

2006-19541

# VAL VISTA REPLAT THREE

LOT 1 THRU 3 INCLUSIVE

BEING A REPLATTING OF LOT 247A, VAL VISTA, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

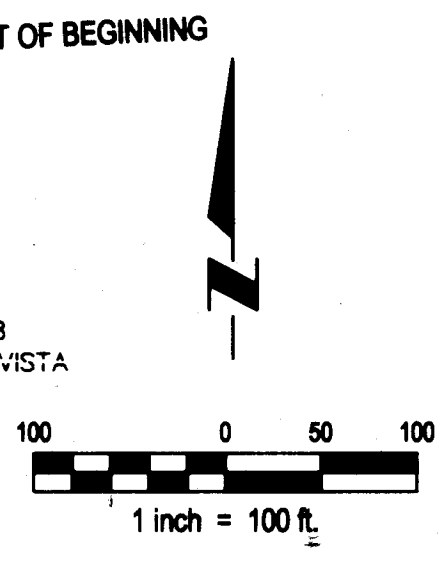
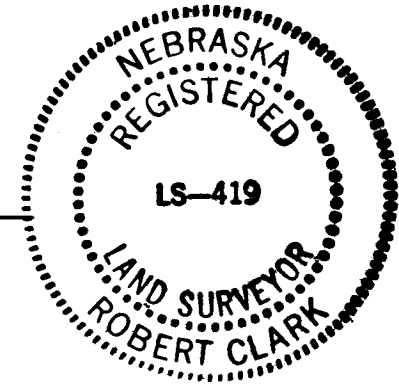
I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in Val Vista Replat Three (the lots numbered as shown), being a replat of Lot 247A, Val Vista, a subdivision located in the SW 1/4 of Section 16, 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 247A, Val Vista, said point also being on the Southerly right-of-way line of Chandler Road; thence S02°53'06"E (assumed bearing) along the East line of said Lot 247A, Val Vista, said line also being the West line of Lot 248, Val Vista, a subdivision located in said SW1/4 of Section 16, and also the Northerly line of the Chicago Burlington & Quincy Railroad, a distance of 473.37 feet to the Southeast corner of said Lot 247A, Val Vista, said point also being on said Northerly right-of-way line of the Chicago Burlington & Quincy Railroad; thence Westerly along the Southerly line of said Lot 247A, Val Vista, said line also being said Northerly right-of-way line of the Chicago Burlington & Quincy Railroad on the following described courses; thence Northwesterly on a curve to the right with a radius of 2312.70 feet, a distance of 705.98 feet, said curve having a long chord which bears N79°15'12"W, a distance of 703.24 feet; thence Northwesterly on a curve to the right with a radius of 2388.93 feet, a distance of 140.11 feet, said curve having a long chord which bears N68°49'40"W, a distance of 140.09 feet to the Southwest corner of said Lot 247A, Val Vista, said point also being the Southeast corner of Lot 246A, said Val Vista; thence N15°28'30"E along the Westerly line of said Lot 247A, Val Vista, said line also being the Easterly line of said Lot 246A, Val Vista, a distance of 421.22 feet to the Northwest corner of said Lot 247A, Val Vista, said point also being the Northeast corner of said Lot 246A, Val Vista, said point also being on said Southerly right-of-way line of Chandler Road; thence Easterly along the Northerly line of said Lot 247A, Val Vista, said line also being said Southerly right-of-way line of Chandler Road on the following described courses; thence S74°31'30"E, a distance of 416.32 feet; thence Easterly on a curve to the left with a radius of 330.00 feet, a distance of 103.34 feet, said curve having a long chord which bears S83°29'45"E, a distance of 102.92 feet; thence N87°31'59"E, a distance of 182.02 feet to the point of beginning.

Said tract of land contains an area of 7.863 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419

APRIL 24, 2006



COUNTY CLERK	
NOTARY PUBLIC	
FEES \$	17.00
CHECK	
CASH	
SHORT	

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

DATE 5.31.06 County Treasurer *George W. Venticher*

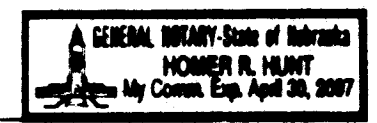
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 28<sup>TH</sup> day of APRIL, 2006, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venticher, Managing Member, GILES ROAD NO. 2, 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 LLC.

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

*Homer R. Hunt*  
Notary Public



### ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of VAL VISTA REPLAT THREE (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 15<sup>th</sup> day of NOVEMBER, 2005, in accordance with the State Statutes of Nebraska.

ATTEST *Rita M. Ramin*  
City Clerk  
*[Signature]*  
Mayor



### REVIEW OF SARPY COUNTY SURVEYOR

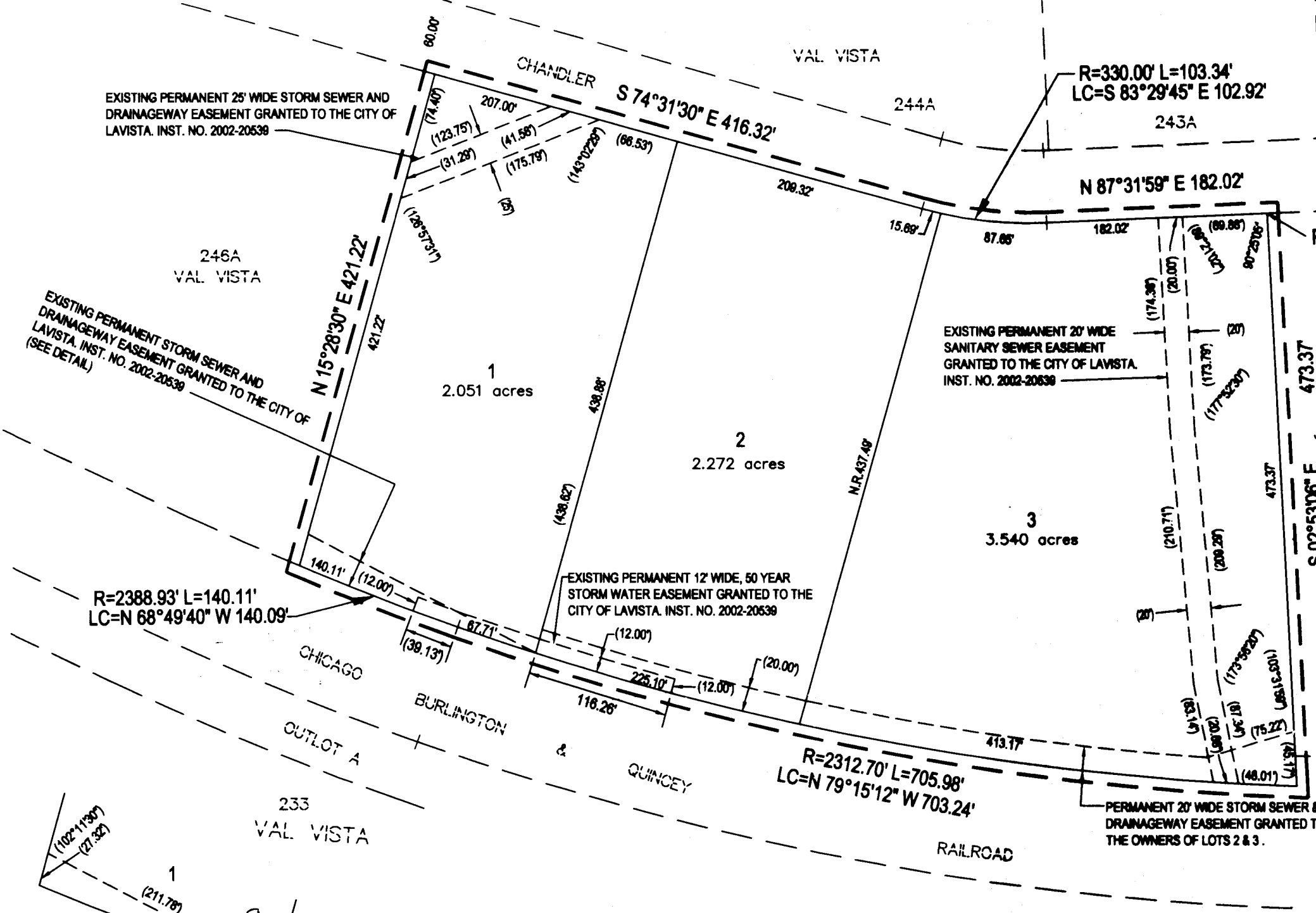
This plat of VAL VISTA REPLAT THREE (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 25<sup>th</sup> day of April, 2006.

*Thos A. G...*  
Sarpy County Surveyor

### ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Sarpy County Register of Deeds \_\_\_\_\_ Date \_\_\_\_\_



EXISTING PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO THE CITY OF LAVISTA. INST. NO. 2002-20638

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This PLAT of VAL VISTA REPLAT THREE (Lots numbered as shown) was approved by the City Planning Commission on this 15<sup>th</sup> day of Sept, 2006.

*Michael J. Kopp*  
Chairman of La Vista City Planning Commission

Proj No:	99175.23
Date:	7-27-05
Designed By:	MAW
Drawn By:	TRH
Scale:	1" = 100'
Sheet 1 of 1	

FINAL PLAT

VAL VISTA REPLAT THREE  
LA VISTA, NEBRASKA

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

12001 Q STREET  
OMAHA, NE 68137  
PHONE: (402) 896-4700  
FAX: (402) 896-3599

7130 SOUTH 29TH STREET, SUITE D  
LINCOLN, NE 68516-5841  
PHONE: (402) 420-7217  
FAX: (402) 420-7218

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