

## **AGENDA ITEM 5A**

### **Public Hearing for Southport East Replat 13**



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER: 2014-PUD-01; 2014-SUB-01 FOR HEARING OF: March 27, 2014

Report Prepared on: March 14, 2014

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Southport Plaza, LLC  
11717 Burt St. Suite 102  
Omaha, NE 68154

**B. PROPERTY OWNER:**

Southport Plaza, LLC  
11717 Burt St. Suite 102  
Omaha, NE 68154

**C. LOCATION:** West of Eastport Parkway and Port Grace Blvd.

**D. LEGAL DESCRIPTION:** Lot 1 and 2 Southport East Replat Four,  
Lots 1 and 2 Southport East Replat Ten.

**E. REQUESTED ACTION(S):** Rezoning from C-3 Highway  
Commercial/Office Park District, Gateway Corridor Overlay (Design  
Overlay) to C-3 PUD, Gateway Corridor Overlay; Preliminary PUD  
Plan; and Replat for Lots 1 and 2 Southport East Replat 10.

**F. EXISTING ZONING AND LAND USE:** C-3 – Highway  
Commercial/Office Park District, Gateway Corridor Overlay (Design  
Overlay); Office buildings on Lots 1 and 2 Southport East Replat 4,  
Commercial Strip Center on Lot 1 Southport East Replat 10 and Lot  
2 Southport East Replat 10 is vacant.

**G. PURPOSE OF REQUEST:** Approval of a rezoning to C-3 PUD  
Gateway Corridor Overlay, Final PUD Plan, and Replat.

**H. SIZE OF SITE:** 9.64 Acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property is relatively flat  
sloping gradually to the east. Three of the current four lots are all or  
partially developed.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** C-3 Highway Commercial/Office Park, Gateway Corridor Overlay; Lot 16 Southport East
2. **East:** TA Transitional Agriculture, Gateway Corridor Overlay (Design Overlay); Tax Lot 11 17-14-12
3. **South:** C-3 Highway Commercial/Office Park, Gateway Corridor Overlay; Lot 11A Southport East Replat Five
4. **West:** C-3 Highway Commercial/Office Park, Gateway Corridor Overlay; Outlot A Southport East

**C. RELEVANT CASE HISTORY:**

1. Southport East Replat Four was approved by City Council on November 15, 2005.
2. Southport East Replat Ten was approved by City Council on July 17, 2007.

**D. APPLICABLE REGULATIONS:**

1. Section 5.12 of the Zoning Regulations – C-3 High Density Residential
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
4. Section 3.07 of the Subdivision Regulations – Replats

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates the area for commercial development.

**B. OTHER PLANS:** Not applicable.

**C. TRAFFIC AND ACCESS:**

1. The main access points for the properties will be at easement drive connections to Eastport Parkway and Port Grace Blvd.
2. It was determined by the City Engineer that the existing traffic study would not have to be amended for the proposed actions.

**D. UTILITIES:**

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Eastport Parkway and Port Grace Blvd.

**IV. REVIEW COMMENTS:**

1. With approval of the Preliminary PUD, the applicant will also need to have the Replat and the Final PUD approved in order to commence the development process.
2. Design review will need to be finalized as part of any development on the lots included within the subject area.
3. Due to the size of the parcel involved, staff has accepted the scale of the PUD site plan, though Section 5.15.10 of the Zoning Ordinance requires the plat to be drawn at least to 100 scale.
4. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan (PCWSMP) for any development in the subject area. A permit will be required through the Permex website that is utilized by all Papillion Creek Watershed Partnership communities. A PCSWMP and a draft Maintenance Agreement has been provided in the draft Subdivision Agreement. The PCSWMP will be reviewed in detail as part of the review process through the Permex web site, but the concept of using an extended detention basin to serve both lots is acceptable.

**V. PLANNING COMMISSION RECOMMENDATION - Rezoning from R-3 to R-3 PUD and Final PUD:**

Approval of Rezoning from C-3, Gateway Corridor Overlay to C-3 PUD, Gateway Corridor Overlay and Preliminary PUD Plan for Lot 1 and 2 Southport East Replat Four, Lots 1 and 2 Southport East Replat Ten, subject to the satisfactory resolution of the following issues prior to City Council review:

1. Satisfactory resolution of the issues noted in the attached review letter dated March 12, 2014.

**VI. PLANNING COMMISSION RECOMMENDATION - Replat:**

Approval of Southport East Replat 13, subject to the satisfactory resolution of the following issues prior to City Council review:

2. Satisfactory resolution of the issues noted in the attached review letter dated March 12, 2014.
3. Satisfactory final draft of the Subdivision Agreement as approved by the City Attorney.
4. Satisfactory final draft of the Common Area Maintenance Agreement as approved by the City Attorney.

**VII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Review reports from City Planner
3. Preliminary PUD Site Plan Maps
4. Preliminary Plat Map
5. Final Plat Map

**VII. COPIES OF REPORT SENT TO:**

1. John Thiellen, E&A Consulting Group, Inc.
2. Brad Underwood, Southport Plaza, LLC
3. Public Upon Request

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Prepared by:

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Community Development Director

Date



March 12, 2014

Mr. Jason Thiellen  
E & A Consulting Group, Inc.  
330 North 117<sup>th</sup> St.  
Omaha, NE 68154

RE: Preliminary PUD, Preliminary Plat, Final Plat -Initial Review  
Southport East Replat Thirteen

Mr. Thiellen:

We have reviewed the revised documents submitted for the above-referenced applications. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the PUD and in the Subdivision Regulations for the Replat, the City has the following comments:

Preliminary PUD Review

1. Comment #1 within the initial review letter dated February 21, 2014 was intended towards the review of necessary building setbacks rather than parking and drive side yard setback. A 25' parking setback may overly constrain future development.

In relation to the building setback, unless a request comes forth, the interior lot line setbacks for buildings would be 15 feet as required by the zoning regulations for C-3 and the front yard setback would be 25 feet (or 50 feet if parking occurs in front of the building).

2. The Site Parking Table on the PUD Site Plan needs to be amended to address the parking count ( required and provided) for the daycare and personal improvement uses currently occurring in the existing building on Lot 2, Replat 13 as they may exceed the requirements for the shown office usage.

Also, the data table shows the provided parking count of 84 stalls for Lots 1 and 2 of Replat 13. The site plan currently shows 58 existing parking stalls on these two lots, so there would need to be 26 additional stalls as part of the development of Lot 2, Replat 13 which may limit how much building can be constructed on this lot. The applicant needs to confirm through a note on the PUD Site Plan that development on Lot 2 can provide the additional 26 stalls needed to meet the stated stall count.

**City Hall**

8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**

8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**

8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**

8305 Park View Blvd.  
p: 402-339-9147

**Library**

9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**

7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Buildings & Grounds**

8112 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Public Works**

9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**

8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

[www.cityoflavista.org](http://www.cityoflavista.org)  
[info@cityoflavista.org](mailto:info@cityoflavista.org)

3. The existing sanitary sewer service lines to the existing buildings on Lots 1 and 2 of Replat 4 need to be added to the PUD Site Plan.
4. Item 13 within the original Southport East subdivision agreement states that sidewalks along 120<sup>th</sup> Street (Eastport Parkway) may be deferred until the City determines that there is a need for their construction. A maximum time period for the installation for the public sidewalks and the corner feature should be a maximum of 5 years from the date of approval of the final plat. This will be noted in the review comments of the subdivision agreement.

#### Preliminary Plat Review

5. No additional comments.

#### Final Plat

6. A draft subdivision agreement has been submitted for review. Review comments for this agreement will be provided in the near future. Revisions to this document will need to be completed before City Council review of the Final Plat.
7. A draft common area maintenance agreement still needs to be submitted. Although this document does not get submitted to the Planning Commission for review, revisions to this document will need to be completed before City Council review of the Final Plat.
8. Notes 10 and 11 on the Final Plat should be removed as they are not actual conditions of the Final Plat and may change in the future anyway.
9. Please be advised, as per Section 7.02.07 of the Subdivision Regulations, the subdivider shall record the final plat with the County Register of Deeds within ninety (90) days from the date of approval of the plat by the City Council.

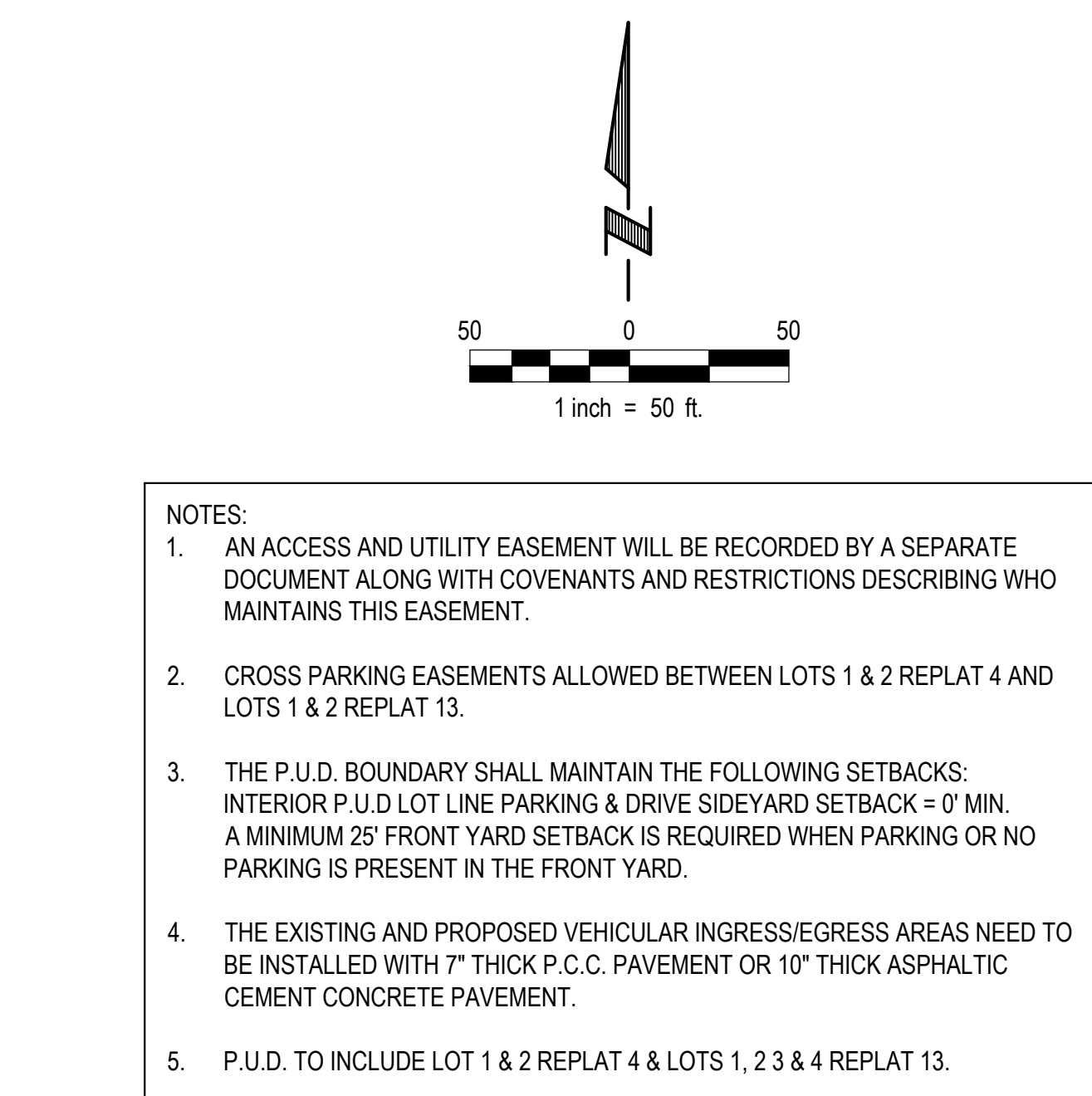
In order to be considered for review at the March 27, 2014 Planning Commission meeting, documents with the latest revisions need to be provided by Wednesday, March 19, 2014. Please provide 12 full size copies of the revised documents folded to approximately letter size along with a PDF copy for the Planning Commission packets. If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg", with a long horizontal flourish extending to the right.

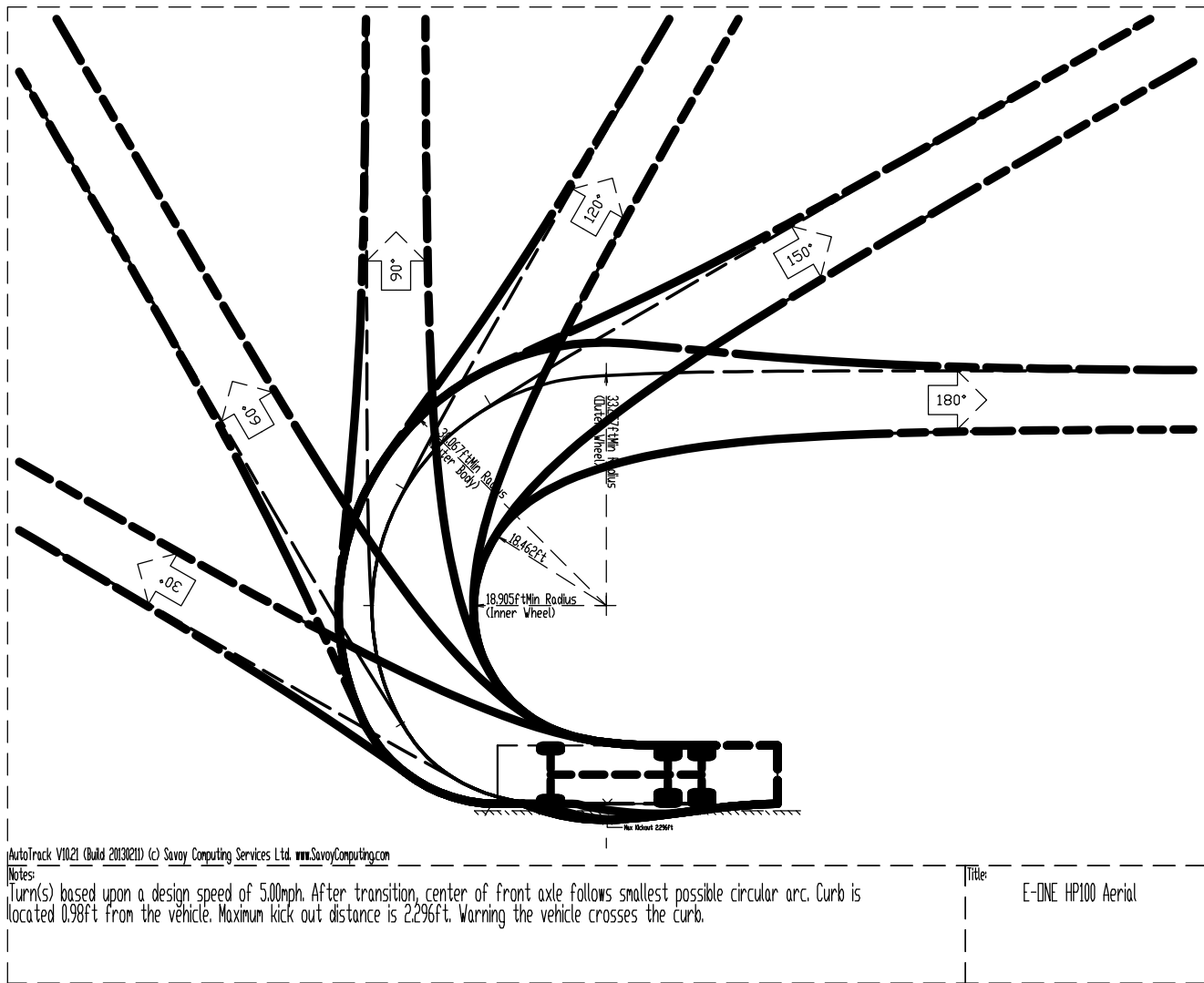
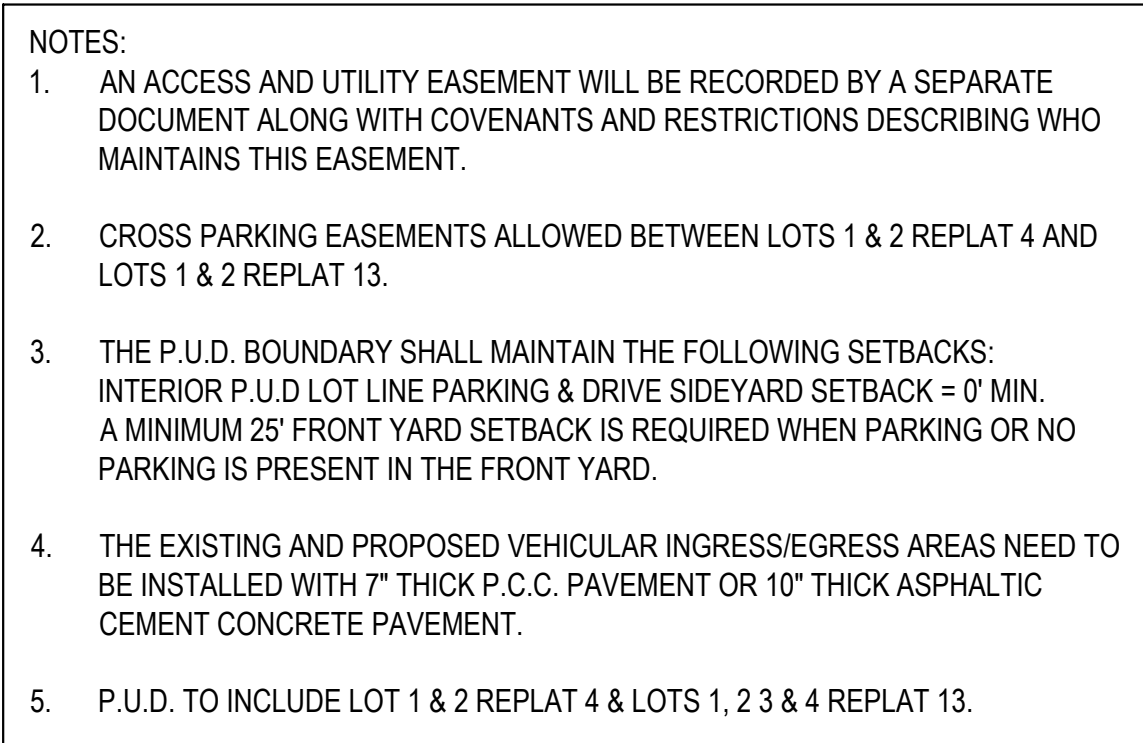
Christopher Solberg, AICP  
City Planner

cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer



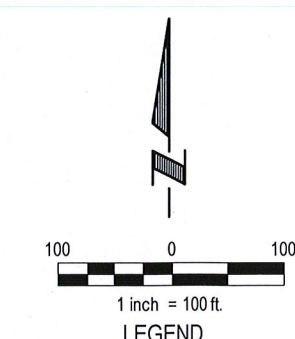
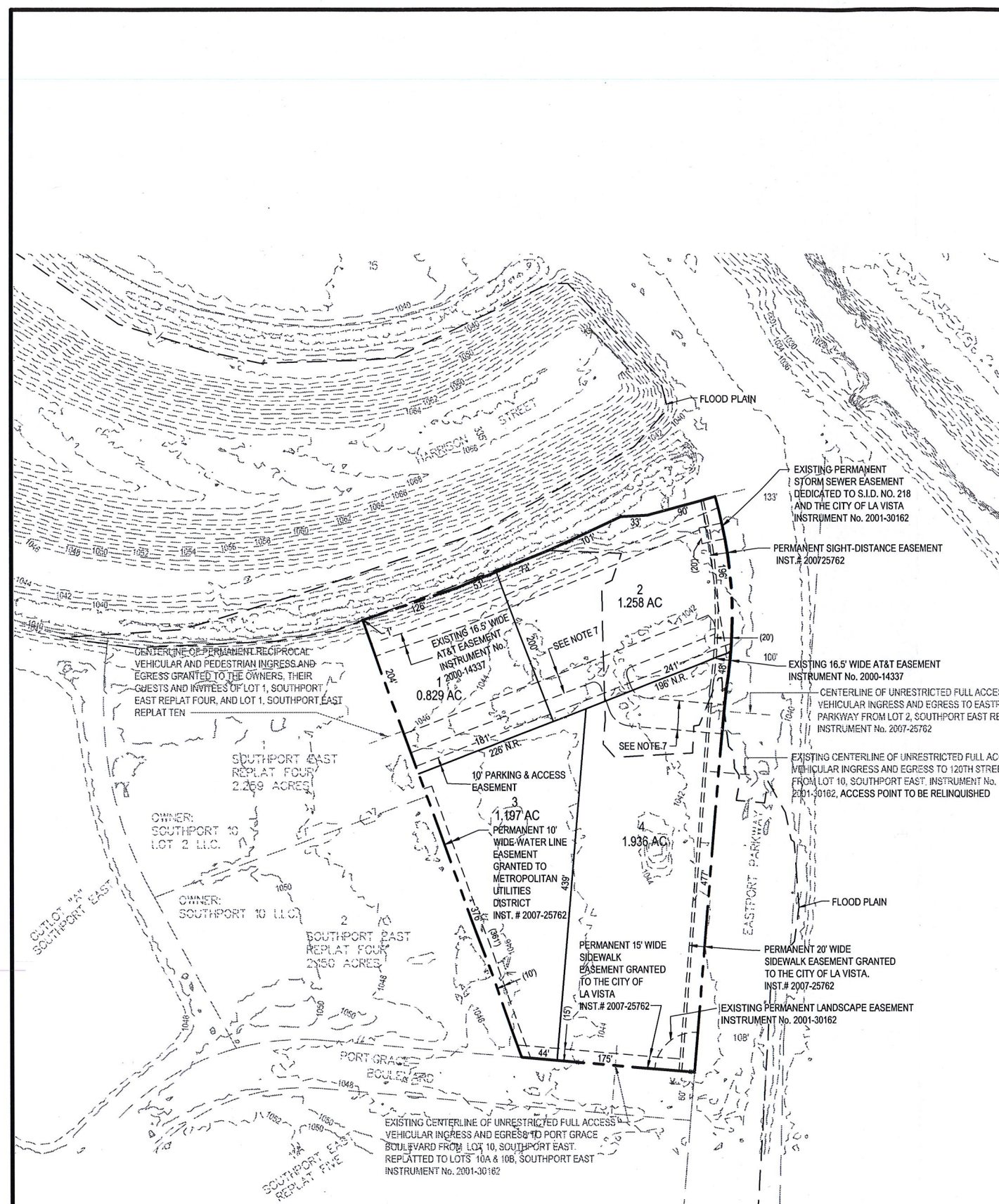
SITE PARKING TABLE							
	LOT AREA						
LOT NO.	SQ. FT.	ACRES	BUILDING TYPE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
LOT 1 REPLAT 4	98,402	2.259	OFFICE	23,900 S.F.	120 Stalls	120 Stalls	5.02 Stalls / 1,000 S.F.
LOT 2 REPLAT 4	93,900	2.150	OFFICE	23,900 S.F.	120 Stalls	117 Stalls	4.89 Stalls / 1,000 S.F.
LOT 1 REPLAT 13	36,111	0.829	OFFICE	8,775 S.F.	44 Stalls	42 Stalls	4.82 Stalls / 1,000 S.F.
LOT 2 REPLAT 13	54,798	1.258	OFFICE	12,122 S.F.	61 Stalls	42 Stalls	3.47 Stalls / 1,000 S.F.
<b>TOTAL</b>				<b>68,697 S.F.</b>	<b>345 Stalls</b>	<b>321 Stalls</b>	<b>* 4.67 Stalls / 1,000 S.F.</b>

\* NOTE: SHARED PARKING BETWEEN LOTS 1 & 2 REPLAT 4 AND LOTS 1 & 2 REPLAT 13.

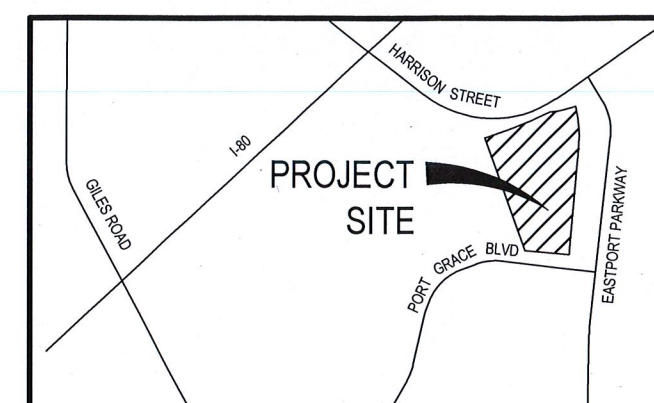


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\* NOTE: SHARED PARKING BETWEEN LOTS 1 & 2 REPLAT 4 AND LOTS 1 & 2 REPLAT 13.



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - EASEMENTS
  - 1120 EXIST. MAJOR CONTOURS
  - 1122 EXIST. MINOR CONTOURS
  - EXIST. EASEMENT LINES
  - EXIST. PROPERTY LINES
  - FLOOD PLAIN LINE



**VICINITY MAP**

**LEGAL DESCRIPTION**

A REPLATTING OF LOTS 1 & 2 SOUTHPORT EAST REPLAT TEN, A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 18, AND ALSO PART OF THE NW 1/4 OF SECTION 17, ALL LOCATED IN T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

CONTAINING AN AREA OF 5.220, MORE OR LESS.

**OWNER**  
SOUTHPORT PLAZA LLC.  
11717 BURT STREET STE. 102  
OMAHA NE, 68154

**OWNER**  
SOUTHPORT INVESTORS LLC.  
11717 BURT STREET  
OMAHA NE, 68154

**SETBACK:**  
FRONT - 25'  
SIDE - 15'  
REAR - 15'

**ZONING:**  
EXISTING C-3, LOTS 1 & 2  
PROPOSED C-3, LOTS 1-4

**NOTES:**

- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 4, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 4, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 4, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- A "SIGHT-DISTANCE EASEMENT" IS GRANTED ON LOT 2. GRADING AND LANDSCAPING WILL NOT BE ALLOWED TO OBSTRUCT THE VEHICULAR VIEW WITHIN THIS EASEMENT.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM LOT 1 AND 2.
- AN ACCESS AND UTILITY EASEMENT WILL BE RECORDED BY A SEPARATE DOCUMENT ALONG WITH COVENANTS AND RESTRICTIONS DESCRIBING WHO MAINTAINS THIS EASEMENT.
- A CROSS PARKING EASEMENT IS GRANTED TO LOTS 1 & 2, THEIR GUESTS AND INVITEES OVER ALL SAID LOTS 1 & 2, EXCEPT THOSE PARTS OF SAID LOTS 1 & 2, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- NO PROPOSED GRADING IS SHOWN SINCE GRADING WILL OCCUR ON EACH LOT INDIVIDUALLY AS THEY ARE DEVELOPED.
- EXISTING AND PROPOSED STRUCTURES, PARKING LOTS, ROADWAYS, SEWERS AND WATERMAINS (INCLUDING FIRE HYDRANTS) ARE SHOWN ON THE PUD.
- LOTS 1, 3 AND 4 WILL OBTAIN SEPARATE GRADING PERMITS.
- DRAINAGE AND CONCEPTUAL POST CONSTRUCTION STORM WATER MANAGEMENT PLANS WILL OCCUR WITH EACH LOT INDIVIDUALLY AS THEY ARE DEVELOPED.

Proj No:	2000.030.105	Revisions	
Date:	03/06/2014	No	Description
Designed By:	JMT		
Drawn By:	TF3		
Scale:	1"=100'		
Sheet:	1 of 1		

**PRELIMINARY PLAT**

**SOUTHPORT EAST REPLAT THIRTEEN**  
SARPY COUNTY, NEBRASKA



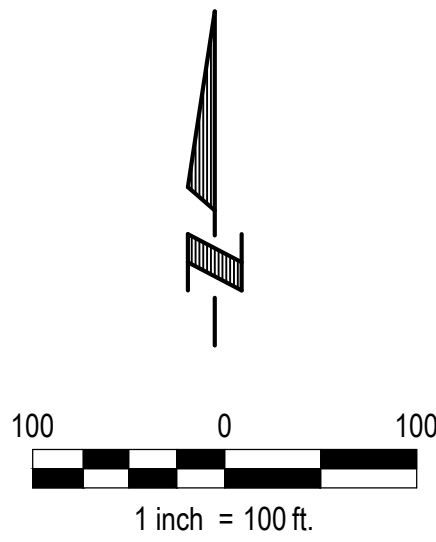
**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

330 North 117th Street Omaha, NE 68154  
Phone: 402.895.4700 Fax: 402.895.3599  
www.eacg.com

SOUTHPORT EAST REPLAT THIRTEEN

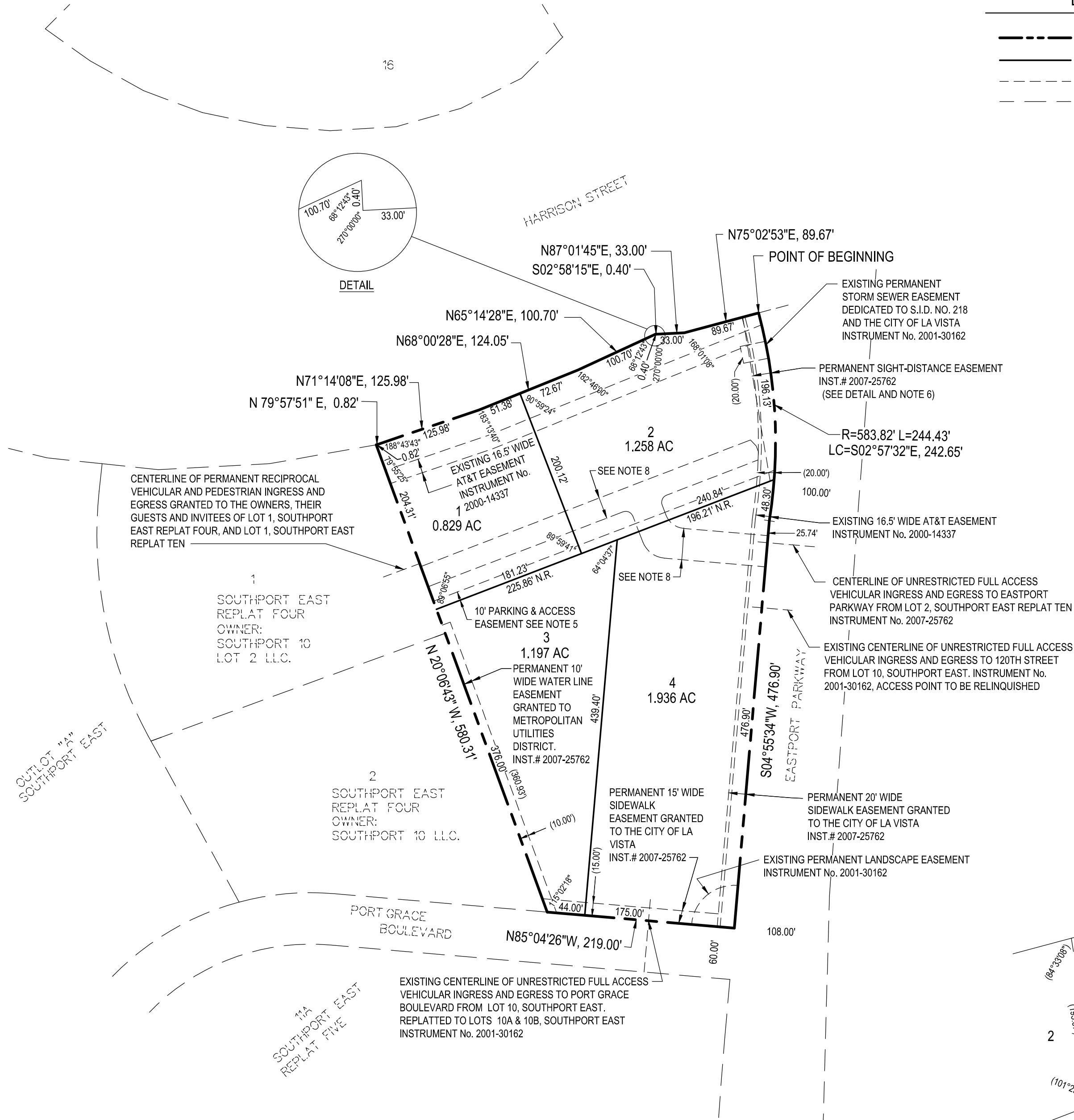
LOTS 1 THRU 4 INCLUSIVE

A REPLATTING OF LOTS 1 & 2 SOUTHPORT EAST REPLAT TEN, A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 18, AND ALSO PART OF THE NW 1/4 OF SECTION 17, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - EASEMENTS
- - - EXIST. PROPERTY LINES



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 4, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 4, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 4, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- A "SIGHT-DISTANCE EASEMENT" IS GRANTED ON LOT 2. GRADING AND LANDSCAPING WILL NOT BE ALLOWED TO OBSTRUCT THE VEHICULAR VIEW WITHIN THIS EASEMENT.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM LOT 1 AND 2.
- AN ACCESS AND UTILITY EASEMENT WILL BE RECORDED BY A SEPARATE DOCUMENT ALONG WITH COVENANTS AND RESTRICTIONS DESCRIBING WHO MAINTAINS THIS EASEMENT.
- A CROSS PARKING EASEMENT IS GRANTED TO LOTS 1 & 2, THEIR GUESTS AND INVITEES OVER ALL SAID LOTS 1 & 2, EXCEPT THOSE PARTS OF SAID LOTS 1 & 2, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHPORT PLAZA, LLC, SOUTHPORT INVESTORS, LLC, AND MUTUAL OF OMAHA BANK, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE 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 THIRTEEN (LOTS TO BE 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, CENTURYLINK 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 ERCT, 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, THEIR SUCCESSORS AND ASSIGNS, TO ERCT, 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 CUL-DE-SAC 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.

SOUTHPORT PLAZA, LLC.

BY: BRAD UNDERWOOD  
MANAGING MEMBER

DATE

SOUTHPORT INVESTORS, LLC.

BY: DAVE UNDERWOOD  
MANAGING MEMBER

DATE

MUTUAL OF OMAHA BANK

BY: CRAIG S. LEFLER  
SENIOR VICE PRESIDENT

DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BRAD UNDERWOOD, MANAGING MEMBER, SOUTHPORT PLAZA, 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.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVE UNDERWOOD, MANAGING MEMBER, SOUTHPORT INVESTORS, 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.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CRAIG S. LEFLER, SENIOR VICE PRESIDENT, MUTUAL OF OMAHA BANK, 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.

NOTARY PUBLIC

SURVEYORS CERTIFICATE

I CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON BOUNDARY OF THE WITHIN PLAT, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF LAVISTA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SOUTHPORT EAST REPLAT THIRTEEN (LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 1 AND 2, SOUTHPORT EAST REPLAT TEN, A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 18, AND ALSO PART OF THE NW 1/4 OF SECTION 17, 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 1, SOUTHPORT EAST REPLAT TEN, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 1 AND 2, SOUTHPORT EAST REPLAT 10, ON THE FOLLOWING (2) DESCRIBED COURSES; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 583.82 FEET, A DISTANCE OF 244.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°57'32"E, A DISTANCE OF 242.65 FEET; THENCE S04°55'34"W, A DISTANCE OF 476.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SOUTHPORT EAST REPLAT TEN, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF EASTPORT PARKWAY, AND THE NORTHERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD; THENCE N85°04'26"W ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTHPORT EAST REPLAT TEN, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PORT GRACE BOULEVARD, A DISTANCE OF 219.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SOUTHPORT EAST REPLAT TEN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, SOUTHPORT EAST REPLAT FOUR, A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 18; THENCE N20°06'43"W ALONG THE WESTERLY LINE OF SAID LOTS 1 AND 2, SOUTHPORT EAST REPLAT TEN, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2, SOUTHPORT EAST REPLAT FOUR, AND ALSO THE EASTERLY LINE OF LOT 1, SAID SOUTHPORT EAST REPLAT FOUR, A DISTANCE OF 580.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SOUTHPORT EAST REPLAT TEN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, SOUTHPORT EAST REPLAT FOUR, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, SOUTHPORT EAST REPLAT TEN, ON THE FOLLOWING (7) DESCRIBED COURSES; THENCE N79°57'51"E, A DISTANCE OF 0.82 FEET; THENCE N71°14'08"E, A DISTANCE OF 125.98 FEET; THENCE N68°00'28"E, A DISTANCE OF 124.05 FEET; THENCE N65°14'28"E, A DISTANCE OF 100.70 FEET; THENCE S02°58'15"E, A DISTANCE OF 0.40 FEET; THENCE N87°01'45"E, A DISTANCE OF 33.00 FEET; THENCE N75°02'53"E, A DISTANCE OF 89.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 227,425 SQUARE FEET OR 5.220 ACRES, MORE OR LESS.

JASON A. HEADLEY LS-604

DATE

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF SOUTHPORT EAST REPLAT THIRTEEN (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF SOUTHPORT EAST REPLAT THIRTEEN (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST

CITY CLERK

MAYOR

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.

DATE

COUNTY TREASURER

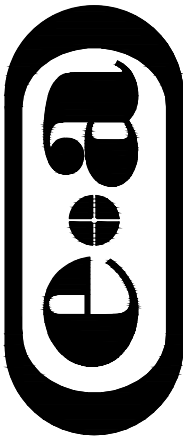
REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHPORT EAST REPLAT THIRTEEN WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services



SOUTHPORT EAST REPLAT THIRTEEN

LAVISTA, NEBRASKA

FINAL PLAT

Revisions	Description	Date	No.
1	2-23-14	JMT	1
2	1-1-100	TF3	1
3	1-1-100	TF3	1
4	1-1-100	TF3	1
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