VAL VERDE

BEING A REPLAT OF TAX LOT 12 AND THE EAST 1/2 OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LOTS 1 THRU 254 INCLUSIVE & OUTLOTS A,B & C

99-02551

DASH LINES INDICATE "COMMON" OR ZERO SIDEYARD LOT LINE FOR POSSIBLE PARTY WALLS. (TYPICAL)

UNPLATTED

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED OUT THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AND THAT SAID SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN AS TO BE INSTALLED ON THE GROUND AS SHOWN ON THIS PLAT ARE CORRECTLY SHOWN; THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 21, THENCE ON AN ASSUMED BEARING OF N 00°03'48" W (ASSUMED BEARING) 33.00 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 TO THE WEST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE CONTINUING ON SAID WEST LINE N 89°54'47" W 1,348.71 FEET TO THE NORTHEAST CORNER OF TAX LOT 11A; THENCE S 89°52'30" W 2,159.43 FEET TO THE NORTHWEST CORNER OF TAX LOT 11A; THENCE S 89°52'30" W 600.90 FEET ALONG THE NORTH LINE OF TAX LOT 12 TO THE NORTHWEST CORNER OF SAID TAX LOT 12; THENCE S 00°04'28" E 435.60 FEET ALONG THE WEST LINE OF SAID TAX LOT 12 TO THE FOLLOWING FOUR COURSES (1) S 89°54'47" W 1,348.71 FEET; (2) N 00°00'00" E 10.00 FEET; (3) THENCE S 89°49'59" E 1,634.27 FEET; (4) S 00°01'01" W 10.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 84TH STREET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 84TH STREET THE FOLLOWING FIVE COURSES (1) S 00°00'00" E 260.00 FEET; (2) THENCE S 90°00'00" E 10.00 FEET; (3) THENCE S 00°00'00" E 398.40 FEET; (4) THENCE S 44°55'00" E 42.49 FEET; (5) THENCE S 00°00'00" E 1,894.37 FEET TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 109.70 ACRES, MORE OR LESS.

RONALD D. HILL, L.S. NO. 373 — 12/9/98 DATE

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "VAL VERDE"

THIS 20th DAY OF JAN. 19 99

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, VAL VERDE DEVELOPMENT L.L.C., A NEBRASKA CORPORATION, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND IN ADDITION TO BE HEREAFTER KNOWN AS "VAL VERDE" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT (OPPD) AND U.S. WEST COMMUNICATIONS, INC. (USWC) 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, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE POLES FOR THE SUPPORT OF OVERHEAD WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND EQUIPMENT FOR EXTENDING THEREON WIRES OR CABLES FOR CONVEYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE SUBDIVISION. THE TERM "ENTITLED (1/8) FOOT WIDE EASEMENT SHALL BE REDUCED TO EIGHT (8) INCHES WIDE IF A PERPENDICULAR LINE IS SUBTENDED WITHIN THE LOT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO NEBRASKA INTRASTATE GAS UTILITY, INC. (DBA) PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES. NEITHER PUBLIC OR PRIVATE 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. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND AVENUES AS SHOWN HEREON AND GRANT AND CONVEY TO SAID PUBLIC FOR PUBLIC USE PERMANENT SANITARY AND STORM SEWER EASEMENTS OVER, ACROSS AND THROUGH OUTLOTS A, B AND C AS SHOWN HEREON AND ALSO WITHIN OTHER SEWER EASEMENTS AS SHOWN HEREON. FURTHER, THE GRANTOR, ITS SUCCESSORS OR ASSIGNS WAIVES ALL COMPENSATION FOR ON FREE REMOVAL AND/OR DESTRUCTION OF ANY IMPROVEMENTS MADE IN THE EASEMENT AREAS. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES.

THIS 10TH DAY OF DECEMBER, 19 98

VAL VERDE DEVELOPMENT CORPORATION L.L.C., A NEBRASKA CORPORATION,

BY: Timothy W. Young

TIMOTHY W. YOUNG, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 10th DAY OF DECEMBER 19 98 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

GENERAL NOTARY-State of Nebraska MARK A. ROYER My Comm. Exp. 8-4-2000

MY COMMISSION EXPIRES 8-4-2000

NOTARY PUBLIC

APPROVAL OF LA VISTA CITY COUNCIL

THIS PLAT OF "VAL VERDE" WAS APPROVED BY THE "LA VISTA" CITY COUNCIL

THIS 16th DAY OF January 98

Harold Anderson
MAYOR, CITY OF LA VISTA

ATTEST: Rita M. Ramirez
CITY CLERK

APPROVAL OF LA VISTA PLANNING COMMISSION

THIS PLAT OF "VAL VERDE" WAS APPROVED BY THE LA VISTA PLANNING COMMISSION

THIS 18th DAY OF December 19 97

Michael J. Fitzpatrick
LA VISTA PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

DATE 1-20-99

Rich James
SARPY COUNTY TREASURER By Nancy Goy

C CURVE DATA

CURVE	RADIUS	LENGTH
1	400.00'	125.36'
2	400.00'	177.48'
3	300.00'	248.49'
4	300.00'	248.49'
5	200.00'	113.89'
6	200.00'	140.17'
7	200.00'	111.27'
8	250.00'	393.43'
9	150.00'	89.43'
10	150.00'	78.58'
11	150.00'	89.43'
12	150.00'	157.08'
13	150.00'	157.08'
14	150.00'	157.08'
15	150.00'	235.62'
16	150.00'	235.62'

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH
17	200.00'	179.85'
18	200.00'	43.32'
19	500.00'	472.11'
20	800.00'	314.74'

1 inch = 100 ft.

ALL LOT ANGLES ARE 90°00'00" UNLESS OTHERWISE SHOWN
ALL CURVE DIMENSIONS ARE ARC DISTANCES
DIMENSIONS IN PARENTHESIS (40.58') REFER TO EASEMENT DIMENSIONS)

NORTH

EAST QUARTER CORNER SEC. 21-T14N-R12E

N 89°54'47" W 33.00' POINT OF BEGINNING

17.00' ADDITIONAL R.O.W. DEDICATED TO CITY OF LA VISTA

DIRECT VEHICULAR ACCESS TO 96TH STREET FROM LOTS 1 THRU 22, 253 AND OUTLOT "A" IS PROHIBITED

DIRECT VEHICULAR ACCESS TO GILES ROAD FROM LOTS 36 THRU 41, AND 250 THRU 253 IS PROHIBITED

NORTHEAST CORNER SEC. 21-T14N-R12E

Filed For Record January 27 1999 11:42a
Instrument # 99-002551
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

Drawing: K:\DWG\VALVERDE\FINAL98.DWG (BILL)
November 05, 1998 3:13:56 p.m.

DESIGNED: RDH
DRAWN: RGD
CHECKED: WAF
DATE: 4-02-98
08/15/98
11-5-98
12/01/98

VAL VERDE

LA VISTA, NE - FINAL PLAT

Hill-Farrell Associates, Inc.
Engineers, Land Surveyors, Land Planners
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

PROJECT NO.
K-FINAL98.DWG

SHEET NO.
1 OF 1