1999-08323

MAYFAIR 2ND ADDITION

LOT 1 THRU 118 INCLUSIVE & OUTLOT "A"

BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 16, AND ALSO BEING A REPLAT OF LOT 105, MAYFAIR, A SUBDIVISION LOCATED IN SAID SE 1/4 OF SECTION 16, AND ALSO BEING A PLATTING OF TAX LOT R1, A TAX LOT LOCATED IN SAID SE 1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

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. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 96TH ST. OR TO GILES RD. FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT AS NOTED IN LOT 117.
4. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO SARPY COUNTY S.I.D. NO.185
5. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT WILL BE GRANTED ON THE LINE OF FINAL SIDE PLAN APPROVAL THRU LOT 117 FROM APPROXIMATELY THE NORTHWEST CORNER OF LOT 117, TO APPROXIMATELY THE SOUTHWEST CORNER OF LOT 117, SUBJECT TO THE CITY APPROVAL.

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 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 Mayfair 2nd Addition (the lots numbered as shown) being a platting of part of the SE 1/4 of Section 16; and also being a replat of Lot 105, Mayfair, a subdivision located in said SE 1/4 of Section 16; and also being a replat of Tax Lot R1, a tax lot located in said SE 1/4 of Section 16; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 105, Mayfair, said point also being the point of intersection of the West right-of-way line of 96th Street and the Southerly right-of-way line of Brentwood Drive; thence S00°05'06"W (assumed bearing) along said West right-of-way line of 96th Street, said line also being the East line of said Lot 105, Mayfair, a distance of 1162.52 feet; thence S39°46'36"W along said West right-of-way line of 96th Street, said line also being said East line of Lot 105, Mayfair, a distance of 129.96 feet to the point of intersection of said West right-of-way line of 96th Street and the North right-of-way line of Giles Road, said point also being the Southeast corner of said Lot 105, Mayfair; thence S89°57'34"W along said North right-of-way line of Giles Road, a distance of 2513.49 feet to a point on the West line of said SE 1/4 of Section 16; thence N00°17'32"W along said West line of the SE 1/4 of Section 16, a distance of 1271.56 feet to the Northwest corner of the SW 1/4 of said SE 1/4 of Section 16, said point also being the Southwest corner of Tax Lot 9, a tax lot located in said SE 1/4 of Section 16; thence N89°58'08"E along the North line of said SW 1/4 of the SE 1/4 of Section 16, said line also being the South line of said Tax Lot 9 and the North line of said Tax Lot R1, and the South line of Tax Lot 10, a tax lot located in said SE 1/4 of Section 16, a distance of 1327.43 feet to the Northeast corner of said SW 1/4 of the SE 1/4 of Section 16, said point also being the Southeast corner of said Tax Lot 10; thence N00°06'13"W along the West line of the East 1/2 of said SE 1/4 of Section 16, a distance of 322.59 feet to the Southwest corner of Lot 98, said Mayfair; thence along the Southerly line of Lots 98 through 103, inclusive, said Mayfair, on the following described courses; thence N89°53'47"E, a distance of 140.00 feet; thence S87°18'37"E, a distance of 63.70 feet; thence S74°08'00"E, a distance of 60.34 feet; thence S60°16'10"E, a distance of 60.34 feet; thence S47°31'41"E, a distance of 64.46 feet to the Southeast corner of said Lot 103, Mayfair; thence N44°36'10"E along the Southeasterly line of said Lot 103, Mayfair, a distance of 110.00 feet to the Easterly corner of said Lot 103, Mayfair, said point also being on said Southerly right-of-way line of Brentwood Drive; thence along said Southerly right-of-way line of Brentwood Drive on the following described courses; thence S45°23'50"E, a distance of 238.17 feet; thence Easterly on a curve to the left with a radius of 516.00 feet, a distance of 400.92 feet, said curve having a long chord which bears S67°39'22"E, a distance of 390.91 feet; thence S89°54'54"E, a distance of 308.00 feet to the point of beginning.

Said tract of land contains an area of 79.956 acres, more or less.

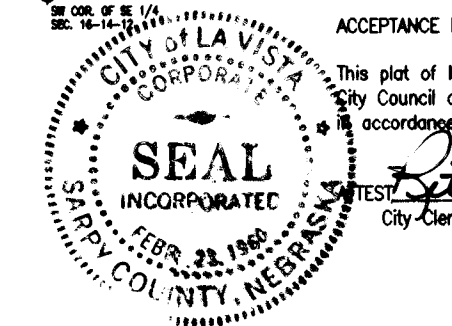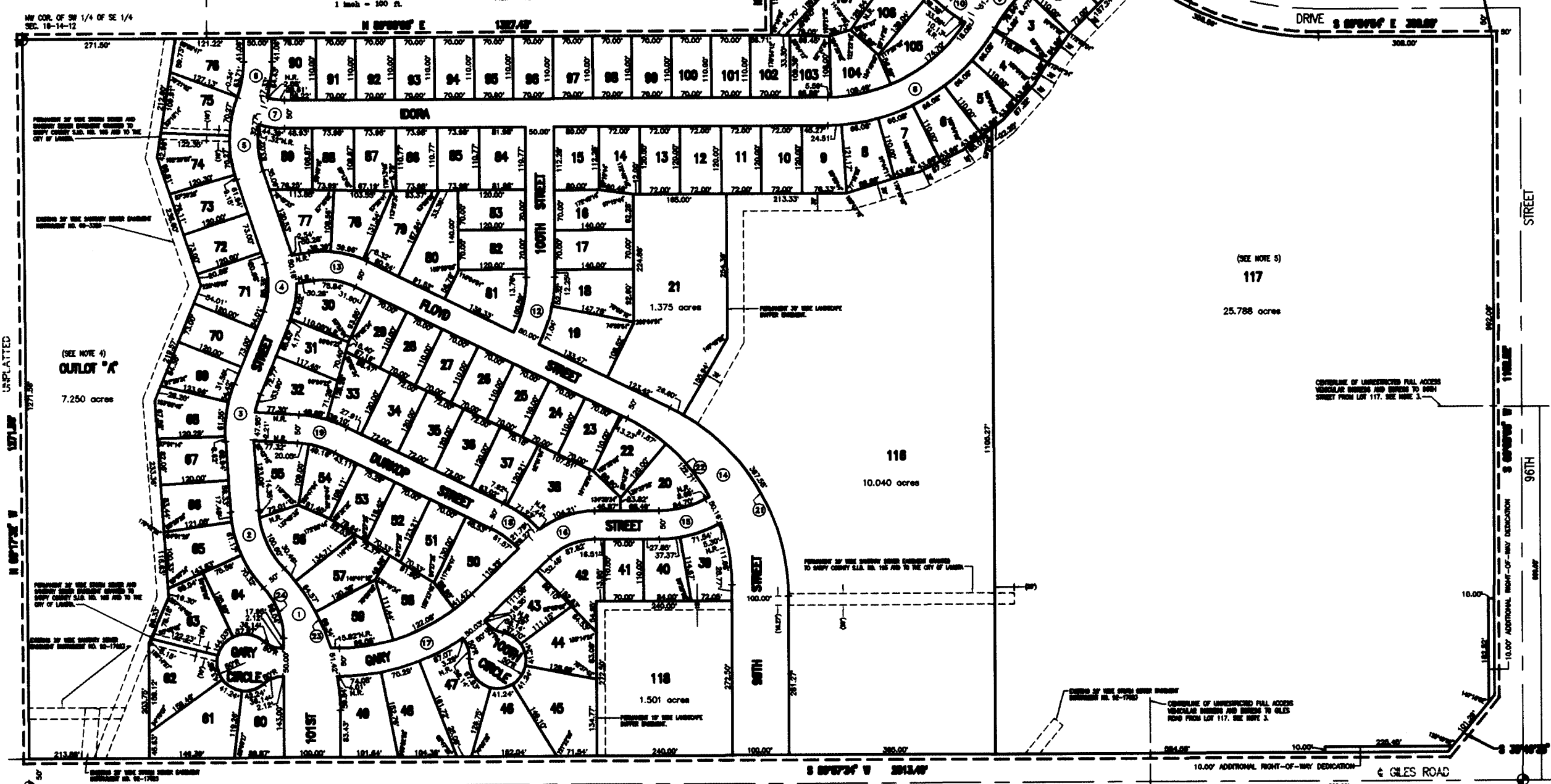*Robert Clark*   2-23-99
Robert Clark, LS 419   Date

DEDICATION

Know all men by these presents that we, Floyd W. Durkop and Idora K. Durkop, 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 MAYFAIR 2ND ADDITION (lots numbered as shown), and we do hereby ratify and approve 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, and to 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 we 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, we do set our hand this 26TH day of FEB, 1999.

Floyd W Durkop   *Idora K. Durkop*
Floyd W. Durkop   Idora K. Durkop

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of MAYFAIR 2ND ADDITION (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 16 day of February, 1999, in accordance with the State Statutes of Nebraska.

ATTEST: *Rita M. Ramire*   *Harold Anderson*
City Clerk   Mayor

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of MAYFAIR 2ND ADDITION (Lots numbered as shown) was approved by the City Planning Commission on this 21st day of January, 1999.

Michael J Kyprianiou
Chairman of La Vista City Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of MAYFAIR 2ND ADDITION (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 10th day of March, 1999.

Sarpy 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.
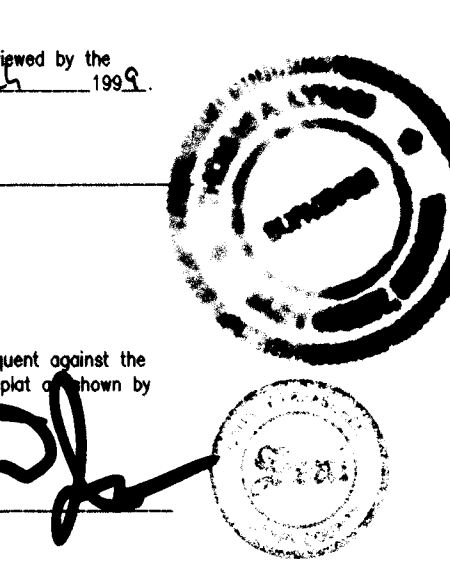
DATE 3/18/99
County Treasurer

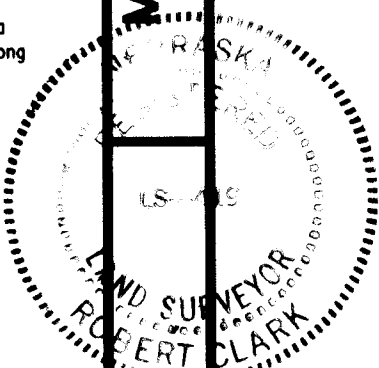## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

On this 26 day of FEB, 1999, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Floyd W. Durkop and Idora K. Durkop, personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

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

Homer R. Hunt   Seal
Notary Public

GENERAL NOTARY - State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 1999

Plat For Record 03-23-99 at 11:53 A.M.
Instrument # 99- 008323
Lloyd J. Dowding, Register of Deed, Sarpy City, NE

E&A CONSULTING GROUP

MAYFAIR 2ND ADDITION
LA VISTA, NEBRASKA

FINAL PLAT