2000-23342

Filed For Record 9-18-00 at 3:28
Instrument # 2000 23342
Lloyd J. Dowding Register of Deeds Sarpy Co. NE

Counter ha
Verify
D.E.
Proof
Fees 97.00
Ck X Cash Chg
1275

SOUTHWIND TWO

LOTS 1 THRU 162 INCLUSIVE & OUTLOT "A"

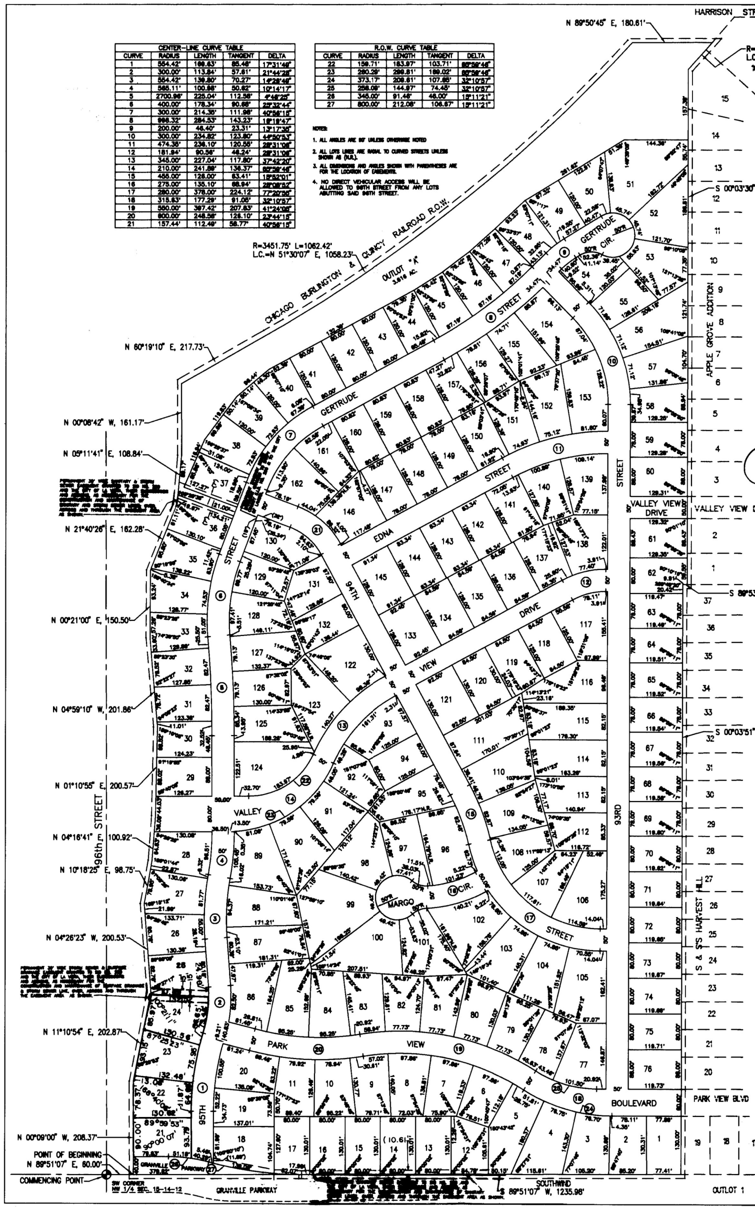
BEING A PLATTING OF TAX LOTS 6A AND R1, TAX LOTS LOCATED IN THE W 1/2 OF THE NW 1/4 OF SECTION 15; AND ALSO PARTOF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY IN SAID NW 1/4 OF SECTION 15; ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	554.42'	169.63'	85.46'	17°31'49"
2	300.00'	113.84'	57.61'	21°44'28"
3	554.42'	139.80'	70.27'	14°26'49"
4	565.11'	100.98'	50.62'	10°14'17"
5	2700.96'	225.04'	112.58'	4°46'25"
6	400.00'	178.34'	90.68'	25°32'44"
7	300.00'	214.35'	111.98'	40°56'15"
8	996.32'	284.53'	143.23'	16°19'47"
9	200.00'	46.40'	23.31'	13°17'35"
10	300.00'	234.82'	123.80'	44°50'53"
11	474.35'	236.10'	120.55'	28°31'06"
12	181.94'	90.56'	46.24'	28°31'06"
13	345.00'	227.04'	117.80'	37°42'20"
14	210.00'	241.89'	136.37'	65°59'46"
15	455.00'	126.00'	63.41'	15°52'01"
16	275.00'	135.10'	68.94'	28°08'52"
17	280.00'	378.00'	224.12'	77°20'55"
18	315.83'	177.29'	91.05'	32°10'57"
19	550.00'	397.42'	207.83'	41°24'06"
20	600.00'	248.56'	126.10'	23°44'15"
21	157.44'	112.49'	58.77'	40°56'15"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
22	159.71'	183.97'	103.71'	65°59'46"
23	260.29'	299.81'	169.02'	65°59'46"
24	373.17'	209.61'	107.65'	32°10'57"
25	258.09'	144.97'	74.45'	32°10'57"
26	345.00'	91.46'	46.00'	15°11'21"
27	800.00'	212.08'	106.67'	15°11'21"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 96TH STREET FROM ANY LOTS ABUTTING SAID 96TH STREET.



SURVEYOR'S 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 of the within plat and that a bond has been furnished to the City of La Vista to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Southwind Two (the lots numbered as shown) being a platting of Tax Lots 6A and R1, tax lots located in the W 1/2 of the NW 1/4 of Section 15; and also part of the abandoned Missouri Pacific Railroad right-of-way in said W 1/2 of the NW 1/4 of Section 15; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said NW 1/4 of Section 15; thence N89°51'07"E (assumed bearing) along the South line of said NW 1/4 of Section 15, a distance of 60.00 feet to the point of intersection of the North right-of-way line of Granville Parkway and the East right-of-way line of 96th Street, said point also being the point of beginning; thence along said East right-of-way line of 96th Street on the following described courses; thence N00°09'00"W, a distance of 208.37 feet; thence N11°10'54"E, a distance of 202.87 feet; thence N04°26'23"W, a distance of 200.53 feet; thence N10°18'25"E, a distance of 98.75 feet; thence N04°16'41"E, a distance of 100.92 feet; thence N01°10'55"E, a distance of 200.57 feet; thence N04°59'10"W, a distance of 201.86 feet; thence N00°21'00"E, a distance of 150.50 feet; thence N21°40'28"E, a distance of 162.28 feet; thence N05°11'41"E, a distance of 108.84 feet; thence N00°08'42"W, a distance of 161.17 feet to the point of intersection of said East right-of-way line of 96th Street and the Southerly right-of-way line of the Chicago Burlington & Quincy Railroad; thence along said Southerly right-of-way line of the Chicago Burlington & Quincy Railroad on the following described courses; thence N60°19'10"E, a distance of 217.73 feet; thence Northeasterly on a curve to the left with a radius of 3451.75 feet, a distance of 1062.42 feet, said curve having a long chord which bears N51°30'07"E, a distance of 1058.23 feet to the point of intersection of said Southerly right-of-way line of the Chicago Burlington & Quincy Railroad and the South right-of-way line of Harrison Street; thence N89°50'45"E along said South right-of-way line of Harrison Street, a distance of 180.61 feet to a point on the West line of Lot 16, Apple Grove Addition, a subdivision located in said NW 1/4 of Section 15; thence Southwesterly on a curve to the right with radius of 3854.83 feet, a distance of 81.53 feet, said curve having a long chord which bears S42°13'49"W, a distance of 81.53 feet along the Northwesterly line of Lots 16 and 15, said Apple Grove Addition, to a point on the East line of said W 1/2 of the NW 1/4 of Section 15; thence S00°03'30"W along said East line of the NW 1/4 of Section 15, said line also being the West line of said Apple Grove Addition, a distance of 1156.64 feet to the Southwest corner of Lot 1, said Apple Grove Addition, said point also being on the North line of Lot 37, S & S's Harvest Hill, a subdivision located in said NW 1/4 of Section 15; thence S89°53'11"W along said North line of Lot 37, S & S's Harvest Hill, a distance of 9.91 feet to the Northwest corner of said Lot 37, S & S's Harvest Hill; thence S00°03'51"W along the West line of said S & S's Harvest Hill, a distance of 1324.42 feet to the Southwest corner of Lot 19, said S & S's Harvest Hill, said point also being on said South line of the NW 1/4 of Section 15, said point also being on the North line of Outlot 1, Southwind, a subdivision located in the SW 1/4 of said Section 15; thence S89°51'07"W along said South line of the NW 1/4 of Section 15, said line also being the North line of said Southwind, a distance of 1235.96 feet to the point of beginning.

Said tract of land contains an area of 58.836 acres, more or less.

Robert Clark 8-13-99

Robert Clark, LS-419 Date

NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK [seal]

DEDICATION

Know all men by these presents that I, Southwind Land Corporation., owner 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 SOUTHWIND TWO (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, U.S. West 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 I do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, 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, I do set my hand this 17TH day of Aug. 1999.

SOUTHWIND LAND CORPORATION

[signature]

John C. Allen, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 17th day of Aug, 1999, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John C. Allen, president of Southwind Land Corporation. personally known by me 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 said corporation.

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

Homer R. Hunt

Notary Public

[General Notary Public stamp]

SB figured MS

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SOUTHWIND TWO (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 24 day of August 1999.

[signature]

Sarpy County Surveyor

[seal]

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of SOUTHWIND TWO (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 26 day of April 2000, in accordance with the State Statutes of Nebraska.

ATTEST *Linda Gooch* *[signature]*

Deputy City Clerk Mayor

CITY of LA VISTA CORPORATE SEAL INCORPORATED FEBR. 23, 1960 SARPY COUNTY, NEBRASKA

[seal]

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of SOUTHWIND TWO (Lots numbered as shown) was approved by the City Planning Commission on this 9th day of September 1999.

Michael J. Krzywicki

Chairman of La Vista City Planning Commission

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

DATE 9/18/00 *[signature]* DEP

County Treasurer

COUNTY TREASURER Seal

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

E&A CONSULTING GROUP

12001 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

SOUTHWIND TWO

LAVISTA, NEBRASKA

FINAL PLAT

8-12-99

99134

1" = 100'

1 of 1