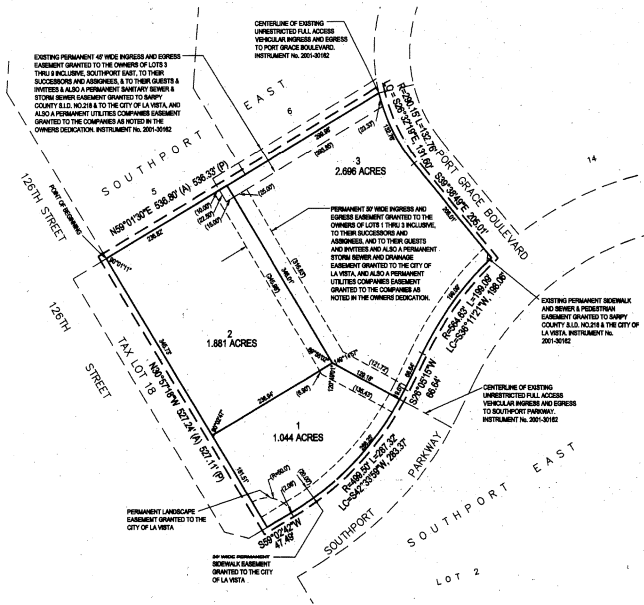
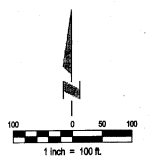


2006-04149

SOUTHPORT EAST REPLAT THREE

LOTS 1 THRU 3 INCLUSIVE

BEING A REPLATING OF LOTS 3 AND 4, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



SURVEYORS 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 AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SOUTHPORT EAST REPLAT THREE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATING OF LOTS 3 AND 4, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, SAID SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 18, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 126TH STREET, THENCE 109°01'30" (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF LOT 8, SAID SOUTHPORT EAST, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 3 AND 4, SOUTHPORT EAST, A DISTANCE OF 538.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD ON A CURVE TO THE LEFT WITH A RADIUS OF 280.15 FEET, A DISTANCE OF 132.78 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S28°32'19"E, A DISTANCE OF 151.80 FEET; THENCE S38°38'48"E ALONG SAID EASTERLY LINE OF LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD, A DISTANCE OF 205.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ON A CURVE TO THE LEFT WITH A RADIUS OF 564.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S38°11'21"W, A DISTANCE OF 188.08 FEET; THENCE S28°05'15"W ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 168.04 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 499.50 FEET, A DISTANCE OF 287.32 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S42°32'36"W, A DISTANCE OF 283.37 FEET; THENCE S59°12'24"W ALONG SAID SOUTHERLY LINE OF LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 47.49 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 18, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST; THENCE N30°47'18"W ALONG THE EASTERLY LINE OF SAID TAX LOT 18, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 2, SOUTHPORT EAST, A DISTANCE OF 527.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 244,862 SQUARE FEET OR 5.821 ACRES, MORE OR LESS.

John Magid, L.S. 548 Date 1-23-06



DEDICATION

Know all men by these presents that we, PORT STARBOARD LLC, 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 hereinafter known as SOUTHPORT EAST REPLAT THREE (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, Owned 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 Interconnect Utilities District of Omaha and Aquila, Inc., 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 sides. 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. PORT STARBOARD LLC

Trenton B. Magid, Managing Member
STARBOARD SOUTH LLC

Tucker B. Magid, Managing Member
STARBOARD SOUTH LLC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 24th day of January 2006 before me, the undersigned, a Notary Public in and for said County, personally came Trenton B. Magid, Managing Member, Starboard South LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.
WITNESS my hand and Notarial Seal the day and year last above written.

Beverly J. Ellis, Notary Public
GENERAL NOTARY - State of Nebraska
BEVERLY J. ELLIS
My Comm. Exp. Nov. 6, 2008

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 24th day of January 2006 before me, the undersigned, a Notary Public in and for said County, personally came Tucker B. Magid, Managing Member, Port Starboard LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.
WITNESS my hand and Notarial Seal the day and year last above written.

Beverly J. Ellis, Notary Public
GENERAL NOTARY - State of Nebraska
BEVERLY J. ELLIS
My Comm. Exp. Nov. 6, 2008

REVIEW OF SARPY COUNTY SURVEYOR
This plat of SOUTHPORT EAST REPLAT THREE (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 22nd day of January 2006.

Thomas A. Lynn, Sarpy County Surveyor

COUNTY TREASURERS 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 1-25-06
TAXES ASSESSED AND CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

APPROVAL OF LA VISTA CITY PLANNING COMMISSION
This plat of SOUTHPORT EAST REPLAT THREE (Lots numbered as shown) was approved by the City Planning Commission on this 27th day of January 2006.

Nickel Ferguson, Chairman of La Vista City Planning Commission

APPROVAL BY LA VISTA CITY COUNCIL

This plat of SOUTHPORT EAST REPLAT THREE (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 17th day of January 2006 in accordance with the State Statutes of Nebraska.

Attest: Betsy M. Manning, Clerk of City
Douglas Kelly, Mayor



APPROVAL OF SARPY COUNTY REGISTER OF DEEDS
Recorded on this 8th day of February 2006

2006-04149
Sarpy County Register of Deeds

Lloyd J. Deming, Register of Deeds

COUNTER 2
VERIFY 2
FEES \$ 17.50
CHG 20.98
REFUND
SHOW

- 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. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 126TH STREET OR PORT GRACE BOULEVARD OR SOUTHPORT PARKWAY FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT AT THE LOCATIONS NOTED AND SHOWN.
5. A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1, 2 AND 3, EXCEPT THOSE PARTS OF SAID LOTS 1, 2 AND 3 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1710 SOUTH 26TH STREET, SUITE D
LINCOLN, NE 68504-0811
PHONE (402) 426-2718
FAX (402) 426-2718

SOUTHPORT EAST REPLAT THREE
CITY OF LA VISTA, NEBRASKA

FINAL PLAT

DATE	20060125	BY	THOMAS A. LYNN
DATE	20060125	BY	THOMAS A. LYNN
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2006-04149