9-11

ARDMORE

LOTS 1 THRU 217 INCLUSIVE & OUTLOTS "A", "B" & "C"
BEING A PLATTING OF PART OF THE W½ OF THE SW¼ OF
SEC.13, T 14 N, R12E OF THE 6TH P.M., SARPY CO., NEB.

SCALE: 1 INCH = 100 FEET

CURVE DATA

NO.	Δ	R	L	D
1	7°24'15"	243.92'	175.62'	23°49'59"
2	55°08'07"	378.41'	197.56'	15°14'20"
3	56°58'50"	145.00'	76.40'	39°54'24"
4	46°15'20"	275.00'	117.36'	20°83'46"
5	19°55'27"	350.00'	60.48'	16°37'03"
6	09°22'29"	350.00'	28.69'	16°37'03"
7	10°12'59"	350.00'	31.29'	16°37'03"
8	18°44'52"	350.00'	57.78'	16°37'03"
9	04°17'21"	1000.00'	37.45'	5°72'958"
10	12°21'09"	1016.50'	110.00'	5°63'658"
11	82°51'44"	161.34'	49.35'	34°23'15"
12	24°47'56"	250.17'	55.00'	22°90'75"
13	59°02'51"	250.00'	142.49'	22°91'852"
14	40°48'24"	112.59'	41.88'	50.88889°
15	41°48'20"	276.00'	104.99'	20.83464°
16	12°21'09"	1276.50'	138.14'	4.48851°
17	08°05'07"	676.50'	90.00'	8.48088°
18	13°06'28"	450.00'	51.10'	12.73240°
19	43°18'28"	150.00'	59.55'	38.19720°
20	35°39'45"	226.00'	68.01'	25.46480°
21	56°20'15"	125.00'	66.94'	45.83664°
22	39°39'45"	156.00'	40.64'	36.44158°
23	34°34'22"	500.00'	155.60'	11.45916°

NOTES:
1. All angles on plat are 90° unless otherwise designated
2. There is a perpetual drainage easement over all of Outlot "A" & "C" granted to the City of La Vista.

APPROVAL OF COUNTY SURVEYOR:

I hereby approve of this plat of Ardmore, the lots numbered as shown, on this 1st day of Oct., A.D., 1986.

Norman Whitney
County Surveyor

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 10-8-86

Evelyn M. Snyder
County Treasurer

APPROVAL OF LAVISTA CITY PLANNING COMMISSION

This plat of Ardmore, the lots numbered as shown, was approved by the City Planning Commission on this 2d day of April, 1986.

Chairman of LaVista City Planning Commission

ACCEPTANCE BY LAVISTA CITY COUNCIL

This plat of Ardmore was approved by the City Council of the City of LaVista, Nebraska, on this 20th day of October, A.D., 1986, in accordance with the State Statutes of Nebraska.

ATTEST: City Clerk — Mayor

SEAL INCORPORATED CITY OF LA VISTA SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the boundary of the within plat, and that a bond has been furnished to the City of LaVista to insure placing of permanent monuments at all corners of all lots, block corners, angle points, points and ends of all curves in Ardmore, being a platting of part of the West 1/2 of the SW 1/4 of Section 13, 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 Section 13; thence N01°27'59"W (assumed bearing) along the West line of said SW 1/4 of Section 13, a distance of 64.26 feet; thence N88°32'01"E, a distance of 75.00 feet to the point of intersection of the East right-of-way line of 72nd Street and the North right-of-way line of Giles Road, said point also being the Point Of Beginning; thence along said East right-of-way line of 72nd Street on the following described courses; thence N01°27'59"W, a distance of 588.12 feet; thence N88°32'01"E, a distance of 15.00 feet; thence N01°27'59"W, a distance of 100.00 feet; thence N02°49'22"E, a distance of 601.69 feet; thence N03°31'46"W, a distance of 605.99 feet; thence S88°32'01"W, a distance of 17.00 feet; thence N01°27'59"W, a distance of 266.68 feet to a point on the South line of Tax Lot 9 in said SW 1/4 of Section 13; thence N88°32'01"E along said South line of Tax Lot 9, a distance of 57.00 feet to the Southeast corner of said Tax Lot 9; thence N01°27'59"W along the East line of said Tax Lot 9, a distance of 45.00 feet to the Northeast corner of said Tax Lot 9; thence S88°32'01"W along the North line of said Tax Lot 9, a distance of 57.00 feet to a point on said East right-of-way line of 72nd Street; thence N01°27'59"W along said East right-of-way line of 72nd Street, a distance of 29.75 feet, to a point on the South line of Tax Lot 10 in said SW 1/4 of Section 13; thence along said South line of Tax Lot 10 on the following described courses; thence N88°57'10"E, a distance of 981.14 feet; thence N01°02'50"W, a distance of 150.00 feet; thence N88°57'10"E, a distance of 300.00 feet to a point on the East line of said West 1/2 of the SW 1/4 of Section 13; thence S01°26'11"E along said East line of the West 1/2 of the SW 1/4 of Section 13, a distance of 2512.00 feet to a point on said North right-of-way line of Giles Road; thence along said North right-of-way line of Giles Road on the following described courses; thence S88°59'41"W, a distance of 688.86 feet; thence N01°00'19"W, a distance of 17.00 feet; thence S88°59'41"W, a distance of 125.00 feet; thence N87°14'08"W, a distance of 226.01 feet to the Point of Beginning.

Robert Clark LS 419 — Date 10-1-86

DEDICATION

Know all men by these presents that I, Charles G. Smith, Trustee of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as Ardmore (Lots 1 thru 217, inclusive, and Outlot "A", "B" and "C"), and I do hereby ratify and approve of the disposition of my property as shown on this plat, and I hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant the easements all as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District and N.W. Bell Telephone Company, 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 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 boundary lines of all exterior lots. In those areas where lots are adjacent to the boundary lines of the above described additional, 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 cul-de-sac 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 hereunto set my hand this 8th day of Oct., 1986.

By: Charles G. Smith, Trustee

ACKNOWLEDGEMENT OF NOTARY

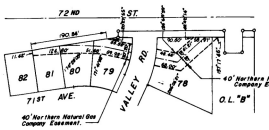
STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 8th day of Oct., 1986, before me, the undersigned a Notary Public in and for said County personally came Charles G. Smith, to me personally known 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.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.

Notary Public

My Commission expires the 14th day of June, 1987.



DETAIL

4-23-87 226 9 Plats

11

115.50

ELLIOTT & ASSOCIATES
8712 SOUTH 132nd STREET • OMAHA, NE. 68137 • (402) 896-4700

ARDMORE
LA VISTA, NEBR.

FINAL PLAT

SCALE 1"=100'
DATE Sept. 1986
SHEET 2 OF 2
PROJECT NO. 84090
SHT 1 OF 1