER OF DEEDS, SARPY COUNTY, NEB.
4.25



89 A