2006-18122

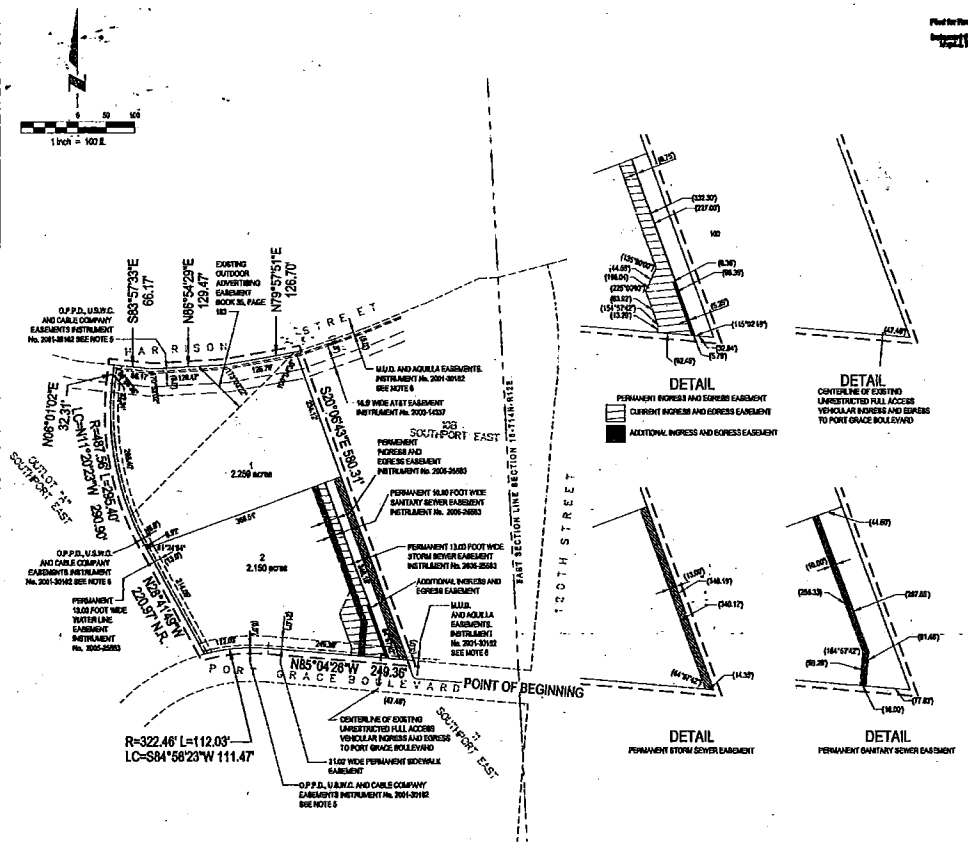
SOUTHPORT EAST REPLAT FOUR

LOT 1 AND 2

BEING A REPLATTING OF LOT 10A, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE¼ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Filed for Record 10-2-06 at 11:12 o'clock
Instrument 2006-18122
Register of Deeds, Sarpy County, Nebraska

LOCATION LA VISTA
PLAT FEE $ 110.00
CHECK 1071
CHG CASH
REFUND CHECK
INITIAL RCR



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 PORT GRACE BOULEVARD FROM LOT 2, EXCEPT AT THE LOCATION NOTED AND SHOWN.
5. OMAHA PUBLIC POWER DISTRICT, U. S. WEST COMMUNICATIONS AND CABLE COMPANY EASEMENTS, ALONG LOT LINES AS NOTED IN PLAT DEDICATION OF SOUTHPORT EAST. INSTRUMENT No. 2001-30162
6. METROPOLITAN UTILITIES DISTRICT OF OMAHA AND AQUILA NATURAL GAS COMPANY EASEMENTS, ABUTTING ALL STREETS AS NOTED IN PLAT DEDICATION OF SOUTHPORT EAST. INSTRUMENT No. 2001-30162
7. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM LOT 1.

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 FOUR (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOT 10A, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE¼ 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 10B, SAID SOUTHPORT EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 10A, SOUTHPORT EAST, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD; THENCE N85°04'26"W (ASSUMED BEARING) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 10A, SOUTHPORT EAST, A DISTANCE OF 249.36 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 10A, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD ON A CURVE TO THE LEFT WITH A RADIUS OF 322.46 FEET, A DISTANCE OF 112.03 FEET, SAID CURVE HAVING A LONG CURVE WHICH BEARS S84°58'23"W, A DISTANCE OF 111.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10A, SOUTHPORT EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT 'A', SAID SOUTHPORT EAST; THENCE N26°41'49"W ALONG THE EASTERLY LINE OF SAID OUTLOT 'A', SOUTHPORT EAST, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 10A, SOUTHPORT EAST, A DISTANCE OF 220.97 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OUTLOT 'A', SOUTHPORT EAST, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 10A, SOUTHPORT EAST ON A CURVE TO THE RIGHT WITH A RADIUS OF 497.86 FEET, A DISTANCE OF 295.40 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N11°37'27"W, A DISTANCE OF 290.99 FEET; THENCE N06°01'02"E ALONG SAID EASTERLY LINE OF OUTLOT 'A', SOUTHPORT EAST SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 10A, SOUTHPORT EAST, A DISTANCE OF 32.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HARRISON STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10A, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT 'A', SOUTHPORT EAST; THENCE S83°57'33"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 10A, SOUTHPORT EAST, A DISTANCE OF 66.17 FEET; THENCE N85°54'29"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 10A, SOUTHPORT EAST, A DISTANCE OF 129.47 FEET; THENCE N79°57'51"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 10A, SOUTHPORT EAST, A DISTANCE OF 126.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 10A, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10B, SOUTHPORT EAST; THENCE S20°06'43"E ALONG THE WESTERLY LINE OF SAID LOT 10B, SOUTHPORT EAST, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 10A, SOUTHPORT EAST, A DISTANCE OF 580.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 102,051 SQUARE FEET OF 4.409 ACRES, MORE OR LESS.

NEBRASKA REGISTERED LAND SURVEYOR LS-548 JOHN L. FISCHER

John Merg Fischer 11-16-2005
John Merg Fischer L.S. 548 Date

DEDICATION

Know all men by these presents that we, SOUTHPORT 10 LLC., owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as SOUTHPORT EAST REPLAT FOUR (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 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.
SOUTHPORT 10 LLC

BY: DAVID L. UNDERWOOD
MANAGING MEMBER, SOUTHPORT 10 LLC.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 5 day of January, 2006, before me, the undersigned, a Notary Public in and for said County, personally came David L. Underwood, Managing Member, Southport 10 LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged he same to be his voluntary act and deed, as President of said Corporation.

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

GENERAL NOTARY - State of Nebraska
STEVEN A. ANDREASEN
My Comm. Exp. Aug 28, 2006

Notary Public

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 endorsed in this plat as shown by the records of this office.

2-10-06 Date — County Treasurer

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

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of SOUTHPORT EAST REPLAT FOUR (lots numbered as shown) was approved by the City Planning Commision on this 15th day of September, 2005.

Michael J. Fitzgerald
Chairman of La Vista City Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of SOUTHPORT EAST REPLAT FOUR (lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 15th day of November, 2005 in accordance with the State Statutes of Nebraska.

ATTEST Pam Ramirez
City Clerk

Mayor

CITY OF LA VISTA NEBRASKA SEAL SARPY COUNTY

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this _____ day of _____

Sarpy County Register of Deeds Date

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SOUTHPORT EAST REPLAT FOUR (lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 28th day of November, 2006.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
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LINCOLN, NE 68516-6461
PHONE: (402) 420-2477
FAX: (402) 420-2477

10901 G STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

SOUTHPORT EAST REPLAT FOUR
CITY OF LA VISTA, NEBRASKA

FINAL PLAT

Revisions	Date
1	10/26/06

Proj No.: 2005051.15
Date: 8/18/2005
Designed By:
Drawn By: SJW
Scale: 1" = 100'
Sheet 1 of 1

9-12-05 - ASMC