

2006-19130

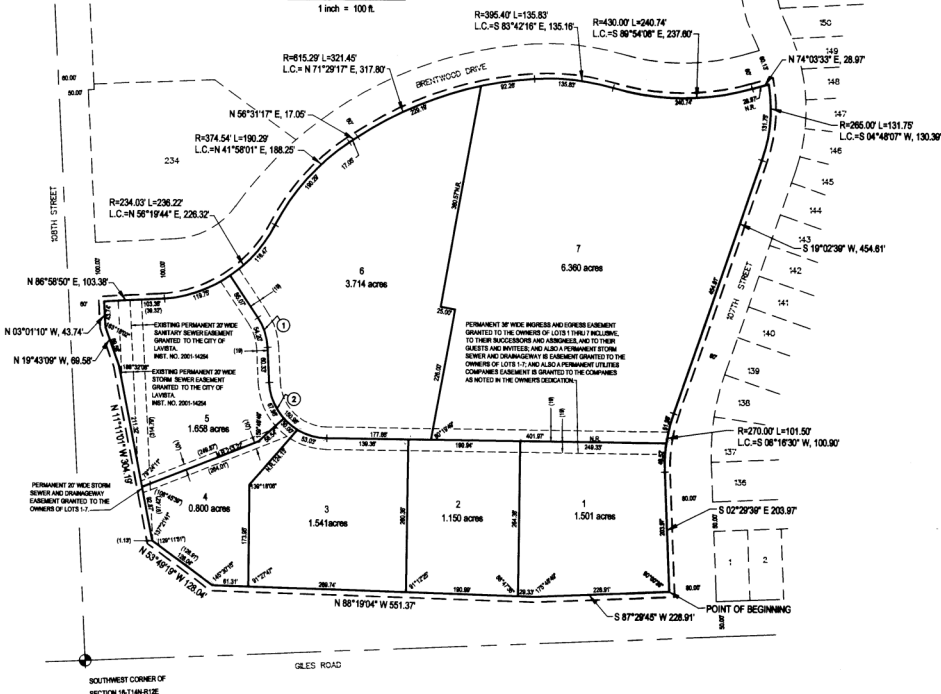
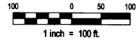
COUNTY of Sarpy
VERIFY W.A.S.D.E.
PROOF W.A.S.D.E.
FEES \$ 2150
CHECK#
CHG. CASH
REFUND CREDIT
SHORT NOR

VAL VISTA REPLAT ONE

LOT 1 THRU 7 INCLUSIVE

BEING A REPLATTING OF LOTS 235 THRU 240 INCLUSIVE, VAL VISTA, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOT LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	54.00	27.78	37°32'10"
2	100.00	150.90	54.00	80°30'18"



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 of the within plat and that a bond has been furnished to the City of La Vista to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angles points and ends of all curves in VAL VISTA REPLAT ONE (the lots numbered as shown) being a replatting of Lots 235 thru 240 inclusive, Val Vista, subdivision located in the SW 1/4 of Section 16, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 237, Val Vista, said point also being the point of intersection of the Westerly right-of-way line of 107th Street and the Northernly right-of-way line of Giles Road, thence Westerly along said Northernly right-of-way line of Giles Road, said line also being the Southernly line of said Lot 237 thru 239 inclusive, Val Vista on the following described courses; thence S87°29'45"W (assumed bearing), a distance of 228.91 feet; thence N88°19'04"W, a distance of 551.37 feet; thence N53°49'18"W, a distance of 128.04 feet to the point of intersection of said Northernly right-of-way line of Giles Road and the Easternly right-of-way line of 107th Street, said point also being the Southernly corner of said Lot 238, Val Vista; thence Northernly along said Easternly right-of-way line of 107th Street, said line also being the Westerly line of said Lots 238 and 240, Val Vista on the following described courses; thence N11°11'01"W, a distance of 304.19 feet; thence N19°43'07"W, a distance of 69.58 feet; thence N03°10'10"W, a distance of 43.74 feet to the Northwest corner of said Lot 240, Val Vista; thence Northernly along said Easternly right-of-way line of 107th Street, said line also being the Southernly right-of-way line of Brentwood Drive, thence Easternly along said Southernly right-of-way line of Brentwood Drive, said line also being the Northernly line of said Lot 240, 235 and 236, Val Vista on the following described courses; thence N89°50'57"E, a distance of 103.38 feet; thence Northwesterly on a curve to the left with a radius of 254.05 feet, a distance of 228.32 feet, said curve having a long chord which bears N68°19'44"E, a distance of 228.32 feet; thence Northwesterly on a curve to the right with a radius of 374.54 feet, a distance of 180.29 feet, said curve having a long chord which bears N41°19'51"E, a distance of 188.25 feet; thence N55°31'17"E, a distance of 17.05 feet; thence Easternly on a curve to the right with a radius of 615.29 feet, a distance of 321.45 feet, said curve having a long chord which bears N71°29'11"E, a distance of 317.80 feet; thence Easternly on a curve to the right with a radius of 385.40 feet, a distance of 135.16 feet, said curve having a long chord which bears S83°42'19"E, a distance of 135.16 feet; thence Easternly on a curve to the left with a radius of 430.00 feet, a distance of 240.74 feet said curve having a long chord which bears S89°54'08"E, a distance of 237.80 feet; thence N74°03'33"E, a distance of 28.97 feet to the Northwest corner of said Lot 236, Val Vista, said point also being the point of intersection of said Southernly right-of-way line of Brentwood Drive and said Westerly right-of-way line of 107th Street, thence Southernly along said Westerly right-of-way line of 107th Street, said line also being the Easternly line of Lots 236 and 237, Val Vista on the following described courses; thence Southernly on a curve to the right with a radius of 265.00 feet, a distance of 131.75 feet, said curve having a long chord which bears S04°48'07"W, a distance of 130.38 feet; thence S19°02'39"W, a distance of 454.61 feet; thence Southernly on a curve to the left with a radius of 270.00 feet, a distance of 101.50 feet, said curve having a long chord which bears S08°19'30"W, a distance of 100.90 feet; thence S02°29'36"E, a distance of 203.97 feet to the point of beginning.

Said tract of land contains an area of 16.774 acres, more or less.

Robert Clark
Robert Clark, L.S.419
Date



ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat of VAL VISTA REPLAT ONE (Lots numbered as shown) was accepted by the City Council of the City of La Vista, Nebraska, on this 31 day of March, 2005, in accordance with the State Statutes of Nebraska.

Richard J. [Signature]
Richard J. [Signature]
City Clerk
Date



APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this 31 day of March, 2005.

Sarpy County Register of Deeds
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 hereinafter known as VAL VISTA REPLAT ONE (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, Oversee 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 Metrocolumbia 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, walks, 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.

GILES ROAD, LLC

George W. Ventschler
George W. Ventschler, managing member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 31 day of March, 2005, before me, the undersigned, a Notary Public in and for said County, personally came George W. Ventschler, managing member, GILES ROAD, LLC, 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.

Frank H. Kula
Notary Public



REVIEW BY SARPY COUNTY SURVEYOR

This plat of VAL VISTA REPLAT ONE (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 31 day of March, 2005.

Thomas A. Lynam
Thomas A. Lynam
Sarpy County Surveyor



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 107TH ST. OR TO GILES RD. FROM ANY LOTS ABUTTING SAID STREETS.
 - A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 7 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 7 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 7 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

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.

Richard J. [Signature]
Richard J. [Signature]
County Treasurer
Date 3.1.05



CURRENT YEAR AND PREVIOUS YEAR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of VAL VISTA REPLAT ONE (Lots numbered as shown) was approved by the City Planning Commission on this 28 day of February, 2005.

Marilyn J. Garcia
Marilyn J. Garcia
Chairman of La Vista City Planning Commission

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

710 SOUTH WYOMING STREET, SUITE 100
OMAHA, NE 68102
PHONE: (402) 491-2277
FAX: (402) 491-0278

VAL VISTA REPLAT ONE
LA VISTA, NEBRASKA

FINAL PLAT

DATE	BY	REVISION
01/15/2006	1	01/15/2006

2006-19130