

2006-36222

PLANNING
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CHG. 2006-36222
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Filed per La Vista City Regulations 3.04.06

Filed for Record 10-23-06 N: 2722
2006-36222
Lloyd J. Downing Register of Deeds Sarpy Co., NE

VAL VISTA REPLAT FOUR

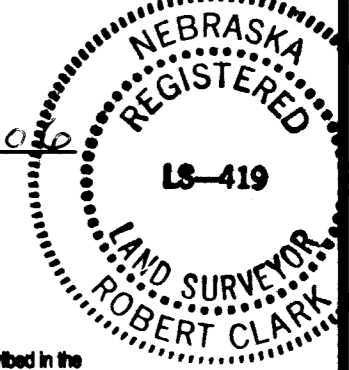
LOT 1 THRU 12 INCLUSIVE
BEING A REPLATTING OF LOTS 241 AND 248, VAL VISTA; AND ALSO BEING A REPLATTING OF LOT 3, VAL VISTA REPLAT THREE; ALL SUBDIVISIONS LOCATED IN THE SW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

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 Four (the lots numbered as shown), being a replatting of Lots 241 and 248, Val Vista, and also being a replatting of Lot 3, Val Vista Replat Three; all 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 Northwest corner of said Lot 3, Val Vista Replat Three, said point also being on the Southern right-of-way line of Chandler Road; thence along the Northern line of said Lot 3, Val Vista Replat Three, and the Northern line of said Lot 248, Val Vista, and the Northern line of said Lot 241, Val Vista, and the Western line of said Lot 241, Val Vista, said line also being said Southern right-of-way line of Chandler Road and the Eastern right-of-way line of said Chandler Road, on the following described courses; thence Easterly on a curve to the left with a radius of 330.00 feet, a distance of 87.85 feet, said curve having a long chord which bears S84°15'28"E (assumed bearing), a distance of 87.39 feet; thence N87°31'16"E, a distance of 471.65 feet; thence Northerly on a curve to the left with a radius of 180.00 feet, a distance of 282.74 feet, said curve having a long chord which bears N42°31'59"E, a distance of 254.56 feet; thence N02°28'01"W, a distance of 278.94 feet to the Northwest corner of said Lot 241, Val Vista, said point also being on the North line of said SW 1/4 of Section 16; thence N87°31'16"E along the North line of said Lot 241, Val Vista, said line also being said North line of the SW 1/4 of Section 16, a distance of 1048.82 feet to the Northeast corner of said Lot 241, Val Vista; thence S04°20'54"W along the Eastern line of said Lot 241, Val Vista, a distance of 510.53 feet to the Southeast corner of said Lot 241, Val Vista, said point also being on the Northern right-of-way line of the Chicago Burlington & Quincy Railroad; thence along the Southern line of said Lots 241 and 248, Val Vista, and the Southern line of said Lot 3, Val Vista, said line also being said Northern right-of-way line of the Chicago Burlington & Quincy Railroad, on the following described courses; thence Southwesterly on a curve to the right with a radius of 2224.50 feet, a distance of 355.79 feet, said curve having a long chord which bears S58°42'13"W, a distance of 355.41 feet; thence Southwesterly on a curve to the right with a radius of 2186.70 feet, a distance of 959.10 feet, said curve having a long chord which bears S73°51'02"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 225.18 feet, said curve having a long chord which bears S89°14'08"W, a distance of 225.09 feet; thence S02°53'06"E, a distance of 25.09 feet; thence Westerly on a curve to the right with a radius of 2312.70 feet, a distance of 413.17 feet, said curve having a long chord which bears N82°52'49"W, a distance of 412.82 feet to the Southwest corner of said Lot 3, Val Vista Replat Three; thence N15°28'30"E along the Western line of said Lot 3, Val Vista Replat Three, a distance of 437.49 feet to the point of beginning.

Said tract of land contains an area of 25.869 acres, more or less.
Robert Clark, LS-419
Date FEB 28, 2006



DEDICATION

Know all men by these presents that we, GILES ROAD NO. 2, 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 hereafter known as VAL VISTA REPLAT FOUR (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, Omaha Public Power District 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 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 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.

GILES ROAD NO. 2, LLC
George W. Ventericher, Managing Member

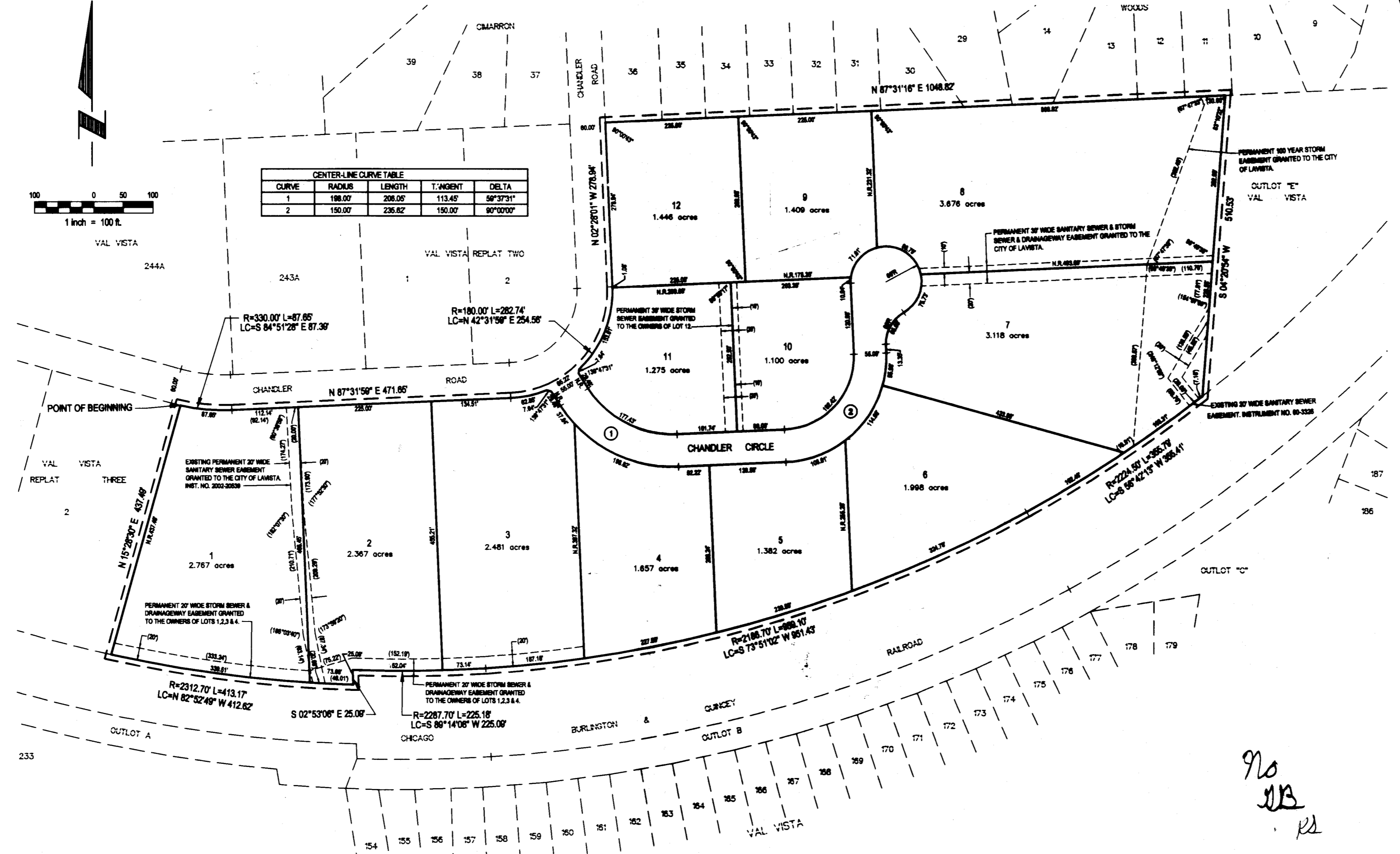
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 28th day of APRIL, 2006, before me, the undersigned, a Notary Public in and for said County, personally came George W. Ventericher, 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



CURVE	RADIUS	LENGTH	T-ANGENT	DELTA
1	180.00	208.06	113.45	56°37'31"
2	150.00	235.82	150.00	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 (N.R.).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION POINT OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

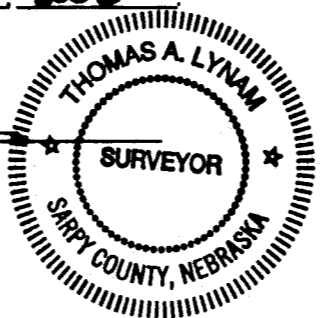
APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This PLAT OF VAL VISTA REPLAT FOUR (Lots numbered as shown) was approved by the City Planning Commission on this 19 day of JANUARY, 2006.
Michael J. Ruppel
Chairman of La Vista City Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of VAL VISTA REPLAT FOUR (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 28 day of MARCH, 2006.

Thomas A. Lyman
Sarpy County Surveyor



ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

Recorded on this _____ day of _____, 2006.
Sarpy County Register of Deeds



TAXES ASSESSED AND PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st

This is to certify that I find no regular taxes assessed or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.
10.9.06
Cody Traylor
County Treasurer

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of VAL VISTA REPLAT FOUR (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 21 day of FEBRUARY, 2006, in accordance with the State Statutes of Nebraska.

Attest: Steve M. Ruppel
City Clerk
Mayor

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

13007 Q STREET
OMAHA, NE 68164-8841
PHONE: (402) 492-7271
FAX: (402) 492-7278

VAL VISTA REPLAT FOUR
LA VISTA, NEBRASKA

FINAL PLAT

Date	Drawn By	Checked By	Scale
11-15-05	MW	TRH	1" = 100'

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