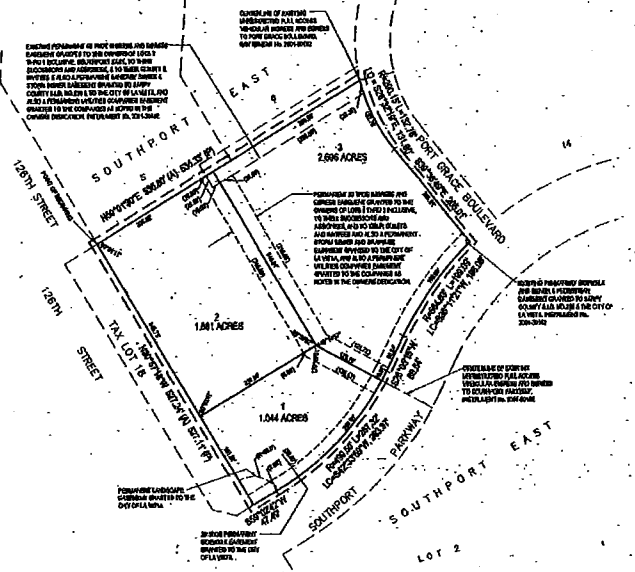
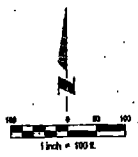


2006-04149

SOUTHPORT EAST REPLAT THREE

LOTS 1 THRU 3 INCLUSIVE

BEING A REPLAT OF LOT 5 AND 6 SOUTHPORT EAST, A BUNDLED TRACT LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE BUNDLED TRACT 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 THREE (THE LOTS INDICATED AS BEING) BEING A REPLAT OF LOTS 5 AND 6 SOUTHPORT EAST, A BUNDLED TRACT LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA, MORE PARTICULAR, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, SAID SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 1A, A TAX LOT LOCATED IN SAID SE 1/4 OF SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE RIGHT-OF-WAY LINE OF 120TH STREET; THENCE S89°50'00" W (SOUTH) ALONG THE SOUTHERLY LINE OF SAID LOT 8, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF LOT 8, SAID SOUTHPORT EAST, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 3 AND 4, SOUTHPORT EAST, A DISTANCE OF 584.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING THE WESTERN RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD; THENCE SOUTHERLY ALONG THE WESTERN RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD; THENCE SOUTHERLY ALONG THE WESTERN RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD TO THE INTERSECTION OF SAID WESTERN RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY; THENCE SOUTHERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 266.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERN RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY; THENCE SOUTHERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 84.64 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S86°11'21" W, A DISTANCE OF 190.00 FEET; THENCE S87°00'00" W ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 84.64 FEET; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTHPORT EAST, AND ALSO THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 490.00 FEET, A DISTANCE OF 387.30 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S82°00'00" W, A DISTANCE OF 283.37 FEET; THENCE S82°00'00" W ALONG SAID SOUTHERLY LINE OF LOT 3, SOUTHPORT EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY, A DISTANCE OF 47.48 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 1A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, SOUTHPORT EAST, THENCE N87°00'00" W ALONG THE EASTERLY LINE OF SAID TAX LOT 1A, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 3, SOUTHPORT EAST, A DISTANCE OF 827.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 24,800 SQUARE FEET OR 0.563 ACRES, MORE OR LESS.

John Meng-Fracker 1-23-06
John Meng-Fracker, L.S. 517



DEED CATCH

Know all men by these presents that we, PORT STARBOARD LLC, owners of the property described in the Certification of Survey and replat which has caused said land to be replatted has title and interests in the numbered and named as shown, said subdivision to be hereinafter known as SOUTHPORT EAST REPLAT THREE (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 designate 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, Nebraska 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 install thereon wires or cables for the carrying of 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 adjoining all front and side boundary lines on a right-of-way (ROW) wide strip of land along the rear boundary line of all water lots, and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all water lots. The term "water lots" shall be defined as those lots forming the outer perimeter of the above-described subdivision. 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 Intergraph Wireless Division of Oracle and Argus, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew telephone, hydrocarbons and other related facilities, and to install thereon poles for the transmission of gas and water, through, under and across a five-foot (5') wide strip of land adjoining all front and side boundary lines of water lots, and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all water lots, but the same may be used for gardens, walks, landscaping and other purposes that do not interfere later herewith with the aforementioned or other lands granted.

In witness whereof, we do set our hand, PORT STARBOARD LLC

Trenton B. Magid, Managing Member
Starboard South LLC

Tucker B. Magid, Managing Member
Starboard South LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF BOULDER)
On this 24th day of February, 2006, before me, the undersigned, a Notary Public in and for said County, personally knew Trenton B. Magid, Managing Member, Starboard South LLC, who is personally known to be the identical person whose name is affixed to the Declaration on this plat and acknowledged the same to be his voluntary act and deed as each officer of said corporation.
WITNESS my hand and Notarial Seal the day and year last above written.

Brenda J. Ellis
Notary Public



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF BOULDER)
On this 24th day of February, 2006, before me, the undersigned, a Notary Public in and for said County, personally knew Tucker B. Magid, Managing Member, Port Starboard LLC, who is personally known to be the identical person whose name is affixed to the Declaration on this plat and acknowledged the same to be his voluntary act and deed as each officer of said corporation.
WITNESS my hand and Notarial Seal the day and year last above written.

Brenda J. Ellis
Notary Public



REVIEW OF SARY COUNTY SURVEYOR

This plat of SOUTHPORT EAST REPLAT THREE (lots numbered as shown) was reviewed by the office of the Sary County Surveyor on the 20th day of February, 2006.

T. A. G. Jr.
Sary County Surveyor



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 replat in this plat as shown by the records of this office.

1-25-06
Taxes assessed and collected for the current year are neither due nor paid. Treasurer's certification is only valid until December 31st of this year.

APPROVAL OF LA VISTA CITY PLANNING COMMISSION
This plat of SOUTHPORT EAST REPLAT THREE (lots numbered as shown) was approved by the City Planning Commission on this 23rd day of February, 2006.

Michael Stephens
Chairman of La Vista City Planning Commission



ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of SOUTHPORT EAST REPLAT THREE (lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 24th day of February, 2006, in accordance with the State Statutes of Nebraska.

Pat M. Ramirez
City Clerk



APPROVAL OF SARY COUNTY REGISTER OF DEEDS

Recorded on this 25th day of February, 2006.

2006-04149
Sary County Register of Deeds

Filed for Record, 2/23/06
Sary County Register of Deeds

Table with columns: COUNTY, VERIFY, FEE, CHARGE, CHASE, RECORD.

NOTES:

- 1. ALL ANGLES ARE BY UNLESS OTHERWISE NOTED.
- 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NON-RADIAL (N.R.).
- 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 120TH STREET OR PORT GRACE BOULEVARD OR SOUTHPORT PARKWAY FROM ANY LOTS ADJUTING SAID STREETS, EXCEPT AT THE LOCATION(S) NOTED AND SHOWN.
- 5. A PERMANENT RECROCAL VEHICULAR EGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR SUBSIDIARIES AND INVITEES OVER ALL OF SAID LOTS 1, 2 AND 3, EXCEPT THOSE PORTS OF SAID LOTS 1, 2 AND 3 WHICH ARE OCCUPIED BY BUILDINGS OR CONSTRUCTION.

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



2006-04149
SOUTHPORT EAST REPLAT THREE

FINAL PLAT

2006-04149

Table with columns: DATE, TIME, BY, FOR, CHECKED, APPROVED, SARY COUNTY SURVEYOR.