2006-04149

SOUTHPORT EAST REPLAT THREE

BEING A REPLATTING OF LOT 3 AND 4. SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE STHPM., SARPY COUNTY, NEBRASKA

CERTIFICATE:

ERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIMSION DESCRIBED HEREIN AND THAT I MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE ENDS OF ALL CURVES IN SOUTHPORT EAST REPLAT THREE (INE. LOTS NUMBERED AS SHOWING BENGA SO FLOTS AS AND, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SELIG OF SECTION 18, TOWNSHIP LANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS

AT THE SOUTH-WEST CORNER OF LOT 6, SAID SOUTH-PORT EAST, SAID POINT ALSO BEING THE
T CORNER OF SAID LOT 3, SOUTH-PORT EAST, SAID POINT ALSO BEING THE
T CORNER OF SAID LOT 3, SOUTH-PORT EAST, SAID POINT ALSO BEING THE MORTH-EAST CORNER OF TAX
X LINE OF 125TH STREET; THENCE MSD'0130°E (ASSUMED BEARING) ALONG THE SOUTH-ERN TUNE OF
SOUTH-PORT EAST, AND ALSO THE SOUTH-ERLY LINE OF LOT 6, SAID SOUTH-PORT EAST, AND LINE ALSO
SOUTH-PORT EAST, AND ALSO THE SOUTH-PORT EAST, ADBTANCE OF SSIS DIFECT TO THE
CORNER OF SAID LOT 6, SOUTH-PORT EAST, SAID POINT ALSO BEING THE NORTH-EAST, DORNER OF SAID
HIPORT EAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE
THENCE SOUTH-BASTERLY ALONG THE EAST-EALY LINE OF SAID LOT 4, SOUTH-PORT EAST, SAID LINE
293.15 FEET, A DISTANCE OF 132.78 FEET, SAID CURRE HAVING A LONG CHOPD WHICH BEARS
A DISTANCE OF 131.80 FEET, THENCE SSIS SAIVE ALONG SAID EASTERLY LINE OF CORNER OF THE LET TWITH A
293.15 FEET, A DISTANCE OF 132.78 FEET, SAID CURRE HAVING A LONG CHOPD WHICH BEARS
A DISTANCE OF 131.80 FEET, THENCE SSIS SAIVE ALONG SAID EASTERLY LINE OF LOT 4, SOUTH-PORT
LINE ALSO BEING SAID WESTERLY PRICE OF SAID LOT 4, SOUTH-PORT EAST, SAID LIVE (TO LOT 4, SOUTH-PORT EAST, SAID DISTANCE OF
TO THE SOUTH-EAST CORNER OF SAID LOT 4, SOUTH-PORT EAST, SAID DISTANCE OF
ON OF SAID WESTERLY PRICHT-OF-WAY LINE OF PORT GRACE SOULL-VARD, A DISTANCE OF
ON OF SAID WESTERLY PRICHT-OF-WAY LINE OF PORT GRACE SOULL-VARD, A DISTANCE OF
ON OF SAID WESTERLY PRICHT-OF-WAY LINE OF PORT GRACE SOULL-VARD, A DISTANCE OF
ON OF SAID WESTERLY PRICHT-OF-WAY LINE OF PORT GRACE SOULL-VARD, A DISTANCE OF
ON OF SAID WESTERLY PRICHT-OF-WAY LINE OF SOUTH-PORT TAKEN
WAY LINE OF SOUTH-PORT PARKWAY. THENCE SOUTH-WESTERLY ALONG THE SOUTH-REST PARKWAY
ETO THE LEFT WITH A RADIUS OF 594.85 FEET, A DISTANCE OF 199.95 FEET, SAID CURRE HAVING A LONG
OUTH-PORT EAST, SAID LINE ALSO BEING SAID DISTANCE OF 199.95 FEET, SAID CURRE HAVING A LONG
OUTH-PORT EAST, SAID LINE ALSO BEING SAID ONCHTERLY RIGHT-OF-WAY LINE OF SOUTH-PORT

OF LAND CONTAINS AN AREA OF 244,862 SQUARE FEET OR 5,821 ACRES, MORE OR LESS, BRAU

ACCEPTANCE BY LA VISTA CITY COUNCIL

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS
Recorded on this 3 day of February

2004-04149 Sarpy County Register of Deeds

Printer Founds Fort Later to a High Manager State of the State of the

DEDICATION

Know all men by these presents that we, PCRT STARBOARD LLC, owners of the property described in the Cartification of Survey and embraced within the plat has caused said land to be subdivided into lots and shrets to be numbered and named as shown, and subdivision to be needle intown as SULTIPICRT EAST REPLAT THREE (dos numbered as shown), and was do hereby saily and approve of the disposition of our property as shown on the plat, and we do hereby decicals to the public for public use, the streets, evenues and circles, and we do hereby decicals to the public for public use, the streets, evenues and circles, and we do hereby grant assements as shown on this plat, we do further grant a perpotual essement to the Omaha Public Power District, Quest Communications and any company which has been granted a financistic to provide a cable television system in the area to be subdivided, this excessors and financistic to provide a cable television system in the area to be subdivided, their excessors and final beautiful posterior of the stream of the restriction of the stream Know all men by these presents that we, PORT STARBOARD LLC., owners of the proper

BY: TRENTON B. MAGID, MANAGING STARBOARD SOUTH LLC

ACKNOWLEDGEMENT OF NOTARY

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

A 1967AL WEATH-ING A PRINCIPLE HEALTHY J. R. 113 UPS 1 fine By Come for Nov. 1, 1970

ACKNOWLEDGEMENT OF NOTARY

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

A GERFU MINTY - STOCK MINES A DEVENTY J. ELLES - PER LE HYLKON ER HYLL ZON

REVIEW OF SARPY COUNTY SURVEYOR

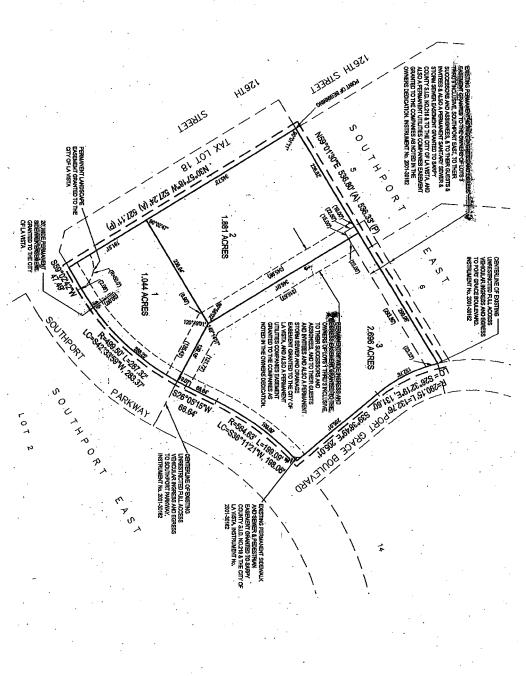


ENGINEERS . PLANNERS . SURVEYORS E&A CONSULTING GROUP,

REPLAT . EAST SOUTHPORT EAST

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(2)



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE PERMANENT MONUMENTS HAVE BEEN POINTS AND ENDS OF ALL CURVES IN REPLATTING OF LOTS 3 AND 4, SOUTH

FOLLOWS: 14 NORTH, RANGE 12 EAST OF THE 6TI

BEGINNING AT THE SOUTHWEST CORNING AT THE SOUTHWEST CORNIER OF SAID LOT 3, LOT 18, A TAX LOT LOCATED IN SAID S

SAID LOT 5, SOUTHPORT EAST, AND A BEING THE NORTHERLY LINE OF SAID

SOUTHEAST CORNER OF SAID LOT 6,

RIGHT-OF-WAY LINE OF 126TH STREE

CHORD WHICH BEARS S36*11'21"W, A
OF LOT 4, SOUTH-PORT EAST, SAID LIN
PARKWAY, A DISTANCE OF 66.64 FEET
SOUTH-PORT EAST, AND ALSO THE SO
NORTHERLY RIGHT-OF-WAY LINE OF S BOULEVARD; THENCE SOUTHEASTER!
ALSO BEING SAID WESTERLY RIGHT O
RADIUS OF 290,15 FEET, A DISTANCE (
S26°32'19°E, A DISTANCE OF 131,60 FE
EAST, SAID LINE ALSO BEING SAID WE CORNER OF SAID TAX LOT 18, SAID PC THENCE N30°57"8"W ALONG THE EAS OF SAID LOT 23 SOUTHPORT EAST, A D SAID NORTHERLY RIGHT-OF-WAY LINE EET, A DISTANCE OF 287.32 FEET, SA 283.37 FEET; THENCE S59°02'42"W ALC ON A CURVE TO THE LEFT WITH A RAI OT 4, SOUTHPORT EAST, SAID LINE. RIGHT-OF-WAY LINE OF SOUTHPORT NTERSECTION OF SAID WESTERLY R OT 4, SOUTHPORT EAST, SAID POINT 05.01 FEET TO THE SOUTHEAST COR

SAID TRACT OF LAND CONTAINS AN AI

John Meng-Frecker L.S. 548/

SCRIBED HEREIN AND THAT
3S OF ALL LOTS, STREETS, ANGLE
NUMBERED AS SHOWN) BEING A
SE1/4 OF SECTION 18, TOWNSHIP
RTICULARLY DESCRIBED AS

POINT ALSO BEING THE EET, SAID CURVE HAVING A LONG RLY LINE OF LOT 4, SOUTHPORT LIGHT WITH A RADIUS OF 499.50 AST, SAID LINE ALSO BEING SAID AY LINE OF SOUTHPORT "W ALONG SAID SOUTHERLY LINE RD AND THE NORTHERLY POINT ALSO BEING THE POINT OF E BOULEVARD, A DISTANCE OF 'AY LINE OF PORT GRACE HE NORTHEAST CORNER OF SAID E OF 536.80 FEET TO THE LONG THE SOUTHERLY LINE OF ON THE EASTERLY THE NORTHEAST CORNER OF TAX JTHERLY LINE OF LOT 4, LINE OF SOUTHPORT PARKWAY CHORD WHICH BEARS I A CURVE TO THE LEFT WITH A , SOUTHPORT EAST, SAID LINE UTHPORT EAST, SAID LINE ALSO THE SOUTHERLY LINE OF SAID

DEDICATION

grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha subdivided into lots and streets to be numbered and named as shown, said subdivision to be and other related facilities, and to extend thereon pipes for the transmission of gas and water on successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., their and a sixteen-foot (16") wide strip of land abutting the rear boundary lines of all exterior lots. The electric current for light, heat and power and for the transmission of signals and sounds of all assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other the aforesaid uses or rights herein granted used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with buildings or retaining walls shall be placed in the said easement ways, but the same may be through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further gran above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foo term exterior lots is herein defined as those lots forming the outer perimeter of the lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; through, under and across a five-foot (5') wide strip. of land abutting all front and side boundary kinds including signals provided by a cable television system, and the reception on, over, related facilities, and to extend thereon wires or cables for the carrying and transmission of franchise to provide a cable television system in the area to be subdivided, their successors and Public Power District, Qwest Communications and any company which has been granted a nereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby nereby ratify and approve of the disposition of our property as shown on the plat, and we do nereafter known as SOUTHPORT EAST REPLAT THREE (lots numbered as shown), and we do described in the Certification of Survey and embraced within the plat has caused said land to be know all men by these presents that we, PORT STARBOARD LLC., owners of the property

In witness whereof, we do set our hand PORT STARBOARD LLC



12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700 FAX: (402) 895-3599 E&A CONSU

IREE

NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- (N.R.) 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL
- 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
- STREETS, EXCEPT AT THE LOCATIONS NOTED AND SHOWN. GRACE BOULEVARD OR SOUTHPORT PARKWAY FROM ANY LOTS ABUTTING SAID 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 126TH STREET OR POR
- 5. A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, PARKING THOSE PARTS OF SAID LOTS 1, 2 AND 3 WHICH ARE OCCUPIED BY BUILDINGS AS AND 3, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1, 2 AND 3, EXCEPT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, CONSTRUCTED

SURVEYORS 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 AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SOUTHPORT EAST REPLAT THREE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 3 AND 4, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF SAID LOT 2 SOUTHPORT EAST, A DISTANCE OF 527.24 FEET TO THE POINT OF BEGINNING. SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID ON A CURVE TO THE LEFT WITH A RADIUS OF 564.63 FEET, A DISTANCE OF 199.09 FEET, SAID CURVE HAVING A LONG SAID LOT 5, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF LOT 6, SAID SOUTHPORT EAST, SAID LINE ALSO THENCE N30°57'18"W ALONG THE EASTERLY LINE OF SAID TAX LOT 18, SAID LINE ALSO BEING THE WESTERLY LINE CORNER OF SAID TAX LOT 18, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 47:49 FEET TO THE SOUTHEAST FEET, A DISTANCE OF 287.32 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS \$42°33′59′W, A DISTANCE OF NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 498.50 PARKWAY, A DISTANCE OF 66.64 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 4, OF LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF WAY LINE OF SOUTHPORT CHORD WHICH BEARS \$36°11'21"W, A DISTANCE OF 198.06 FEET; THENCE \$26°05'15"W ALONG SAID SOUTHERLY LINE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID 205.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF EAST, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD, A DISTANCE OF S26°32'19"E, A DISTANCE OF 131.60 FEET; THENCE S39°38'49"E ALONG SAID EASTERLY LINE OF LOT 4, SOUTHPORT RADIUS OF 290,15 FEET, A DISTANCE OF 132.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS BOULEVARD; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTHPORT EAST, SAID LINE SOUTHEAST CORNER OF SAID LOT 6, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BEING THE NORTHERLY LINE OF SAID LOTS 3 AND 4, SOUTHPORT EAST, A DISTANCE OF 536,80 FEET TO THE RIGHT-OF-WAY LINE OF 126TH STREET; THENCE N59°01'30"E (ASSUMED BEARING) ALONG THE SÖUTHERLY LINE OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, SAID SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX 283.37 FEET; THENCE S59°02′42"W ALONG SAID SOUTHERLY LINE OF LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING OT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ALSO BEING SAID WESTERLY RIGHT OF WAY LINE OF PORT GRACE BOULEVARD ON A CURVE TO THE LEFT WITH A OT 4, SOUTHPORT EAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE OT 18, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING ON THE EASTERLY

SEMENT GRANTED TO SARPY

SAID TRACT OF L'AND CONTAINS AN AREA OF 244,862 SQUARE FEET OR 5.621 ACRES, MÔRE OR LESS.

CULAR INGRESS AND EGRES! OUTHPORT PARKWAY. RUMENT No. 2001-30162

DICATION

used for gardens, shrubs, landscaping and other buildings or retaining walls shall be placed in the and other related facilities, and to extend thereo successors and assigns, to erect, install, operate a perpetual easement to Metropolitan Utilities Di and a sixteen-foot (16') wide strip of land abuttin the aforesaid uses or rights herein granted. through, under and across a five-foot (5') wide st (8) wide strip when the adjacent land is surveyed term exterior lots is herein defined as those lots lot lines; an eight-foot (8') wide strip of land abutl through, under and across a five-foot (5') wide st kinds including signals provided by a cable telev related facilities, and to extend thereon wires or assigns, to erect, operate, maintain, repair and re franchise to provide a cable television system in hereby dedicate to the public for public use, the s subdivided into lots and streets to be numbered Know all men by these presents that we, PORT above-described addition. Said sixteen-foot (16 electric current for light, heat and power and for grant easements as shown on this plat, we do fu hereby ratify and approve of the disposition of or nereafter known as SOUTHPORT EAST REPLA described in the Certification of Survey and emb ublic Power District, Qwest Communications an

In witness whereof, we do set our hand.
PORT STARBOARD LLC

BY: TRENTON B. MAGID, MANAGING MEMBEI STARBOARD SOUTH LLC