2001-14254

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2001 14254
2001 MAY 16 P 4:02
Gloria J. Hastings
REGISTER OF DEEDS

Counter M D
Verify DM
D.E. KW
Proof AR
Fee $ 137.50
Ck ☐ Cash ☐ Chg ☒
PRE

REGISTERED
LS-415
LAND SURVEYOR

VAL VISTA

LOT 1 THRU 240 INCLUSIVE & OUTLOTS "A", "B", "C" & "D"

BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 14, AND ALSO PART OF TAX LOTS 1 AND 4, TAX LOTS LOCATED IN SAID SW 1/4 OF SECTION 14, AND ALSO PART OF TAX LOTS 3 AND 10, TAX LOTS LOCATED IN THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 14, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYORS CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described hereon and that permanent monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of La Vista to ensure placing of permanent monuments and makes at all corners of all lots, streets, angle points and ends of all curves in Val Vista (the lots numbered as shown) being a platting of part of the SW 1/4 of Section 14, and also together with part of Tax Lots 1 and 4, tax lots located in said SW 1/4 of Section 14 and also together with part of Tax Lots 3 and 10, tax lots located in the NW 1/4 of the SE 1/4 of said Section 14, and also together with the abandoned Missouri Pacific Railroad right-of-way located in said NW 1/4 of the SE 1/4 of Section 14, 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 Northwest corner of Outlot "A", Mayfair 2nd Addition a subdivision located in said SE 1/4 of Section 16, said point also being the Northwest corner of the SW 1/4 of said SE 1/4 of Section 16; thence S02°45'00"E (assumed bearing) along the West line of said Outlot "A", Mayfair 2nd Addition said line also being the West line of said SW 1/4 of the SE 1/4 of Section 16, a distance of 1271.51 feet to a point on the North right-of-way line of Giles Road, said point also being the Southwest corner of said Outlot "A", Mayfair 2nd Addition; thence along said North right-of-way line of Giles Road on the following described courses; thence S87°30'21"W, a distance of 1566.56 feet; thence N02°29'39"W, a distance of 29.90 feet; thence S87°30'21"W, a distance of 308.97 feet; thence N88°19'04"W, a distance of 551.37 feet; thence S89°29'45"W, a distance of 1284.64 feet to the point of intersection of said North right-of-way line of Giles Road and the East right-of-way line of 108th Street; thence along said East right-of-way line of 108th Street on the following described courses; thence N01°11'11"W, a distance of 304.19 feet; thence N00°19'57"W, a distance of 104.38 feet; thence N02°51'01"W, a distance of 370.26 feet; thence N88°38'50"E, a distance of 10.29 feet; thence N03°01'10"W a distance of 300.00 feet; thence N88°38'50"E, a distance of 23.00 feet; thence N03°01'10"W, a distance of 769.83 feet to the point of intersection of said East right-of-way line of 108th Street and the Southerly right-of-way line of the Chicago Burlington and Quincy Railroad; thence along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad the following described courses; thence S84°48'58"E, a distance of 336.52 feet; thence Southeasterly on a curve to the left with a radius of 2488.32 feet, a delta of 03°58'33", a chord bearing of S86°48'15"E, a chord distance of 172.72 feet; thence S88°47'31"E, a distance of 2443.83 feet; thence Southeasterly on a curve to the left with a radius of 2412.70 feet, a distance of 745.00 feet, said curve having a long chord which bears S79°21'17"E, a chord distance of 742.12 feet; thence S02°53'09"E, a distance of 25.06 feet; thence Easterly on a curve to the left with a radius of 2437.70 feet, a distance of 226.06 feet, said curve having a long chord which bears N89°04'39"E, a chord distance of 226.00 feet; thence Northeasterly on a curve to the left with a radius of 2206.70 feet, a distance of 1334.89 feet, said curve having a long chord which bears N73°51'02"E, a chord distance of 1316.69 feet; thence Northeasterly on a curve to the left with a radius of 2374.30 feet a distance of 1299.80 feet said curve having a long chord which bears N46°13'32"E, a distance of 1284.56 feet to a point on the North line of said SE 1/4 of Section 16; thence N87°11'16"E along said North line of the SE 1/4 of Section 16, a distance of 506.13 feet to the Northwest corner of said NW 1/4 of the SE 1/4 of Section 16; said point also being the Northwest corner of Lot 11, Mayfair, a subdivision located in said SE 1/4 of Section 16; thence S02°33'41"E along the East line of said NW 1/4 of the SE 1/4 of Section 16, said line also being the West line of said Mayfair and also being the West line of Lots 109 and 108 said Mayfair 2nd Addition, a distance of 1327.36 feet to the Southwest corner of said Lot 108, Mayfair 2nd Addition; said point also being the Southeast corner of said NW 1/4 of the SE 1/4 of Section 16; thence S87°30'47"W along the South line of said NW 1/4 of the SE 1/4 of Section 16, said line also being the Northerly line of said Mayfair 2nd Addition a distance of 1327.45 feet to the point of beginning.

Said tract of land contains a total of 120.287 acres, more or less.

Robert Clark 1-2-01
Robert Clark, LS 415 — Date

DEDICATION

Know all men by these presents that we, GILES ROAD, LLC, 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 VAL VISTA (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, U.S. West Communications and any company which has been granted a franchises to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and remove 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 lines these strips are those lines which are occupied by a common party wall on the zero side lot lines as shown on the plat, an eight-foot (8') wide strip of land abutting the rear boundary lines of all exterior lots, and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is hereby 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 Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and remove 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 areas, 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.

GILES ROAD, LLC

George W. Verstegen, Sole Member

LOT LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
36	100.00	54.20	27.79	31°02'17"
37	100.00	154.98	95.00	87°33'51"
38	1139.66	237.30	118.23	12°28'52"
39	2487.70	112.74	56.38	2°35'48"
40	2482.70	627.42	315.43	14°28'52"
41	2538.93	253.77	126.97	5°43'50"

ROW CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
28	400.21	151.57	76.69	21°42'16"
29	375.00	141.92	71.80	21°42'16"
30	374.64	160.29	81.24	24°30'32"
31	475.29	597.03	319.61	72°00'21"
32	234.03	236.22	129.29	57°48'53"
33	134.26	119.83	64.32	51°08'04"
34	2554.30	771.40	388.66	17°18'07"
35	2614.30	833.06	418.90	18°15'52"
36	2424.50	452.82	227.96	10°42'14"

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	217.88	184.61	154.54	51°15'54"
2	648.28	575.51	309.47	50°51'31"
3	426.40	149.12	73.72	19°40'33"
4	400.00	223.84	114.88	32°04'06"
5	300.00	112.77	57.06	21°32'18"
6	286.00	231.46	122.06	44°19'18"
7	250.00	496.84	388.07	114°13'11"
8	2546.70	1113.39	566.68	25°02'49"
9	300.00	256.81	138.73	49°02'39"
10	300.00	134.82	68.48	25°45'09"
11	330.00	325.39	177.28	56°29'04"
12	300.00	296.47	160.96	56°36'50"
13	2564.50	815.61	411.27	18°14'03"
14	300.00	270.27	145.58	51°37'06"
15	447.39	166.37	83.80	21°18'54"
16	300.00	472.52	301.29	90°14'43"
17	550.36	58.61	29.32	6°06'01"
18	300.00	112.19	57.08	21°25'37"
19	300.00	114.05	57.72	21°46'52"
20	185.62	146.12	76.92	45°05'16"
21	1368.70	148.62	73.87	7°45'01"
22	300.00	114.05	57.72	21°46'52"
23	150.00	95.36	48.93	21°49'51"
24	470.71	176.82	89.82	21°31'10"
25	300.00	114.05	57.72	21°46'52"
26	13438.86	178.58	89.19	0°45'51"
27	100.00	31.22	15.74	17°53'56"
42	300.00	139.47	70.98	26°37'33"
43	120.81	120.81	61.24	23°04'26"

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. DIRECT HOMELAR ACCESS WILL NOT BE ALLOWED TO 108TH ST. OR TO GILES RD. FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT 45 NOTED IN LOT 233.
4. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 230 THRU 240 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 230 THRU 240 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 230 THRU 240 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
5. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
6. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO THE CITY OF LA VISTA OVER ALL OF OUTLOTS "A", "C" & "D".
7. ALL PERMANENT STORM AND SANITARY SEWER EASEMENTS ARE GRANTED TO THE CITY OF LA VISTA, ITS SUCCESSORS AND ASSIGNS, AS NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY AN STORM SEWER LINES OVER, ACROSS AND THROUGH THE EXCLUSIVE AREA SHOWN.

REVIEW OF SARPY COUNTY SURVEYOR

This plat of VAL VISTA (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 15th day of Dec, 2000.

Sarpy County Surveyor

THOMAS A. LYNAM — SURVEYOR — SARPY COUNTY, NEBRASKA

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of VAL VISTA(Lots numbered as shown) was approved by the City Planning Commission on this 7th day of Aug, 2000.

Chairman of La Vista City Planning Commission

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

On this 19 day of Feb, 2001, before me a Notary Public, duly commissioned and qualified in and for said County, appeared George W. Verstecher, managing member, GILES ROAD, LLC, known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed, as said managing member of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public — Seal

FRANK H. KULIG
MY COMMISSION EXPIRES
October 21, 2004

ACCEPTANCE

This plat of VAL VISTA (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this 5th day of Sept., 2000. in accordance with the State Statutes of Nebraska.

ATTEST
City Clerk

Mayor

SEAL INCORPORATED FEBR. 23, 1963 SARPY CO. NEBRASKA

COUNTY TREASURERS 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.

County Treasurer — Date 5/16/01

10765.328
10609.571

14254

DETAIL
PERMANENT DRAINAGEWAY EASEMENT SEE NOTE 7.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
11201 SOUTHPORT PKWY., SUITE 101
LINCOLN, NEBRASKA 68512
PHONE: (402) 420-7777
FAX: (402) 420-7770

VAL VISTA
LAVISTA, NEBRASKA

FINAL PLAT

Revisions	
No.	Date

Proj No.	99175
Date	8-3-00
Designed By	MAR
Drawn By	JDD
Checked By	
Scale	1" = 100'
Sheet	1 of 1

Seal — SARPY COUNTY

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

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