2013-36463

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-36463
12/04/2013 2:13:05 PM
Pkg 1 Pages
REGISTER OF DEEDS

COMPARE LM LM
VERIFY LM LM
PROOF
FEES 52.00
CHECK 1229
CHG CASH
REFUND CREDIT
SHORT NCR

FINAL PLAT

GRAND VISTA ESTATES REPLAT 1

Lots 1 through 7, inclusive

being a replat of Lots 5 through 11, Grand Vista Estates, located in Southeast 1/4 of Section 3, Township 13 North, Range 10 East of the 6th P.M., as surveyed, platted, and recorded in Sarpy County, Nebraska.

DEDICATION

Know all persons by these presents that we Reed Development LLC, Shawn N. Volava, Brooke P. Volava, Jason Kammeier, Ashley Kammeier, Edward P. Hewitson, Jr., Kristina Hewitson, Shane F. Stanikluff and Kendra Gasch, are the sole owners of the property described in the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to 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, renew poles, wires, cables, conduits and other related facilities and to extend thereon wires or cables for the carrying and transmission of electric current, 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 all rear boundary of all lots; and a sixteen-foot (16) wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is hereon defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen-foot (16) wide easement will be reduced to eight-foot (8) wide strip when the adjacent land is surveyed, platted, and recorded. No permanent buildings or retaining walls shall be place in 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.

PETITION TO VACATE STREETS: We hereby petition the Sarpy County Board of Commissioners to vacate the portion of the platted street and circle as shown on the Plat of Grand Vista Estates that are included in this platting of Grand Vista Estates Replat 1 and approve the dedicated street and circle as shown hereon.

In witness, we do set our hands

Alexandra C. Reed
Authorized Representative for Reed Development LLC

Alexandra C. Reed
Authorized Representative for the Estate of Dennis T. Reed

Shawn N. Volava

Brooke P. Volava

Jason Kammeier

Ashley Kammeier

Edward P. Hewitson, Jr.

Kristina Hewitson

Shane F. Stanikluff

Kendra Gasch

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 22nd DAY OF April 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JASON KAMMEIER AND ASHLEY KAMMEIER TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
RALPH D. MARASCO
My Comm. Exp. May 6, 2014

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 16th DAY OF March 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALEXANDRA C. REED AUTHORIZED REPRESENTATIVE FOR REED DEVELOPMENT LLC AND AUTHORIZED REPRESENTATIVE FOR THE ESTATE OF DENNIS T. REED TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
RALPH D. MARASCO
My Comm. Exp. May 6, 2014

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 11th DAY OF April 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD P. HEWITSON, JR. AND KRISTINA HEWITSON TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
RALPH D. MARASCO
My Comm. Exp. May 6, 2014

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 22 DAY OF April 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SHANE F. STANIKLUFF AND KENDRA GASCH TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
RALPH D. MARASCO
My Comm. Exp. May 6, 2014

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 11th DAY OF April 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENDRA GASCH TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
RALPH D. MARASCO
My Comm. Exp. May 6, 2014

Scale: 1" = 100'

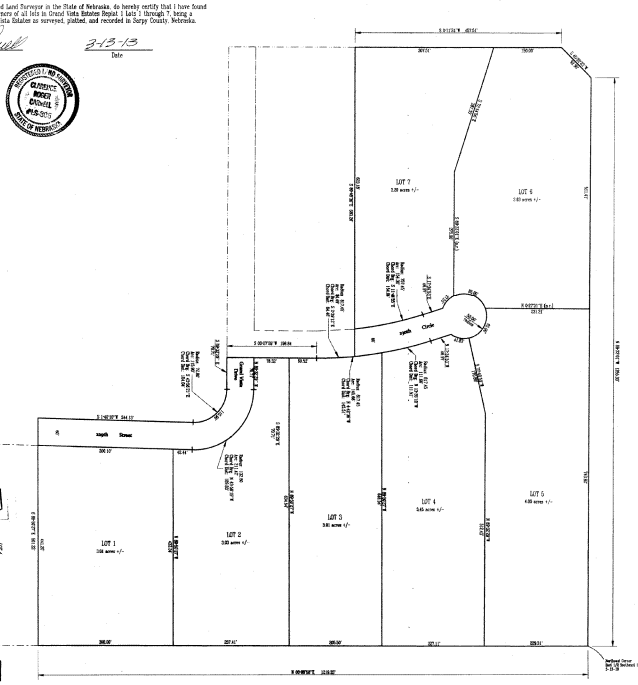
SURVEYOR'S CERTIFICATION

I, Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or set permanent markers at all corners of all lots in Grand Vista Estates Replat 1 Lots 1 through 7, being a replat of Lots 5 through 11, Grand Vista Estates as surveyed, platted, and recorded in Sarpy County, Nebraska.

Clarence Roger Carrell, LS 300

3-13-13
Date

REGISTERED LAND SURVEYOR
CLARENCE ROGER CARRELL
LS-300
STATE OF NEBRASKA



APPROVAL OF THE GRETNA CITY COUNCIL

This plat of Grand Vista Estates Replat 1, Lots 1 through 7, inclusive, was approved by the Gretna City Council this 25th day of November 2013.

Mayor

Attest: City Clerk

APPROVAL OF THE GRETNA PLANNING COMMISSION

This plat of Grand Vista Estates Replat 1, Lots 1 through 7, inclusive, was approved by the Gretna Planning Commission this 28th day of June 2013.

Chairperson
City of Gretna Planning Commission

APPROVAL OF THE SARPY COUNTY SURVEYOR

This plat of Grand Vista Estates Replat 1, Lots 1 through 7, inclusive, was reviewed by the Sarpy County Surveyor this 1st day of October 2013.

Sarpy County Surveyor

REGISTERED LAND SURVEYOR
LS-421
LOUIS WHITMARSH

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular of special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office

Red Lewis by Sue Johnson 5/11/13
County Treasurer

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

APPROVAL OF THE GRETNA CITY ENGINEER

This plat of Grand Vista Estates Replat 1, Lots 1 through 7, inclusive, was approved by the Gretna City Engineer this 3rd day of September 2013.

Gretna City Engineer

CARRELL ENGINEERING
ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
8535 PARALLEL PARKWAY, KANSAS CITY, KS 66112
PHONE: 913-788-1881 FAX: 913-788-1877
http://carrellengineering.com

drawn by: jmc
work completed by: jk, jmc
file name: FINAL PLAT.dwg

GRAND VISTA ESTATES REPLAT 1
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number: AC
date: MARCH 11, 2013

sheet
1 of 1

2013-36463