

FILED SARPY CO. NE.
 INSTRUMENT NUMBER
2002-20539
 2002 JUN -3 P 3:39 P
 REGISTER OF DEEDS

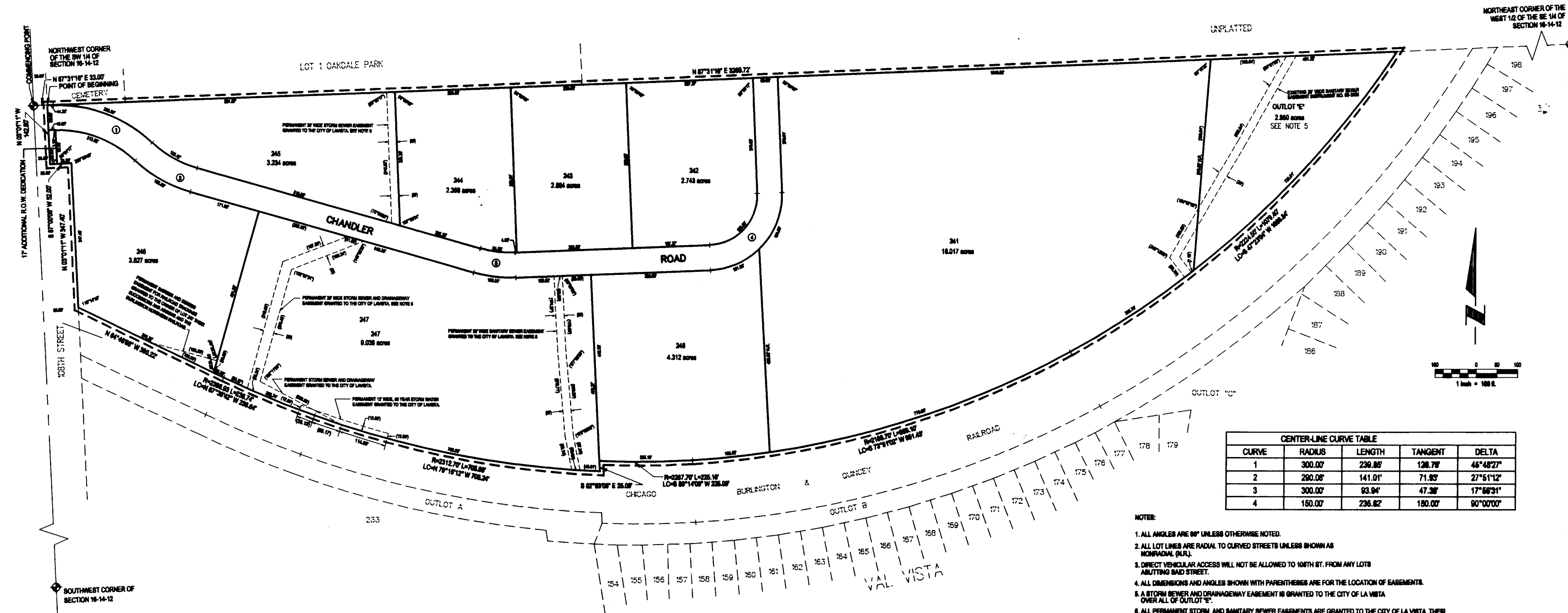
Counter **DD**
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2002-20539

VAL VISTA

LOT 241 THRU 248 INCLUSIVE & OUTLOT "E".

Being a platting of all of Tax Lot 11, A tax lot located in the South 1/2 of Section 16 (lying Northerly of the Northerly right-of-way line of the Chicago Burlington and Quincy Railroad), Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.07	230.85	128.77	48°48'27"
2	290.07	141.01	71.83	27°51'12"
3	300.07	93.94	47.38	17°58'31"
4	150.07	236.82	180.07	90°00'00"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (NLR).
 3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 100TH ST. FROM ANY LOTS ABUTTING 100TH STREET.
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 5. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO THE CITY OF LA VISTA OVER ALL OF OUTLOT "E".
 6. ALL PERMANENT STORM AND SANITARY SEWER EASEMENTS ARE GRANTED TO THE CITY OF LA VISTA, THEIR SUCCESSORS AND ASSIGNS, AS NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY AND STORM SEWER LINES OVER, ACROSS AND THROUGH THE EASEMENT AREA SHOWN.

REVIEW OF SARPY COUNTY SURVEYOR

This plat of VAL VISTA (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on the 27th day of June, 2002.

Thomas A. Korman
 Sarpy County Surveyor



APPROVAL OF LA VISTA CITY PLANNING COMMISSION

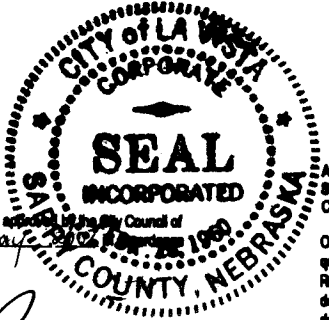
This plat of VAL VISTA (Lots numbered as shown) was approved by the City Planning Commission on the 17th day of June, 2002.

Michael J. Hoppert
 Chairman of La Vista City Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of VAL VISTA (Lots numbered as shown) was accepted by the City Council of the City of La Vista, Nebraska, on this 27th day of June, 2002.

ATTEST:
Richard Anderson
 Mayor



ACKNOWLEDGMENT OF NOTARY

On this 27th day of June, 2002, before me a Notary Public, duly commissioned and qualified in and for said County, appeared George W. Ventscher, Managing Member, GLEB ROAD NO. 2, LLC, known to me to be the identical person whose name is affixed to the declaration on this plat, and acknowledged the execution thereof to be his voluntary act and deed, as said managing member of said LLC.

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

Robert Clark
 Notary Public

FRANK H. KULIG
 MY COMMISSION EXPIRES
 October 21, 2004

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.

Richard Anderson
 County Treasurer



NOTES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

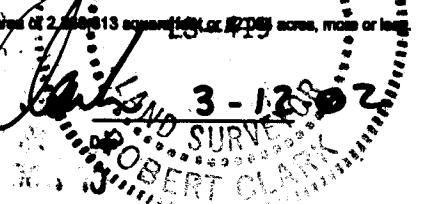
SURVEYOR'S CERTIFICATE

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 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 Val Vista (the lots numbered as shown) being a platting of all of Tax Lot 11, A tax lot located in the South 1/2 of Section 16 (lying Northerly of the Northerly right-of-way line of the Chicago Burlington and Quincy Railroad), Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of Section 16; thence N87°31'16"E (assumed bearing), along the North line of said South 1/2 of Section 16, a distance of 33.00 feet to the Northwest corner of said Tax Lot 11, said point also being on the East right-of-way line of 108th Street, said point also being the point of beginning; thence continuing N87°31'16"E along the North line of said Tax Lot 11, said line also being said North line of the South 1/2 of Section 16, a distance of 3369.72 feet to the Northwest corner of said Tax Lot 11, said point also being the point of intersection of said North line of the South 1/2 of Section 16 and said Northerly right-of-way line of the Chicago Burlington and Quincy Railroad; thence along the Southerly line of said Tax Lot 11, said line also being said Northerly right-of-way line of the Chicago Burlington and Quincy Railroad on the following described courses; thence Southwesterly on a curve to the right with a radius of 2224.80 feet, a distance of 1076.40 feet, said curve having a long chord which bears S47°29'04"W, a distance of 1088.84 feet; thence Westerly on a curve to the right with a radius of 2186.70 feet, a distance of 956.10 feet, said curve having a long chord which bears S73°51'22"W, a distance of 951.43 feet; thence Westerly on a curve to the right with a radius of 2287.70 feet, a distance of 226.18 feet, said curve having a long chord which bears S89°14'08"W, a distance of 228.08 feet to a point on the East line of the NW 1/4 of said SW 1/4 of Section 16; thence S02°53'08"E along said East line of the NW 1/4 of the SW 1/4 of Section 16, said line also being said Southerly line of Tax Lot 11, a distance of 26.06 feet; thence continuing along said Southerly line of said Tax Lot 11, said line also being said Northerly right-of-way line of the Chicago Burlington and Quincy Railroad on the following described courses; thence Northwesterly on a curve to the right with a radius of 703.24 feet, a distance of 705.58 feet, said curve having a long chord which bears N70°16'12"W, a distance of 703.24 feet; thence Northwesterly on a curve to the right with a radius of 238.84 feet, a distance of 238.74 feet, said curve having a long chord which bears N67°38'42"W, a distance of 238.84 feet; thence N64°46'56"W, a distance of 300.22 feet to the Southwest corner of said Tax Lot 11, said point also being the point of intersection of said Northerly right-of-way line of 108th Street; thence along the West line of said Tax Lot 11, said line also being said Northerly right-of-way line of 108th Street on the following described courses; thence N03°01'11"W, a distance of 347.40 feet; thence S82°00'00"W, a distance of 58.00 feet; thence N03°01'11"W, a distance of 142.80 feet to the point of beginning.

Said plat of Val Vista contains an area of 2.86613 acres, or 123.89 acres, more or less.

Robert Clark
 Robert Clark, L.S. 418



DEDICATION

Know all men by these presents that we, GLEB ROAD NO. 2, LLC, owners of the property described in the Certification of Survey and embraced within the plat here caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as VAL VISTA (lots numbered as shown), and we do hereby certify 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 hereby 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 ten-foot (10') wide strip of land abutting all front and side boundary lot lines except those side lot lines which are occupied by a common party wall on the zero side lot lines as shown on this plat, 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 ten-foot (10') wide strip of land abutting all streets. No permanent building 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 in any way interfere with the aforesaid uses or rights herein granted.

George W. Ventscher
 George W. Ventscher, Managing Member

E&A CONSULTING GROUP, INC.
 ENGINEERS & PLANNERS & SURVEYORS

VAL VISTA
 LOTS 241 THRU 248 & OUTLOT "E"
 LA VISTA, NEBRASKA

FINAL PLAT

Plotted	Date
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2	1/15/2002
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