

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

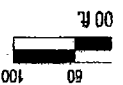
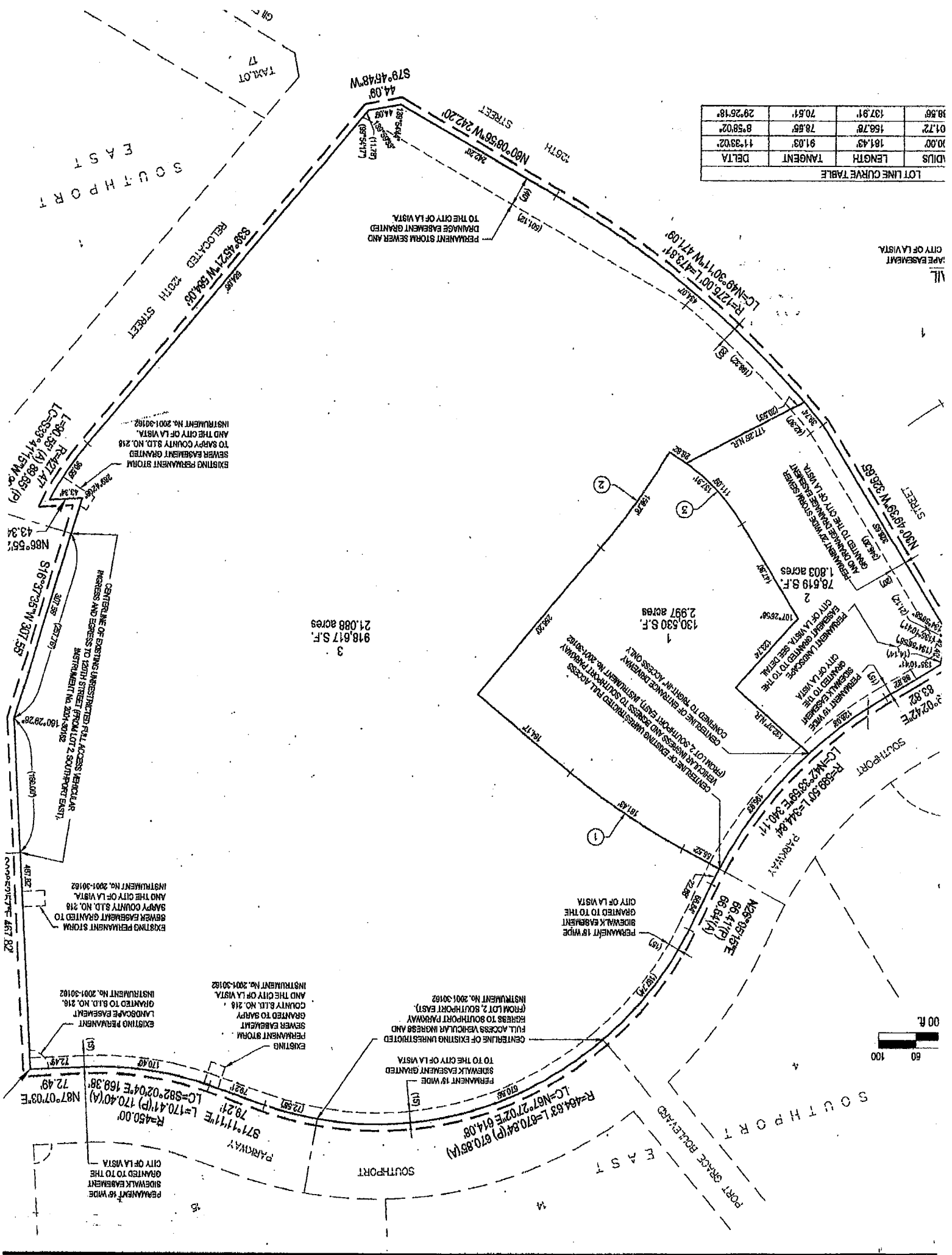
REVIEW OF THE SUBDIVISION DESCRIBED HEREIN AND THAT THE BOUNDARY AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE EAST REPLAT TWO (THE LOTS NUMBERED AS SHOWN) BEING A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 18; AND ALSO SITUATED IN SAID SE1/4 OF SECTION 18; ALL LOCATED IN TOWNSHIP COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS

LOT 2, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF LINE OF SOUTHPORT PARKWAY AND THE WEST RIGHT-OF-WAY (BEARING) ALONG SAID WEST RIGHT-OF-WAY LINE OF 120TH OF SAID LOT 2, SOUTHPORT EAST, A DISTANCE OF 467.82 FEET HT-OF-WAY LINE OF 120TH STREET, AND THE WESTERLY THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY ~~BEING SAID EASTERLY LINE OF LOT 2, SOUTHPORT EAST, AND~~ THE FOLLOWING DESCRIBED COURSES; THENCE S16°37'35"W, A DISTANCE OF 43.34 FEET; THENCE SOUTHWESTERLY ON A CURVE TANGENT OF 90.55 FEET, SAID CURVE HAVING A LONG CHORD

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 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 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 be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew power lines, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for 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 reception on, over, through, under and across a five-foot (5') wide strip of land abutting all the side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary line of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of 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

LOT LINE CURVE TABLE			
ADIUS	LENGTH	TANGENT	DELTA
10.00'	181.43'	91.03'	11°33'02"
01.72'	158.78'	78.86'	8°58'02"
18.56'	137.91'	70.81'	29°26'18"



PERMANENT 15' WIDE
SIDEWALK EASEMENT
GRANTED TO THE
CITY OF LA VISTA

CENTERLINE OF EXISTING UNRESTRICTED
FULL ACCESS VEHICULAR INGRESS AND
EGRESS TO SOUTHPORT PARKWAY
(FROM LOT 2, SOUTHPORT EAST).
INSTRUMENT NO. 2001-30162

EXISTING
PERMANENT STORM
SEWER EASEMENT
GRANTED TO SARPY
COUNTY S.I.D. NO. 218
AND THE CITY OF LA VISTA.
INSTRUMENT NO. 2001-30162

EXISTING PERMANENT
LANDSCAPE EASEMENT
GRANTED TO S.I.D. NO. 218.
INSTRUMENT NO. 2001-30162

EXISTING PERMANENT STORM
SEWER EASEMENT GRANTED TO
SARPY COUNTY S.I.D. NO. 218
AND THE CITY OF LA VISTA.
INSTRUMENT NO. 2001-30162

SOUTHPORT

PARKWAY

PERMANENT 15' WIDE
SIDEWALK EASEMENT
GRANTED TO THE
CITY OF LA VISTA

$R=494.63'$ $L=6170.84'$ (P) $614.08'$
 $LC=N61^{\circ}27'02"E$

PERMANENT 15' WIDE
SIDEWALK EASEMENT GRANTED
TO THE CITY OF LA VISTA

$S71^{\circ}11'11"E$ $L=170.41'$ (P) $170.40'$ (A)
 $LC=S82^{\circ}02'04"E$ $169.38'$

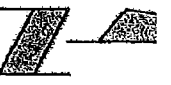
$N87^{\circ}07'03"E$ $72.49'$

$000^{\circ}52'57"E$ $467.82'$

AR
EAST).

181.42'

1



1 inch = 100 ft.



S O U T H P O R T
A L E V E N U E

R=484.83' L=610.84'(P) 614.08'
LC=N67°21'02"E 614.08'

PERMANENT 15' WIDE
SIDEWALK EASEMENT GRANTED
TO TO THE CITY OF LA VISTA

CENTERLINE OF EXISTING UNRESTRICTED
FULL ACCESS VEHICULAR INGRESS AND
EGRESS TO SOUTHPORT PARKWAY
(FROM LOT 2, SOUTHPORT EAST),
INSTRUMENT NO. 2001-30162

PERMANENT 15' WIDE
SIDEWALK EASEMENT
GRANTED TO TO THE
CITY OF LA VISTA

PARKWAY

R=599.50' L=344.84'
LC=N42°33'59"E 340.11'

SOUTHPORT

7.1 A LOT
43

N59°02'42"E
83.82'
13°23'E
40'
135°10'41"
(14.14)

PERMANENT 15' WIDE
SIDEWALK EASEMENT
GRANTED TO THE
CITY OF LA VISTA

LANDSCAPE
DETAIL TO THE
CITY OF LA VISTA

CENTERLINE OF EXISTING UNRESTRICTED FULL ACCESS
VEHICULAR INGRESS AND EGRESS TO SOUTHPORT PARKWAY
(FROM LOT 2, SOUTHPORT EAST), INSTRUMENT NO. 2001-30162

164.17'

181.43'

1

56.62'

22.88'

N26°05'15"E
66.41'(P)
66.64'(A)

(15)

(187.74)

610.84'

(15)

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.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2,
INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE
LINE OF 120TH STREET; THENCE S02°25'27"E (ASSUMED) S
STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF S
TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-
RIGHT-OF-WAY LINE OF RELOCATED 120TH STREET; THEN
LINE OF RELOCATED 120TH STREET, SAID LINE ALSO BEING
ALSO THE EASTERLY LINE OF SAID TAX LOT 14 ON THE FC
DISTANCE OF 307.66 FEET; THENCE N86°56'27"E, A DISTAN
TO THE RIGHT WITH A RADIUS OF 427.47 FEET, A DISTANC
WHICH BEARS S33°41'15"W, A DISTANCE OF 90.38 FEET; T
POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-
NORTHERLY RIGHT-OF-WAY LINE OF 126TH STREET; THEN
LINE OF 126TH STREET, SAID LINE ALSO BEING THE SOUT
DESCRIBED COURSE; THENCE S79°45'48"W, A DISTANCE
242.20 FEET; THENCE NORTHWESTERLY ON A CURVE TO
OF 473.81 FEET, SAID CURVE HAVING A LONG CHORD WHI
THENCE N30°46'39"W, A DISTANCE OF 326.65 FEET TO THE
N+4°13'23"E ALONG SAID NORTHERLY LINE OF SAID TAX L
INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE
OF SAID SOUTHPORT PARKWAY; THENCE N59°02'42"E AL
PARKWAY, SAID LINE ALSO BEING THE WESTERLY LINE O
LOT 2, SOUTHPORT EAST, A DISTANCE OF 83.82 FEET; TH
SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWA
NORTHERLY LINE OF LOT 2, SOUTHPORT EAST ON THE FO
NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADII
CURVE HAVING A LONG CHORD WHICH BEARS N42°33'58"W
DISTANCE OF 86.64 FEET; THENCE AND THE EASTERLY ON

BEGINNING AT THE N INTERSECTION OF THE LINE OF 120TH STREET, SAID LINE AL TO THE POINT OF INT RIGHT-OF-WAY LINE C LINE OF RELOCATED ~~ALSO THE EASTERN~~ DISTANCE OF 307.55 FT TO THE RIGHT WITH A WHICH BEARS S33°41' POINT OF INTERSECT NORTHERLY RIGHT-OF LINE OF 126TH STREET DESCRIBED COURSE 242.20 FEET, THENCE OF 473.81 FEET, SAID THENCE N30°49'39"W, N14°13'23"E ALONG S. INTERSECTION OF SA OF SAID SOUTHPORT PARKWAY, SAID LINE LOT 2, SOUTHPORT E SOUTHERLY RIGHT-OF NORTHERLY LINE OF NORTHEASTERLY ON CURVE HAVING A LOT DISTANCE OF 66.64 FT DISTANCE OF 670.88 FT THENCE S71°11'11"E, RADIUS OF 450.00 FEET DISTANCE OF 169.38 FT SAID TRACT OF LAND

SAID TRACT OF LAND

HEREIN AND THAT
LOTS, STREETS, ANGLE
(AS SHOWN) BEING A
SECTION 18; AND ALSO
LOCATED IN TOWNSHIP
LY DESCRIBED AS

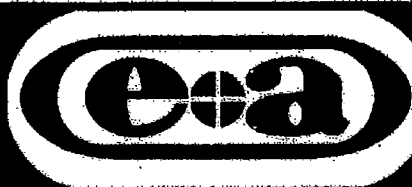
O BEING THE POINT OF
WEST RIGHT-OF-WAY
OF WAY LINE OF 120TH
TANCE OF 467.82 FEET
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OUTHPORT EAST, AND
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WESTERLY ON A CURVE
NG A LONG CHORD
= 584.05 FEET TO THE
FEET AND THE
ERLY RIGHT-OF-WAY
16 ON THE FOLLOWING
N, A DISTANCE OF
.00 FEET, A DISTANCE
E OF 471.09 FEET;
X LOT 16; THENCE
O THE POINT OF
PLY RIGHT-OF-WAY LINE
LINE OF SOUTHPORT
WESTERLY LINE OF SAID
EASTERLY AND
STERLY AND
HENCE
344.84 FEET, SAID
NCE N26°05'15"E, A
US OF 464.63 FEET, A

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



E&A CONSULTING
ENGINEERS • PL

12001 Q STREET

REPLAT TWO

RASKA

CHG. REPLAT CASH REPLAT
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 16; AND ALSO TOGETHER WITH ALL OF TAX LOT 16, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

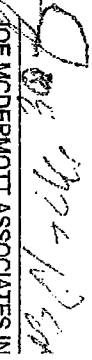
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SOUTHPORT EAST, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPORT PARKWAY AND THE WEST RIGHT-OF-WAY LINE OF 120TH STREET; THENCE S02°52'57"E (ASSUMED BEARING) ALONG SAID WEST RIGHT-OF-WAY LINE OF 120TH STREET, 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 S38°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°30'41"W, A DISTANCE OF 471.09 FEET; THENCE N30°49'39"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 N69°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°33'39"E, A DISTANCE OF 340.11 FEET; THENCE N26°05'15"E, A DISTANCE OF 66.64 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 464.63 FEET, A DISTANCE OF 670.85 FEET, SAID CURVE HAVING A LONG CHORD OF 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 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.

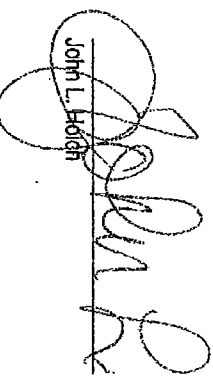
SAID TRACT OF LAND CONTAINS AN AREA OF 1,127,666 SQUARE FEET OR 25.888 ACRES, MORE OR LESS.

DEDICATION

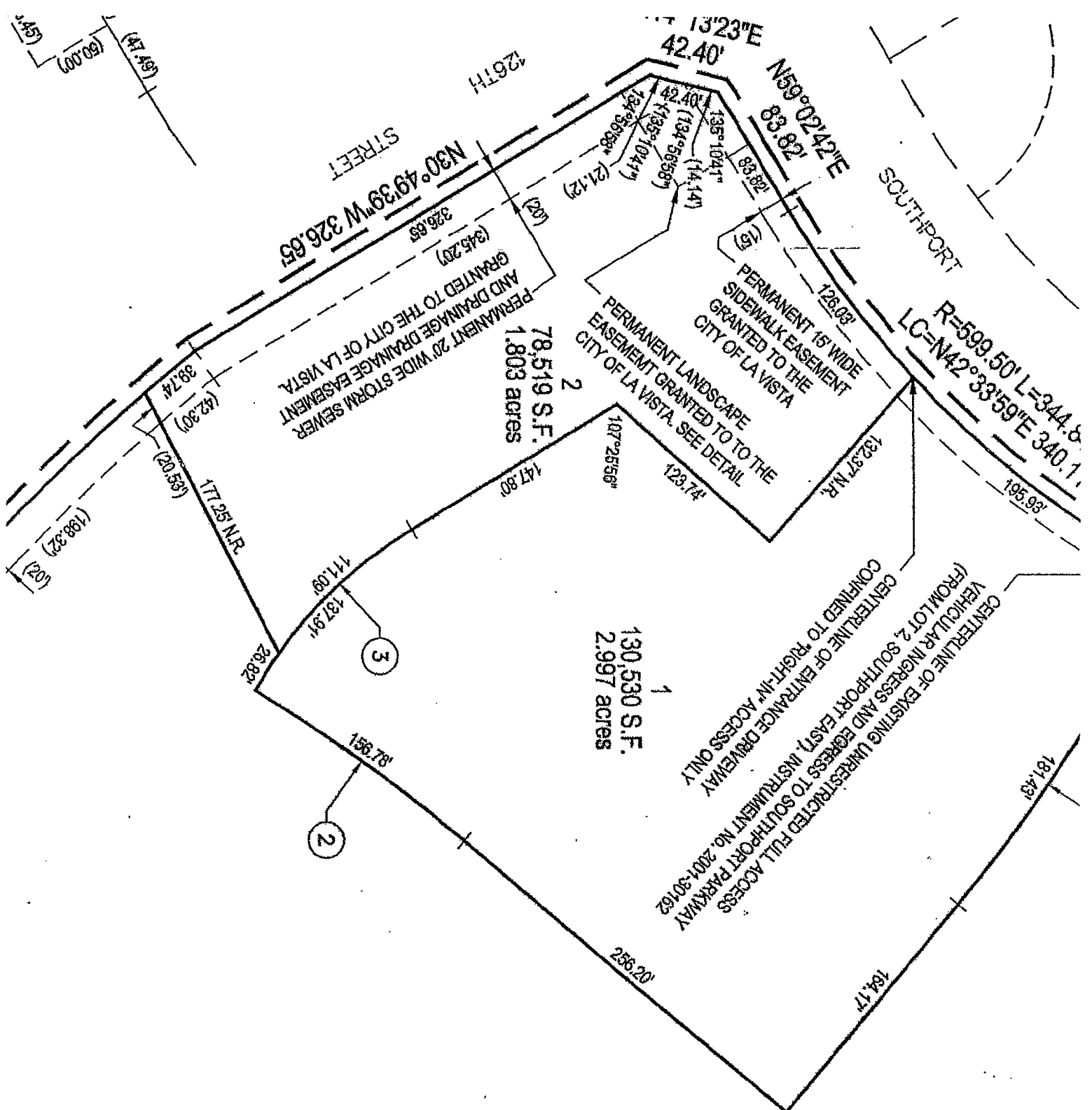
Know all men by these presents that I, HOICH, owners of the property described plat has caused said land to be subdivided, said subdivision to be hereafter numbered as shown, and we do hereby shown on the plat, and we do hereby and circles, and we do hereby grant a perpetual easement to the Omaha Pl company which has been granted a fee be subdivided, their successors and a wires, cables, conduits and other relaying and transmission of electric signals and sounds of all kinds including reception on, over, through, under and side boundary lot lines; an eight-foot all interior lots; and a sixteen-foot (16 exterior lots. The term exterior lots is the above-described addition. Said eight-foot (8') wide strip when the adjacent grant a perpetual easement to their successors and assigns, to erect hydrants and other related facilities, water on, through, under and across permanent buildings or retaining walls may be used for gardens, shrubs, lawn interfere with the aforesaid uses or in

In witness whereof, we do set our hands

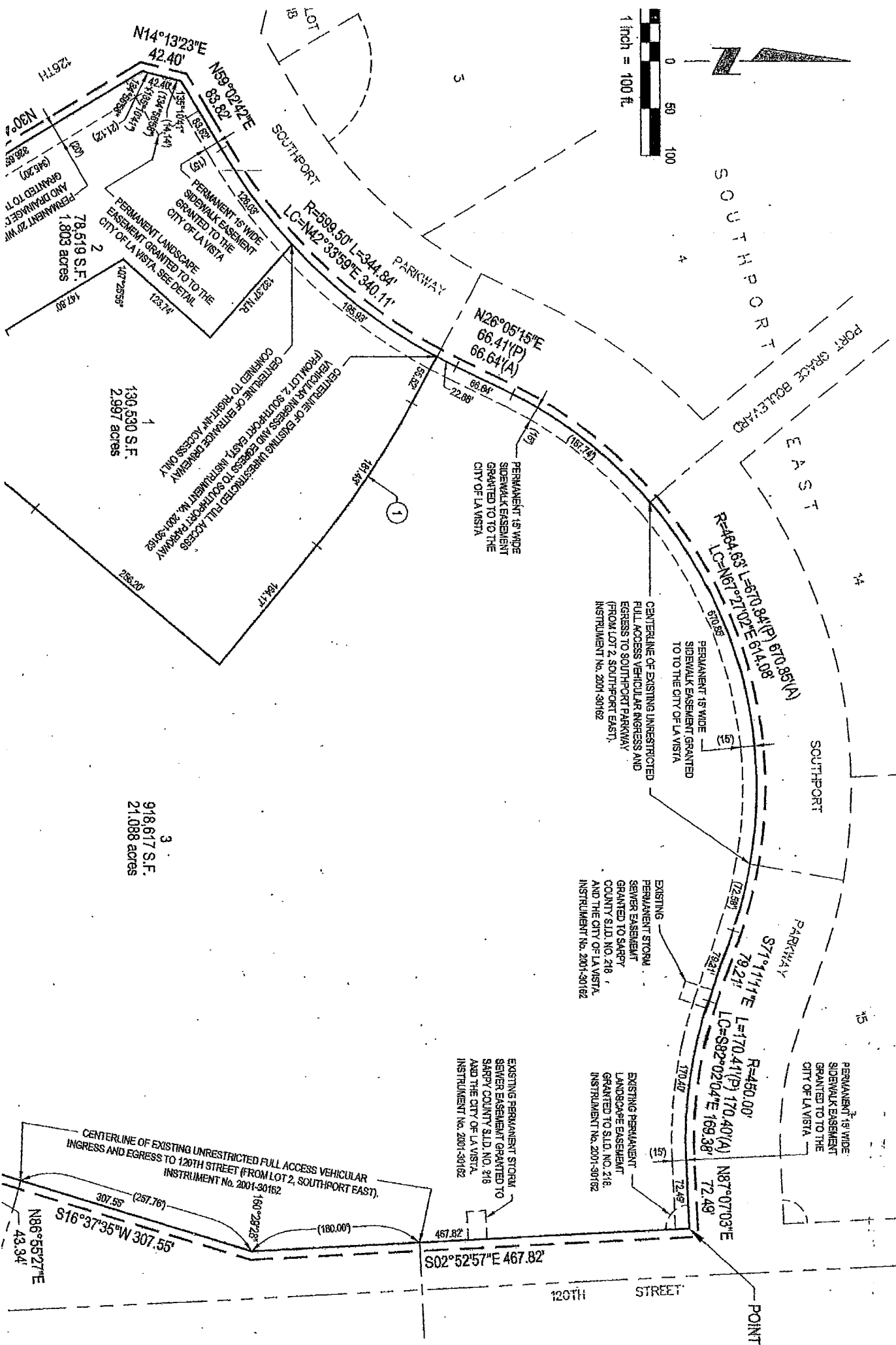
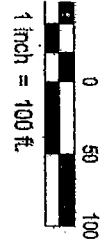

JOE McDERMOTT ASSOCIATES IN
By Joseph McDermott, President


John L. Hoich

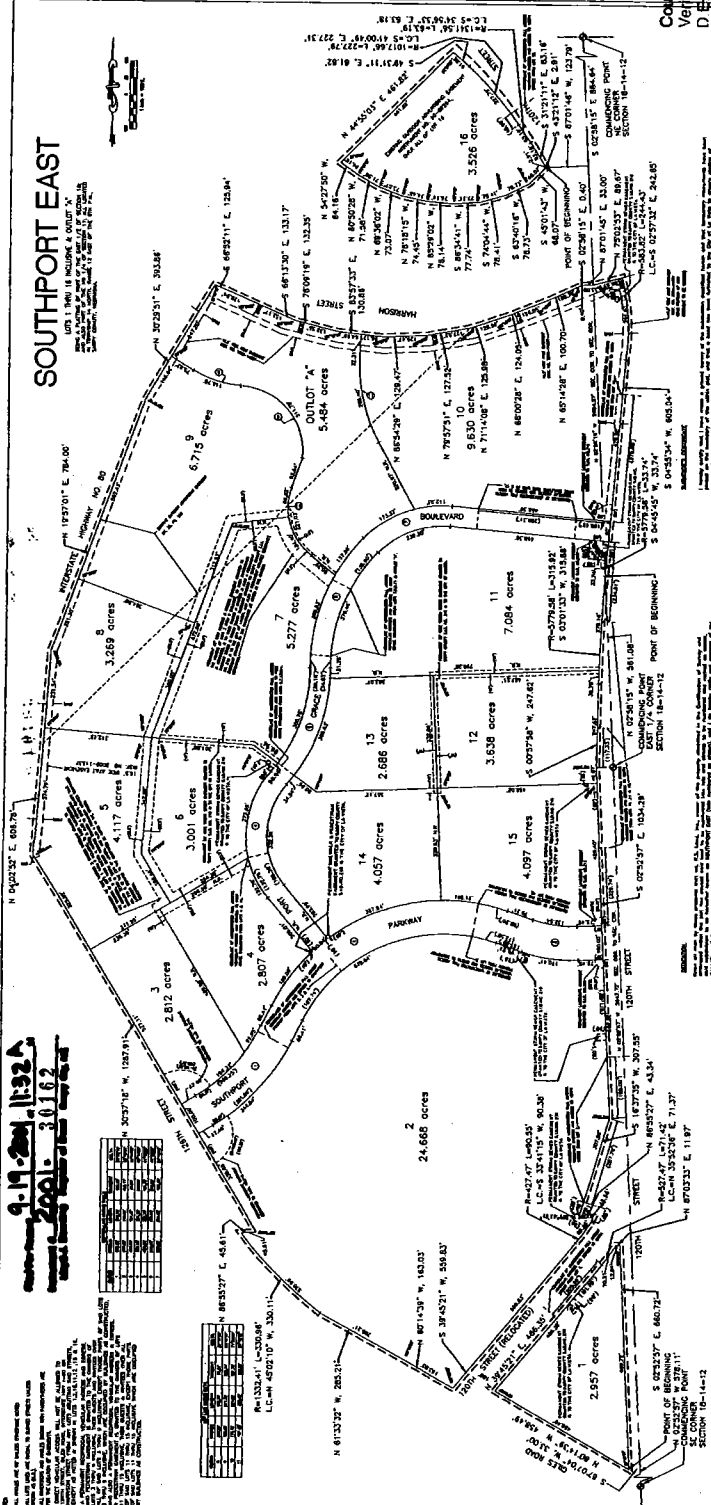
ACKNOWLEDGEMENT OF NOTARY



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James R. Hunt

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R. E. Smith, Inc.
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WILLIAMS, ALBERT LEON, JR.

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK
In the Matter of the Estate of Paul J. Manafort, Jr.,
Deceased.

9-17-2004 *Paul Manafort Jr.*

TAXES ASSESSED AND LEVIED FOR THE
CURRENT YEAR ARE NEITHER DUE NOR
PAID. TREASURERS CERTIFICATION
IS ONLY VALID UNTIL DECEMBER 30, 2003
OF THIS YEAR.

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK
In the Matter of the Estate of Paul J. Manafort, Jr.,
Deceased.

LS-4:9

15

Field branch of local committee on state of 148,063 acres, value of land.

Robert Clark 4-19-01
Robert Clark, 13-111
page

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