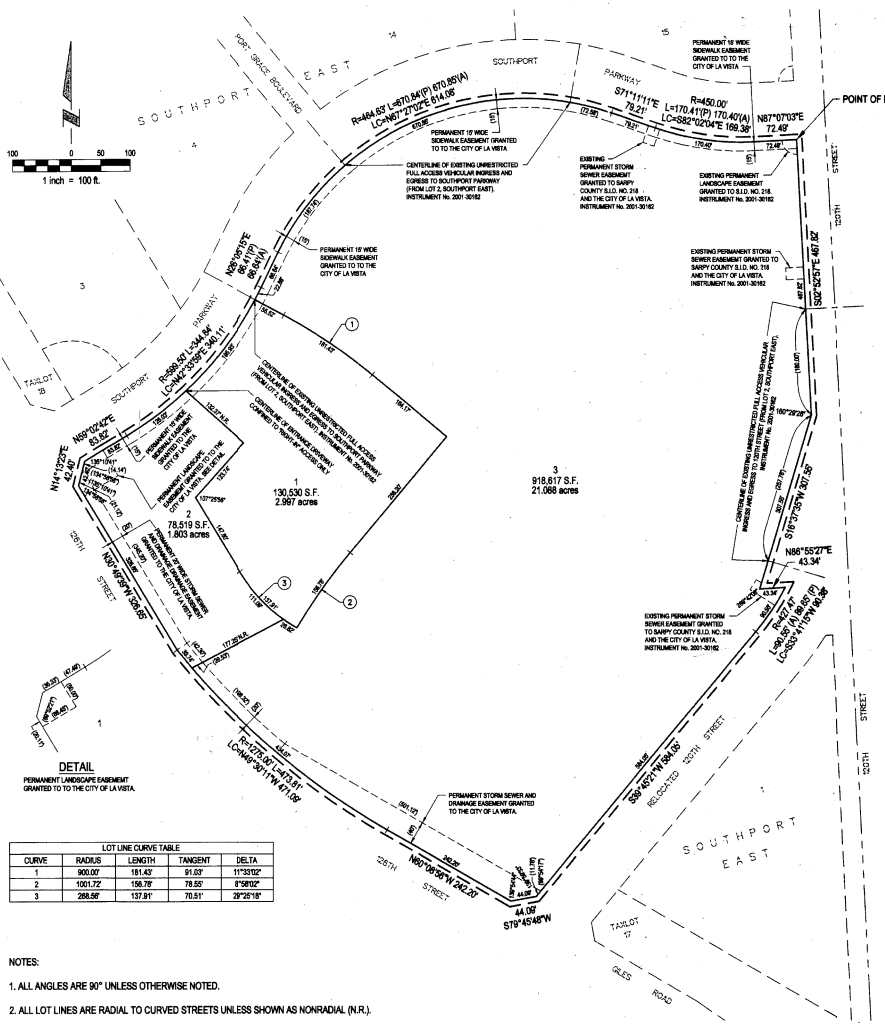
2006-11171

SOUTHPORT EAST REPLAT TWO

LOTS 1, 2 AND 3

BEING A REPLATTING OF LOT 2, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18; AND ALSO TOGETHER WITH TAX LOT 16, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 18; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



DETAIL

PERMANENT LANDSCAPE EASEMENT GRANTED TO THE CITY OF LA VISTA.

LOT LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	900.07'	181.43'	91.03'	11°33'02"
2	1001.72'	156.78'	78.55'	8°58'02"
3	288.56'	137.91'	70.51'	29°26'18"

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. EXISTING RESTRICTION, DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 126TH STREET OR GILES ROAD FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT AT THE LOCATIONS NOTED AND SHOWN. (LOT 2, SOUTHPORT EAST, INSTRUMENT No. 2001-30162)

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.

6. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3 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.

Filed for Record 04-04-2006 9:49 am
Instrument # 2006 - 11171
Lloyd J. Dowling - Register of Deed - Sarpy Cty, NE

COUNTER ch
VERIFY ch
PROOF
FEES $ 17.50
CHECK
CHG SEC CASH
REFUND CREDIT
SHORT NCR

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 TWO (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOT 2, SOUTHPORT EAST, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18; AND ALSO TOGETHER WITH ALL OF TAX LOT 16, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 18; ALL LOCATED IN 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 2, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY AND THE WEST RIGHT-OF-WAY LINE OF 120TH STREET; THENCE S02°52'57"E (ASSUMED BEARING) ALONG SAID WEST RIGHT-OF-WAY LINE OF 120TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2, SOUTHPORT EAST, A DISTANCE OF 467.82 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF 120TH STREET, AND THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED 120TH STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RELOCATED 120TH STREET, ~~SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 2, SOUTHPORT EAST, AND ALSO THE EASTERLY LINE OF SAID TAX LOT 16~~ ON THE FOLLOWING DESCRIBED COURSES; THENCE S16°37'35"W, A DISTANCE OF 307.55 FEET; THENCE N86°55'27"E, A DISTANCE OF 43.34 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 427.47 FEET, A DISTANCE OF 90.55 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33°41'15"W, A DISTANCE OF 90.38 FEET; THENCE S39°45'21"W, A DISTANCE OF 584.05 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF RELOCATED 120TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF 126TH STREET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 126TH STREET, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF ~~SAID~~ TAX LOT 16 ON THE FOLLOWING DESCRIBED COURSES; THENCE S79°45'48"W, A DISTANCE OF 44.09 FEET; THENCE N60°08'58"W, A DISTANCE OF 242.20 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 1275.00 FEET, A DISTANCE OF 473.81 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N49°30'11"W, A DISTANCE OF 471.09 FEET; THENCE N30°49'36"W, A DISTANCE OF 326.65 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 16; THENCE N14°13'23"E ALONG SAID NORTHERLY LINE OF SAID TAX LOT 16, A DISTANCE OF 42.40 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF 126TH STREET, AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHPORT PARKWAY; THENCE N59°02'42"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TAX LOT 16, AND ALSO THE WESTERLY LINE OF SAID LOT 2, SOUTHPORT EAST, A DISTANCE OF 83.82 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY. SAID LINE ALSO BEING SAID WESTERLY AND NORTHERLY LINE OF LOT 2, SOUTHPORT EAST ON THE FOLLOWING DESCRIBED COURSES; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 599.50 FEET, A DISTANCE OF 344.84 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N42°33'56"E, A DISTANCE OF 340.11 FEET; THENCE N26°05'15"E, A DISTANCE OF 86.84 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 484.63 FEET, A DISTANCE OF 670.85 FEET, SAID CURVE HAVING A LONG CHORD OF N67°27'02"E, A DISTANCE OF 614.06 FEET; THENCE S71°11'11"E, A DISTANCE OF 79.21 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET, A DISTANCE OF 170.40 FEET, SAID CURVE HAVING A LONG CHORD OF S82°02'04"E, A DISTANCE OF 169.38 FEET; THENCE N87°07'03"E, A DISTANCE OF 72.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,127,866 SQUARE FEET OR 25.888 ACRES, MORE OR LESS.

John Meng-Frecker L.S. 548 — 11 / 16 / 2006 Date

NEBRASKA REGISTERED LS-548 LAND SURVEYOR JOHN I. MENG-FRECKER

DEDICATION

Know all men by these presents that we, JOE MCDERMOTT ASSOCIATES INC. & JOHN L. HOICH, 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 SOUTHPORT EAST REPLAT TWO (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, Qwest 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 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.

JOE MCDERMOTT ASSOCIATES INC
By Joseph McDermott, President

John L. Hoich

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 5TH day of JAN, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Joseph McDermott, President, JOE MCDERMOTT ASSOCIATES INC, 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.

Notary Public

TIMOTHY J. CONWAY MY COMMISSION EXPIRES April 20, 2008

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 5TH day of JAN, 2006, before me, the undersigned, a Notary Public in and for said County, personally came John L. Hoich, 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.

Homer R. Hunt
Notary Public

A GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

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.

3-14-06 DATE — County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of SOUTHPORT EAST REPLAT TWO (Lots numbered as shown) was approved by the City Planning Commission on this 17th day of November 2005

Marvin J. Corcich
Chairman of La Vista City Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of SOUTHPORT EAST REPLAT TWO (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 20th day of December 2005 in accordance with the State Statutes of Nebraska.

ATTEST Rita M. Ramirez
City Clerk

Douglas Kindig
Mayor

CITY OF LA VISTA CORPORATE SEAL INCORPORATED FEB. 15, 1960 SARPY COUNTY, NEBRASKA

APPROVAL OF SARPY COUNTY REGISTRER OF DEEDS

Recorded on this 4TH day of April 2006

Sarpy County Register of Deeds — 04-04-2006 Date

REVIEW OF SARPY COUNTY SURVEYOR

This plat of SOUTHPORT EAST REPLAT TWO (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 4TH day of JAN., 2006

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
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LINCOLN, NE 68516-5941
PHONE: (402) 420-7277
FAX: (402) 420-7218

10201 O STREET
OMAHA, NE 68127
PHONE: (402) 896-4700
FAX: (402) 896-3999

SOUTHPORT EAST REPLAT TWO
LA VISTA, NEBRASKA

FINAL PLAT

Revisions	No.	Date
	1	10/04/2005
	2	11/08/2005
	3	11/16/2005

Proj No: 2000030.17
Date: 9/28/2005
Designed By: JAF
Drawn By:
Scale: 1" = 100'
Sheet 1 of 1

2006-11171