

2007-14014

# SOUTHPORT EAST REPLAT SIX

LOTS 1 THRU 10 INCLUSIVE

BEING A REPLATTING OF LOT 3, SOUTHPORT EAST REPLAT TWO, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

5-14-07  
Filed for Record  
Instrument # 2007-14014  
Lloyd J. Dooling, Registrar of Deeds

### 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 AT ALL CORNERS OF ALL ANGLES AND ENDS OF ALL CURVES IN SOUTHPORT EAST REPLAT SIX, BEING A REPLATTING OF LOT 3, SOUTHPORT EAST REPLAT TWO, A SUBDIVISION LOCATED IN THE SE 1/4 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 NORTHEAST CORNER OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY; THENCE S02°52'57"E (ASSUMED BEARING) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO, A DISTANCE OF 467.82 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY, AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 3, SOUTHPORT EAST REPLAT TWO 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; THENCE S79°45'48"W, A DISTANCE OF 44.09 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY, AND THE NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE N60°08'56"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 434.07 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N50°23'45"W, A DISTANCE OF 431.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, SAID SOUTHPORT EAST REPLAT TWO; THENCE N62°16'25"E ALONG THE WESTERLY LINE OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2, SOUTHPORT EAST REPLAT TWO, A DISTANCE OF 177.25 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID SOUTHPORT EAST REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, SOUTHPORT EAST REPLAT TWO; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 3, SOUTHPORT EAST REPLAT TWO, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF LOT 1, SOUTHPORT EAST REPLAT TWO ON A CURVE TO THE LEFT WITH A RADIUS OF 268.56 FEET, A DISTANCE OF 26.81 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°23'17"E, A DISTANCE OF 26.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SOUTHPORT EAST REPLAT TWO; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 3, SOUTHPORT EAST REPLAT TWO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SOUTHPORT EAST REPLAT TWO ON A CURVE TO THE RIGHT WITH A RADIUS OF 1001.72 FEET, A DISTANCE OF 156.78 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N35°20'29"E, A DISTANCE OF 156.62 FEET; THENCE N39°49'30"E ALONG SAID WESTERLY LINE OF LOT 3, SOUTHPORT EAST REPLAT TWO, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, SOUTHPORT EAST REPLAT TWO, A DISTANCE OF 256.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SOUTHPORT EAST REPLAT TWO; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 3, SOUTHPORT EAST REPLAT TWO, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, SOUTHPORT EAST REPLAT TWO ON THE FOLLOWING DESCRIBED COURSES; THENCE N50°10'30"W A DISTANCE OF 164.17 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 900.00 FEET, A DISTANCE OF 181.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N65°57'01"W, A DISTANCE OF 181.13 FEET; THENCE N61°43'32"W, A DISTANCE OF 55.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 3, SOUTHPORT EAST REPLAT TWO ON THE FOLLOWING DESCRIBED COURSES; THENCE N08°08'56"W, A DISTANCE OF 22.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N27°10'52"E, A DISTANCE OF 22.88 FEET; THENCE N26°05'15"E, A DISTANCE OF 66.64 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 464.83 FEET, A DISTANCE OF 670.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N67°27'02"E, A DISTANCE OF 614.08 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 WHICH BEARS 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 848.81 SQUARE FEET, OR 21.088 ACRES, MORE OR LESS.

Robert Clark  
ROBERT CLARK L.S. 419  
JAN 17, 2007  
LAND SURVEYOR  
SARPY COUNTY, NEBRASKA

### REVIEW OF SARPY COUNTY SURVEYOR

This plat of SOUTHPORT EAST REPLAT SIX (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 19th day of January 2007.

Thomas A. Lyman  
SARPY COUNTY SURVEYOR

### APPROVAL OF SARPY COUNTY REGISTRAR OF DEEDS

Recorded on this 14 day of May 2007  
Sarpy County Registrar of Deeds

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 SIX (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  
Joe McDermott  
By Joseph McDermott, President  
John L. Hoich

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 15th day of JANUARY, 2007, 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.

Homer R. Hunt  
Notary Public

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 22nd day of JANUARY, 2007, 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

### ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of SOUTHPORT EAST REPLAT SIX (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 16th day of JANUARY, 2007, in accordance with the State Statutes of Nebraska.

Patricia G. Luthy  
City Clerk  
Mayor

### 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.

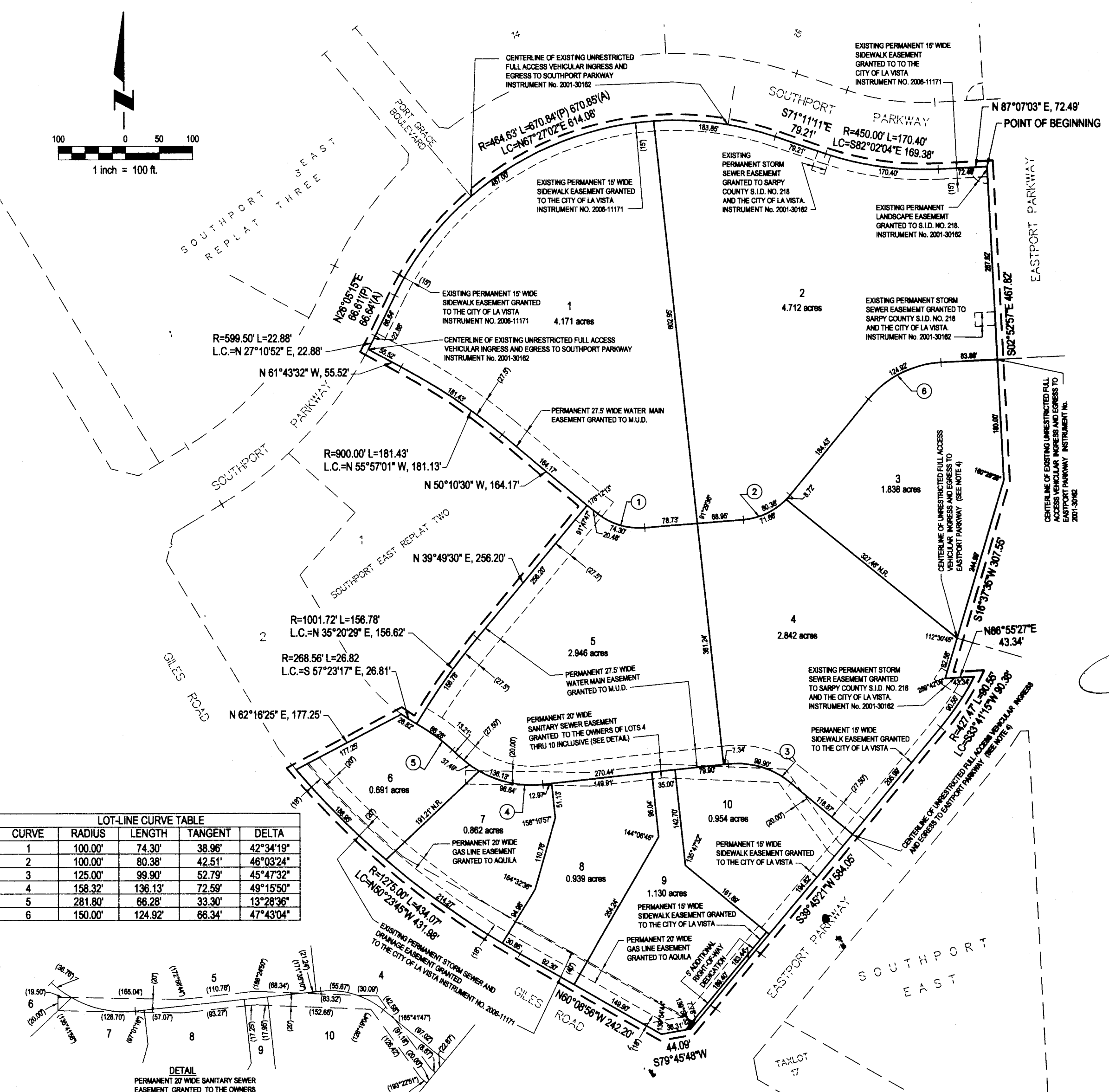
4/27/07  
County Treasurer

### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

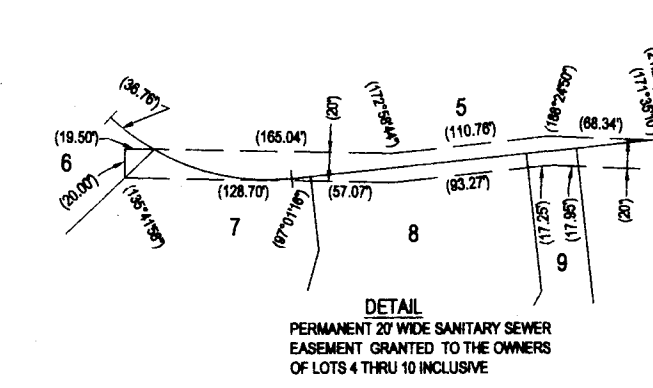
This plat of SOUTHPORT EAST REPLAT SIX (Lots numbered as shown) was approved by the City Planning Commission on this 7th day of September 2006.

Michael J. Spingarn  
Chairman of La Vista City Planning Commission

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.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	74.30'	38.96'	42°34'19"
2	100.00'	80.38'	42.51'	46°03'24"
3	125.00'	99.90'	52.79'	45°47'32"
4	158.32'	136.13'	72.59'	49°15'50"
5	281.80'	66.28'	33.30'	13°28'36"
6	150.00'	124.92'	66.34'	47°43'04"



- 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 RESTRICTIONS, DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SOUTHPORT PARKWAY, EASTPORT PARKWAY OR GILES ROAD FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT AT THE LOCATIONS NOTED AND SHOWN. INSTRUMENT NO. 2001-30162; AND ALSO EXCEPT AS SHOWN AND NOTED ON THE COMMON LOT LINE OF LOTS 4 AND 10, AND LOTS 3 AND 4, SOUTHPORT EAST REPLAT SIX, TO EASTPORT PARKWAY.
- 5. A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 10 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 10 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 10 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- 6. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 10 INCLUSIVE OVER ALL OF SAID LOTS 1 THRU 10 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 10 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

Recorder Note:  
Filed per LA VISTA CITY OF LA VISTA REGULATION # 3.04.01c  
5-14-07 ah

E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES



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SOUTHPORT EAST REPLAT SIX  
LA VISTA, NEBRASKA

FINAL PLAT

Revision	Date
1	8-17-06
2	9-05-06

Proj No: 2000000.30  
Date: 06/22/2006  
Designed By: JDE  
Drawn By: LLD  
Scale: 1" = 100'  
Sheet: 1 of 1

2007-14014