

# LA VISTA CITY CENTRE REPLAT 1

## LOTS 1 AND 2

BEING A REPLATTING OF LOTS 3 AND 4, LAVISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

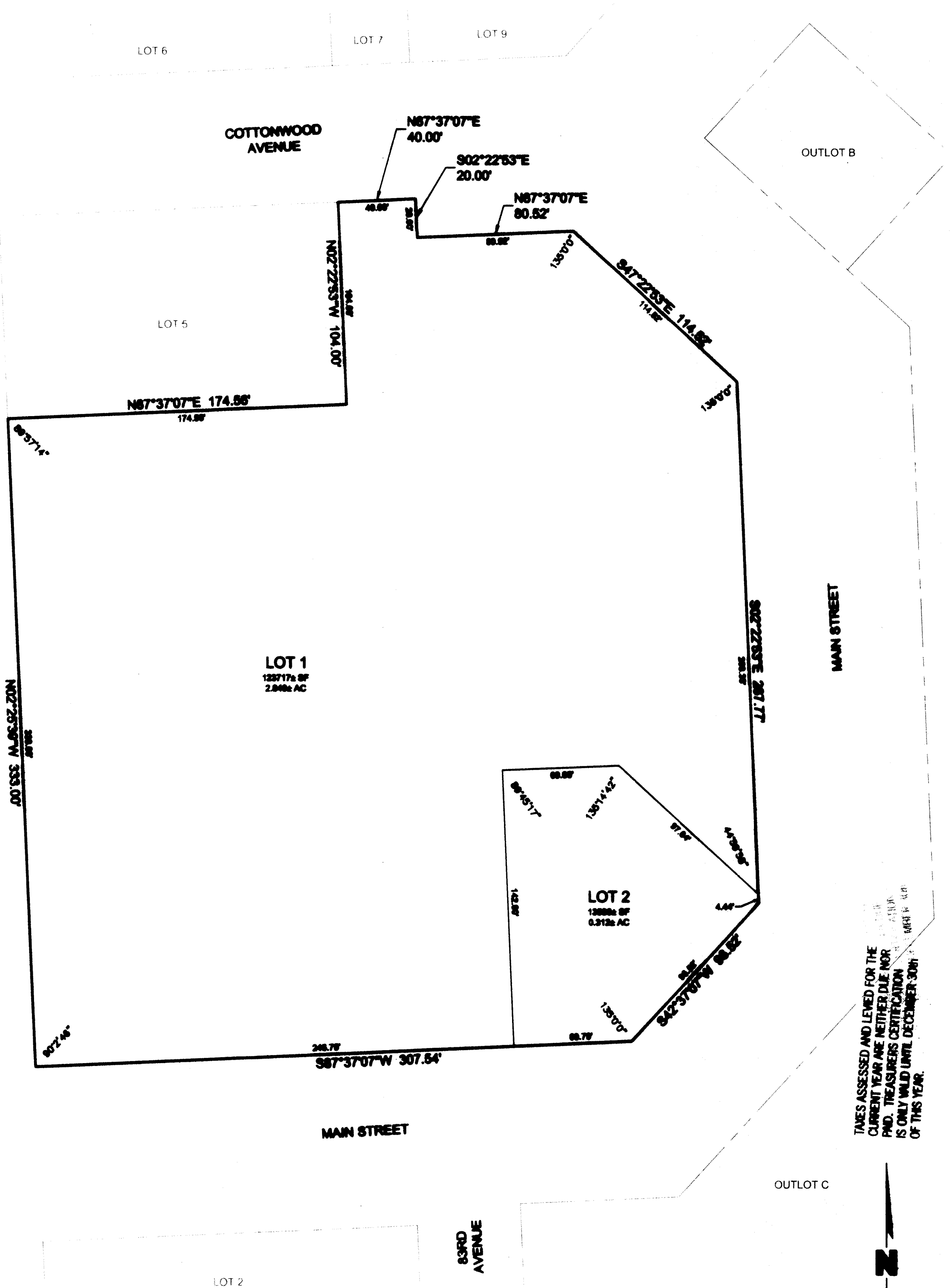
COUNTER  
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SHORT

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER  
2017-16921  
07/18/2017 02:26:46 PM  
Clay J. Darling  
REGISTER OF DEEDS



**MOLSSON ASSOCIATES**

211 South 67th Street, Suite 200  
Omaha, NE 68118  
TEL. 402-341-1118  
FAX. 402-341-1888  
www.molssonassociates.com



### OWNER'S CERTIFICATION

I, WE THE UNDERSIGNED LA VISTA CITY CENTRE, LLC OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. BRICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE REPLAT 1, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: \_\_\_\_\_

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

*Christopher L. Brickson*  
LA VISTA CITY CENTRE, LLC  
CHRISTOPHER L. BRICKSON  
MANAGING MEMBER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )  
ON THE 13 DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED CHRISTOPHER L. BRICKSON, 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/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

*Jessica Shimm*  
NOTARY PUBLIC

### LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LA VISTA CITY CENTRE REPLAT 1 (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2016-31288 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, FEEDSTRAIN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

DUNDEE BANK, A BRANCH OF SECURITY STATE BANK  
BY: *[Signature]*  
ADRIAN HERNANDEZ  
TITLE: SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )  
ON THE 13 DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED ADRIAN HERNANDEZ, 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/HER VOLUNTARY ACT AND DEED AS SAID DUNDEE BANK, A BRANCH OF SECURITY STATE BANK.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

*[Signature]* 2/17/2017  
NOTARY PUBLIC

### COUNTY TREASURER'S CERTIFICATIONS

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.

*[Signature]* 14 July 17  
COUNTY TREASURER

### APPROVAL OF CITY OF LA VISTA

THIS ADMINISTRATIVE PLAT WAS APPROVED BY THE CITY OF LA VISTA THIS 17<sup>th</sup> DAY OF July, 2017.

*Pamela L. Smetke*  
CITY CLERK

### REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF LA VISTA CITY CENTRE REPLAT 1, LOTS 1 AND 2 WAS REVIEWED BY THE OFFICE OF SARPY COUNTY PUBLIC WORKS OFFICE ON THIS 13 DAY OF July, 2017.

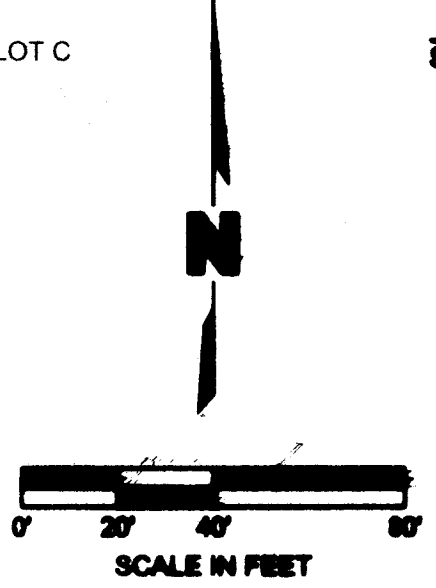
*[Signature]*  
SARPY COUNTY PUBLIC WORKS

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT 1, LOTS 1 AND 2 BEING A REPLATTING OF LOTS 3 AND 4, LA VISTA CITY CENTRE, CONTAINING 3.182 ACRES, MORE OR LESS.

*Terry L. Rothmanz*  
TERRY L. ROTHMANZ  
NEBRASKA L.S. 807  
DATE 7-13-17

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. THE SURVEYOR'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31<sup>ST</sup> OF THIS YEAR.



### LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

### NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO BATH STREET FROM LOT 1.

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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ADMINISTRATIVE REPLAT  
LA VISTA CITY CENTRE REPLAT 1  
LOTS 1 AND 2  
LA VISTA, NEBRASKA

drawn by: *[Signature]*  
checked by: *[Signature]*  
QA/QC by: *[Signature]*  
project no.: *[Number]*  
drawing no.: *[Number]*  
date: 07.12.17

SHEET  
1 of 1

2017-16921

DWG: F:\2016\0501-1000\016-054544-Design\AucCAD\Final Plans\Sheet\LDVPL\LaVista City Centre Replat One\C\_RPT\_ONE\_00548.dwg USER: chrestings  
DATE: Jul 12, 2017 7:44am XREFS: C:\PUB\AE-LOTS\_00548