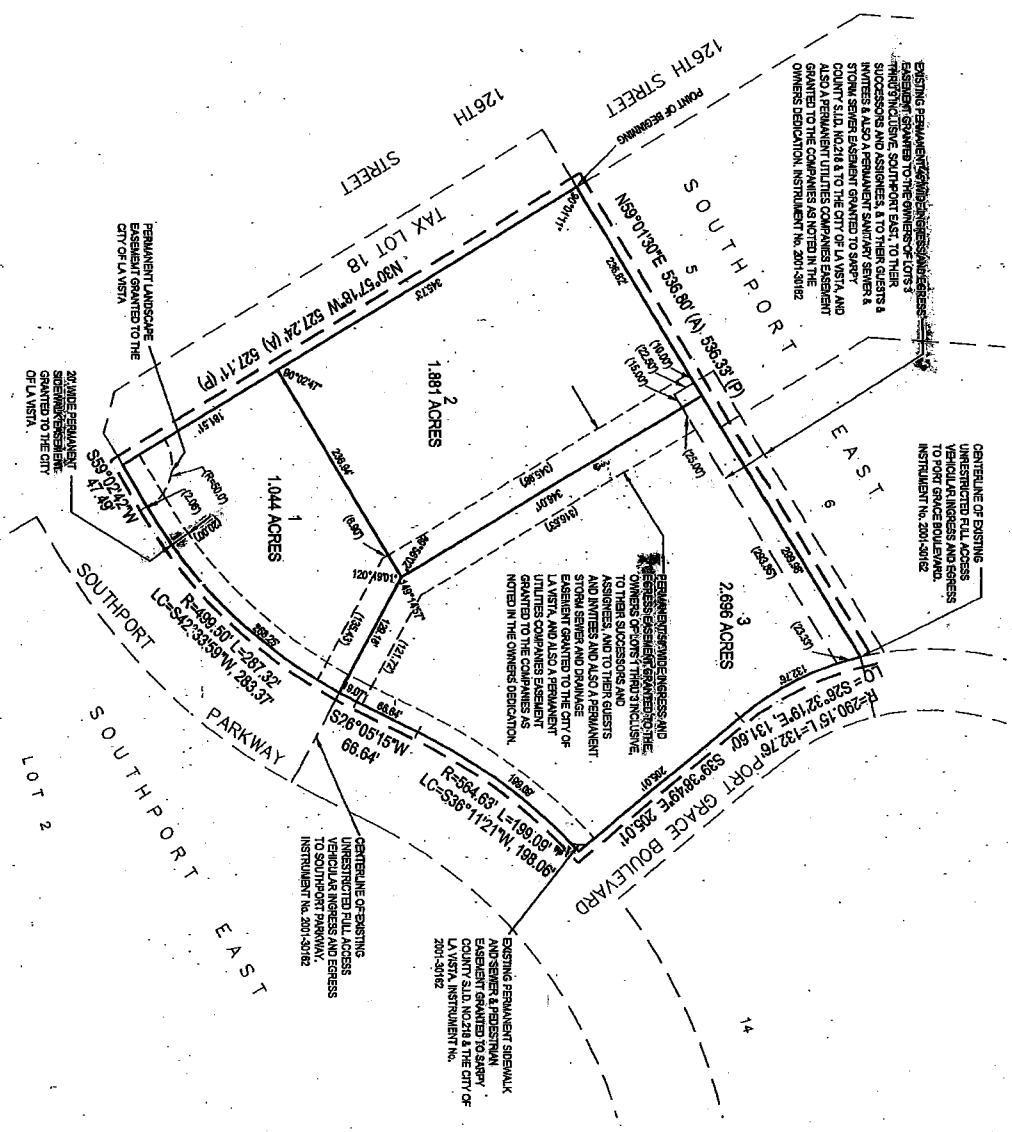




1 inch = 100 ft.



**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 14 NORTH RANGE 12 EAST OF THE 6TH FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, LOT 18, A TAX LOT LOCATED IN SAID S RIGHT-OF-WAY LINE OF 126TH STREET SAID LOT 5, SOUTHPORT EAST, AND A BEING THE NORTHERLY LINE OF SAID SOUTHPORT EAST, SAID POINT SOUTHPORT EAST, SAID POINT BOULEVARD, THENCE SOUTHEASTERLY ALSO BEING SAID WESTERLY RIGHT OF RADIUS OF 290.15 FEET, A DISTANCE ( S28°32'19"E, A DISTANCE OF 131.80 FEET EAST, SAID LINE ALSO BEING SAID WE 205.04 FEET TO THE SOUTHEAST COR INTERSECTION OF SAID WESTERLY R RIGHT-OF-WAY LINE OF SOUTHPORT F LOT 4, SOUTHPORT EAST, SAID LINE A ON A CURVE TO THE LEFT WITH A RAC CHORD WHICH BEARS S36°1'12"W, A OF LOT 4, SOUTHPORT EAST, SAID LIN PARKWAY, A DISTANCE OF 66.64 FEET SOUTHPORT EAST, AND ALSO THE SO NORTHERLY RIGHT-OF-WAY LINE OF S FEET, A DISTANCE OF 287.32 FEET, SA 283.37 FEET, THENCE S59°02'42"W, ALC CORNER OF SAID TAX LOT 18, SAID PC THENCE N80°57'18"W ALONG THE EAS OF SAID LOT 2, SOUTHPORT EAST, A L SAID TRACT OF LAND CONTAINS AN AN

*John Meng-Frecker*  
 John Meng-Frecker L.S. 548

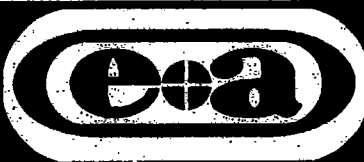
SCRIBED HEREIN AND THAT  
S OF ALL LOTS, STREETS, ANGLE  
S NUMBERED AS SHOWN) BEING A  
SE 1/4 OF SECTION 18, TOWNSHIP  
ARTICULARLY DESCRIBED AS

POINT ALSO BEING THE  
THE NORTHEAST CORNER OF TAX  
ON THE EASTERLY  
ALONG THE SOUTHERLY LINE OF  
SOUTHPORT EAST, SAID LINE ALSO  
E OF 536.80 FEET TO THE  
THE NORTHEAST CORNER OF SAID  
WAY LINE OF PORT GRACE  
SOUTHPORT EAST, SAID LINE  
A CURVE TO THE LEFT WITH A  
CHORD WHICH BEARS  
RY LINE OF LOT 4, SOUTHPOR  
E BOULEVARD, A DISTANCE OF  
POINT ALSO BEING THE POINT OF  
RD AND THE NORTHERLY  
THE SOUTHERLY LINE OF SAID  
LINE OF SOUTHPORT PARKWAY  
EET, SAID CURVE HAVING A LONG  
FW ALONG SAID SOUTHERLY LINE  
WAY LINE OF SOUTHPOR  
THERLY LINE OF LOT 4,  
AST, SAID LINE ALSO BEING SAID  
RIGHT WITH A RADIUS OF 499.50

### DEDICATION

Know all men by these presents that we, PORT STARBOARD LLC, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SOUTHPORT EAST REPLAT THREE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') 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 sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining 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 aforesaid uses or rights herein granted.

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



**E&A CONSL**  
**ENGINEERS •**

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

FREE

**NOTES:**

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 126TH STREET OR PORT GRACE BOULEVARD OR SOUTHPORT PARKWAY FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT AT THE LOCATIONS NOTED AND SHOWN.
5. A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1, 2 AND 3, EXCEPT THOSE PARTS OF SAID LOTS 1, 2 AND 3 WHICH ARE OCCUPIED BY BUILDINGS AS 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 SE 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, SAID SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 18, A TAX LOT LOCATED IN SAID SE 1/4 OF SECTION 18, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 126TH STREET; THENCE N89°01'30"E (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF LOT 6, SAID SOUTHPORT EAST, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 3 AND 4, SOUTHPORT EAST, A DISTANCE OF 636.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTHPORT EAST SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD ON A CURVE TO THE LEFT WITH A RADIUS OF 280.15 FEET, A DISTANCE OF 132.76 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S26°32'19"E, A DISTANCE OF 131.60 FEET; THENCE S39°38'49"E ALONG SAID EASTERLY LINE OF LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD, A DISTANCE OF 205.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF 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 LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ON A CURVE TO THE LEFT WITH A RADIUS OF 564.63 FEET, A DISTANCE OF 198.09 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S36°11'21"W, A DISTANCE OF 198.06 FEET; THENCE S26°05'15"W ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 66.64 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 499.50 FEET, A DISTANCE OF 287.32 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S42°33'59"W, A DISTANCE OF 283.37 FEET; THENCE S89°02'42"W ALONG SAID SOUTHERLY LINE OF LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 47.49 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 18, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST; THENCE N30°57'18"W ALONG THE EASTERLY LINE OF SAID TAX LOT 18, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 2, SOUTHPORT EAST, A DISTANCE OF 527.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 244,862 SQUARE FEET OR 5.621 ACRES, MORE OR LESS.

DEDICATION

Know all men by these presents that we, PORT & described in the Certification of Survey and emb subdivided into lots and streets to be numbered hereafter known as SOUTHPORT EAST REPLAT hereby ratify and approve of the disposition of or hereby dedicate to the public for public use, the e grant easements as shown on this plat, we do fu Public Power District, Qwest Communications an franchise to provide a cable television system in assigns, to erect, operate, maintain, repair and re related facilities, and to extend thereon wires or c electric current for light, heat and power and for t kinds including signals provided by a cable telev through, under and across a five-foot (5') wide st (lot lines), an eight-foot (8') wide strip of land abut and a sixteen-foot (16') wide strip of land abutting term exterior lots is herein defined as those lots above-described addition. Said sixteen-foot (16') (8') wide strip when the adjacent land is surveyed a perpetual easement to Metropolitan Utilities Dis successors and assigns, to erect, install, operate and other related facilities, and to extend thereo through, under and across a five-foot (5') wide st buildings or retaining walls shall be placed in the used for gardens, shrubs, landscaping and other the aforesaid uses or rights herein granted.

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

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

14  
EAST  
EXISTING PERMANENT SIDEWALK AND SEWER & PEDESTRIAN EASEMENT GRANTED TO SARPY COUNTY AND NO.216 & THE CITY OF LAVERA, INSTRUMENT NO. 2001-50162  
SERVING FULL ACCESS TO COLAR INGRESS AND EGRESS OUTPORT PARKWAY, INSTRUMENT NO. 2001-50162