

AGENDA ITEM 4C

**Replat—Mayfair 2nd Addition, Replat 7—One
Mayfair Place LLC**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2016-SUB-09

For Hearing of: September 15, 2016
Report Prepared on: August 23, 2016

I. GENERAL INFORMATION

A. APPLICANT:

One Mayfair Place LLC
12408 S. 36th Street
Bellevue, NE 68123

B. PROPERTY OWNER:

One Mayfair Place LLC
12408 S. 36th Street
Bellevue, NE 68123

C. LOCATION: Northeast of the intersection of South 99th Street and Hillcrest Plaza.

D. LEGAL DESCRIPTION: Lot 11A, Mayfair 2nd Addition Replat One

E. REQUESTED ACTION(S): Replat of Lot 11A, Mayfair 2nd Addition Replat One

F. EXISTING ZONING AND LAND USE:

C-1 Shopping Center Commercial with a Gateway Corridor Overlay (Overlay District); Vacant

G. PURPOSE OF REQUEST: Replat into three separate lots for the purpose of creating pad sites for development.

H. SIZE OF SITE: 12.76 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is currently vacant. The land has a gradual downward slope towards the south.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

- 1. North:** Lots 1-11, Mayfair 2nd Addition, R-1 Single Family Residential; Single family housing
- 2. East:** Lot 2, Mayfair 2nd Addition Replat Three and Lot 1, Mayfair 2nd Addition Replat Five; C-1 Shopping Center Commercial District with Gateway Corridor Overlay District; Vacant and Primrose Childcare.
Lot 2, Mayfair 2nd Addition Replat Five; R-3 PUD High-Density Residential with Planned

- 3. **South:** Unit Development Overlay District and Gateway Corridor Overlay District
Lots 1-3, Mayfair 2nd Addition, Replat One, C-1 C-1 Shopping Center Commercial with Gateway Corridor Overlay District; Culvers, Multi-tenant building, vacant.
- 4. **West:** Lot 21, Mayfair 2nd Addition; R-1 Single Family Residential; Single family housing

C. RELEVANT CASE HISTORY:

- 1. On May 16, 2000, the City Council approved of Mayfair 2nd Addition Replat One, a replat that created eleven lots for commercial development at 96th Street and Giles Road.

D. APPLICABLE REGULATIONS:

- 1. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial District
- 2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
- 3. 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 uses.

- B. OTHER PLANS:** Not applicable.

C. TRAFFIC AND ACCESS:

- 1. Primary access to the properties will either be from Hillcrest Plaza or South 99th Street. Secondary fire and emergency access will be provide for Lot 1 through an access easement granted through the northwest corner of Lot 2 Mayfair 2nd Addition Replat Five.

D. UTILITIES:

- 1. The properties have access to water, sanitary sewer, gas, power and communication utilities.

IV. REVIEW COMMENTS:

- 1. In regard to Article 3.03.15 of the Subdivision Regulations, a subdivision agreement needs to be prepared since the payment of tract sewer connection fees (aka interceptor fees) and stormwater management fees needs to be addressed.

VI. STAFF RECOMMENDATION – Replat:

Approval of Mayfair 2nd Addition Replat 7 contingent upon the finalization of a subdivision agreement prior to City Council review as the replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letter
3. Applicant Response Letter
4. Preliminary Plat Map
5. Final Plat Map

VIII. COPIES OF REPORT SENT TO:

1. Mark Westergard, E & A Consulting Group, Inc.
2. Charles Clatterbuck, One Mayfair Place LLC
3. Public Upon Request

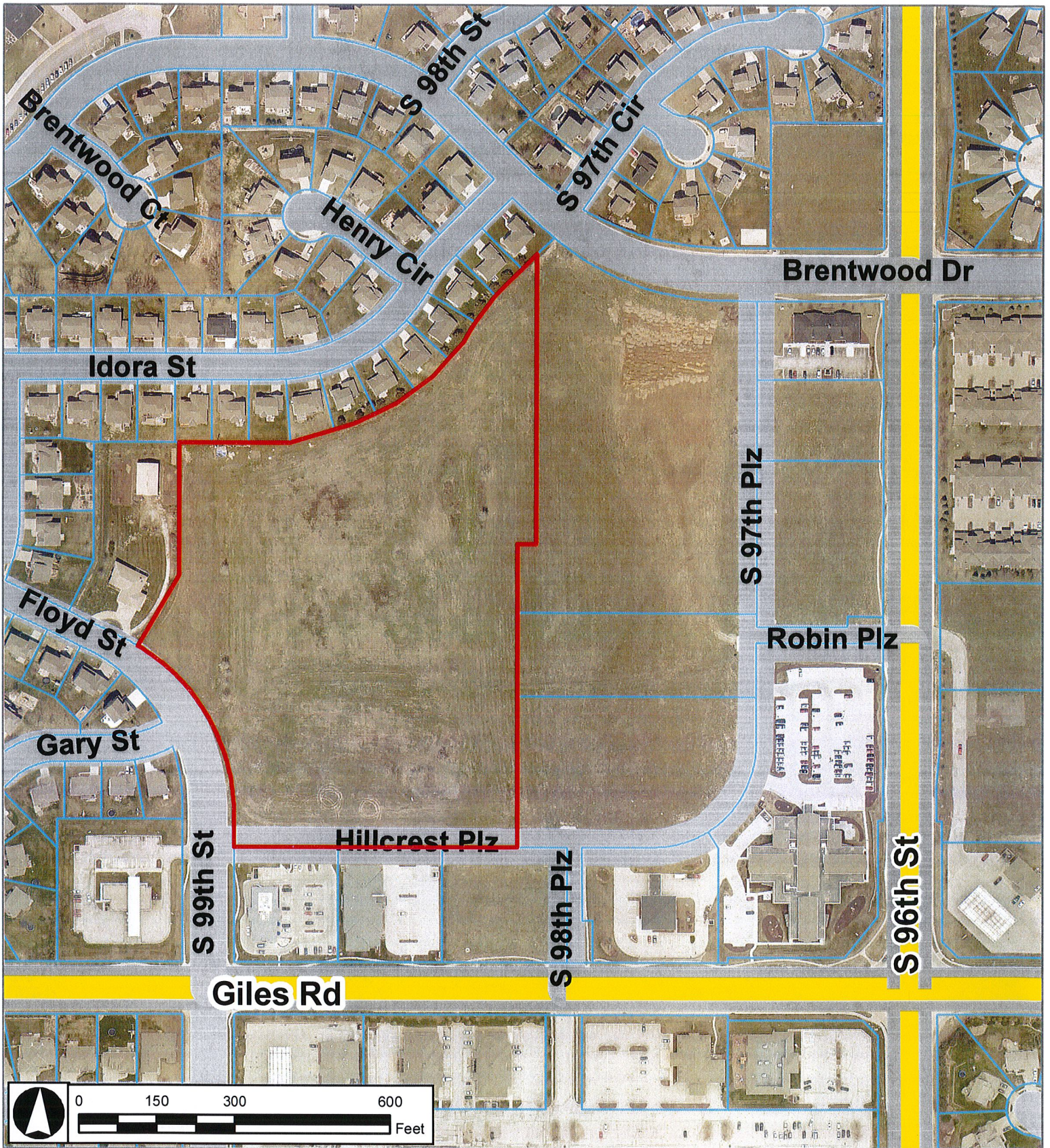
Prepared by:



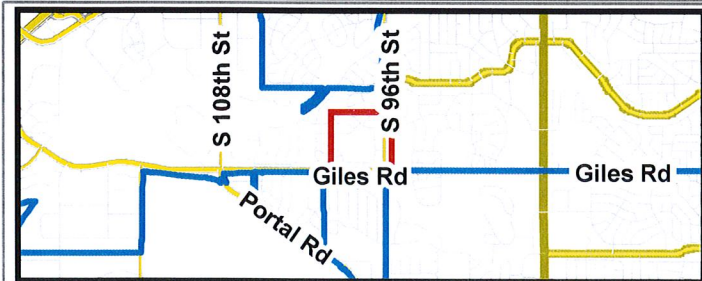
Community Development Director

9-8-16

Date



Project Vicinity Map



Mayfair 2nd Addition - Replat 7

8/17/2016
JMC





July 20, 2016

Mark Westergard
E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154

RE: Preliminary and Final Plat – Initial Review
Mayfair 2nd Addition Replat Seven

Mr. Westergard,

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

Preliminary Plat

1. No preliminary plat was submitted. A preliminary plat needs to be provided that contains all of the information required by Article 3.03 of the Subdivision Regulations. Items of particular significance are the existing utilities such as storm and sanitary sewer that can serve the proposed lots, the existing outdoor warning siren location, the proposed storm water drainage facilities and proposed post construction stormwater management plans.
2. Proposed Lot 1 will require at least two vehicular access points so that adequate fire and emergency access can be provided. This needs to be addressed as part of private, shared infrastructure improvements along with any other shared, private infrastructure such as storm sewers and water quality. It appears that Outlot A may be intended for storm water management. Itemized cost estimates for the shared, private infrastructure need to be provided. If the second access to Lot 1 is to be in the form of an easement across Lots 2 and/or 3, then such access must be installed with the first lot that is built upon. Verbiage regarding this aspect will need to be required within the subdivision agreement.

Final Plat

1. The name of the existing private roadway along the south edges of Lots 2 and 3 needs to be shown which is Hillcrest Plaza.

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
info@cityoflavista.org

2. The northern-most arrow depicting the width of the Hillcrest Plaza ingress and egress easement points to the wrong easement line. The arrow needs to be moved down one line to the second easement line.
3. The wording of the Surveyor's Certificate needs to be revised to comply with Article 10.2 of the Subdivision Regulations and needs to identify whether lot corners have been marked or will be marked. If to be marked, then a staking bond of \$200 per lot should be provided prior to releasing the final plat.
4. The wording of the signature block for Sarpy County Public Works needs to be modified to match Section 10.06 of the Subdivision Regulations.
5. No signature block is required for the Sarpy County Register of Deeds as that office utilizes a 5" x 2 ½" sticker in the upper right hand corner of the final plat document. It appears that sufficient space is provided for this. Please remove the signature block.
6. A performance guarantee in the amount of not less than 110% of the cost of the shared, private infrastructure (construction and engineering) must be provided prior to releasing the plat for recording.
7. Note 4 on the final plat proposes that Outlot "A" shall be owned and maintained privately by the Developer of a Homeowners' Association. This is not suitable as the developer will not be a long term entity once the lots are sold and developed and a homeowners' association does not seem appropriate. There is an existing business owners' association for the existing private infrastructure which would be an acceptable solution. At a minimum, the owners of the proposed three lots would have to form an association to own Outlot "A" and maintain the shared, private infrastructure. In any event, a copy of an executed common area maintenance agreement ready to be recorded must be provided prior to releasing the final plat for recording. Note 4 on the final plat needs to be reworded accordingly.
8. The Fourth Amendment to Subdivision Agreement for Mayfair indicates that plans for the landscape buffer in the proposed Lot 1 already exist. Such plans need to be included in the amendment to subdivision agreement for this platting and to be updated where appropriate such as deleting ash trees or other species no longer suitable.

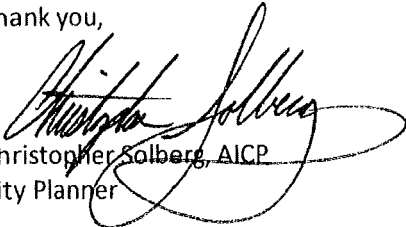
Subdivision Agreement

The draft subdivision agreement will need to be submitted in the near future to start the review process. A sample document that includes aspects regarding shared private infrastructure has been included for your use. Comments on the document will be provided outside of the review process that leads up to the Planning Commission meeting as the Commission does not review this document. However, working on the review and edit of the agreement helps to ensure that they will be ready for City Council.

As no Preliminary Plat was provided, the application is considered incomplete. Due to the timelines involved, the application review process has been adjusted with a goal of the September Planning Commission meeting to allow for sufficient time to review the preliminary plat, along with the revised final plat. Please submit 4 full size copies (along with electronic copies) of the revised documents, along with itemized estimates for shared, private infrastructure, by August 1, 2016 to ensure that the application stays on track for the review by Planning Commission in September.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

A handwritten signature in black ink, appearing to read "Christopher Solberg", written over a horizontal line.

Christopher Solberg, AICP
City Planner

Attachment

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



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

July 29, 2016

Mr. Chris Solberg
City of LaVista
8116 Park View Blvd.
LaVista, NE 68128-2198

Re: Mayfair 2nd Addition Replat Seven
E&A #P1997.054.067

Dear Chris,

Here are our responses to your July 20, 2016 review letter on the above referenced project:

Preliminary Plat

1. A preliminary plat is included with this resubmittal.
2. We supplied documentation of an existing recorded access easement in the northeast corner of the site. LaVista staff has reviewed and approved this as a second access. The easement was shown on the previous submittal but mislabeled as a landscape easement.

Final Plat

1. Hillcrest Plaza has been properly labeled.
2. The lead arrow to the ingress-egress easement has been corrected to indicate the proper line.
3. The surveyor's certificate language has been revised. Lot corners will be marked just before or immediately after the recording of the final plat.
4. We checked with Lou Whisonant regarding the Sarpy County Public Works signature block and he confirmed that the language was correct.
5. The Register of Deeds signature block has been removed.
6. With the approval of the second access in the NE corner of Lot 1 and the approval of lot level PCSMP, there are no shared, public infrastructure improvements and therefore a performance guarantee is no longer required.
7. Outlot A has been deleted as lot level PCSMP will be permitted for each lot. The requirement for ongoing common maintenance agreements is moot. Note 4 has been modified to indicate the lot level PCSMP requirement. Also, a copy of the storm sewer plans showing that all lots are



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

physically able to connect is attached together with a copy of the Mayfair 2nd Addition Replat
One final plat which contains the dedication of the easement regarding the storm sewer.
It is acknowledged that plans, updated as necessary, for the landscape buffer for proposed Lot 1
will be included in the amendment to the existing subdivision agreement for this proposed plat.

Subdivision Agreement

Receipt of a sample draft subdivision agreement is acknowledged. A draft Fifth Amendment to
the existing subdivision agreement for this proposed plat will be submitted in the near future for review
by the City of LaVista.

Sincerely,

E & A Consulting Group, Inc.

Mark Westergard, P.E.

Cc: Mr. John Fullenkamp



August 9, 2016

Mark Westergard
E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154

RE: Preliminary and Final Plat – 2nd Review
Mayfair 2nd Addition Replat Seven

Mr. Westergard,

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

Preliminary Plat

1. The preliminary plat needs to have a vicinity map added to it.
2. The existing storm and sanitary sewers in 99th Street need to be shown.
3. Note 2 on the preliminary plat needs to include wording that grading and erosion control requirements will be handled by each individual lot owner.

Final Plat

1. The wording of the Surveyor's Certificate needs to be revised to comply with Article 10.2 of the Subdivision Regulations. Attached is a copy of Article 10.2 for your review with the sentence that needs to be added highlighted.

Subdivision Agreement

A draft subdivision agreement will need to be submitted in the near future to start the review process. This review process will need to be complete before City Council review of the replat. The agreement needs to address the various fees (tract connection and storm water management) that will be applicable to the lots. The agreement needs to include an updated landscaping buffer plan for the buffer easement area including installation timing. Finally, the agreement needs to identify the second access to the proposed Lot 1 will be built when Lot 1 is developed if the adjacent property owner has not installed the access road in the easement area by

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

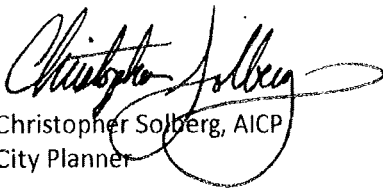
www.cityoflavista.org
info@cityoflavista.org

that time. A sample subdivision agreement was provided with the previous review letter.

Please submit 4 full size copies (along with electronic copies) of the revised documents by August 22, 2016 to ensure that the application stays on track for the review by Planning Commission in September.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



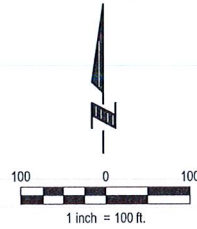
Christopher Solberg, AICP
City Planner

Attachment

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

LOTS 1 THRU 3 INCLUSIVE

BEING A TRACT OF LAND LOCATED IN PART OF LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, AND ALSO TOGETHER WITH ALL OF LOT 11, SAID MAYFAIR 2ND ADDITION REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4, AND ALSO THE SE1/4 OF THE SE1/4, ALSO THE SW1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SARPY COUNTY, NEBRASKA, ALSO KNOWN AS LOT 11A, MAYFAIR 2ND ADDITION REPLAT ONE.



BEING A TRACT OF LAND LOCATED IN AS PART OF LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, AND ALSO TOGETHER WITH ALL OF LOT 11, SAID MAYFAIR 2ND ADDITION REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4, AND ALSO THE SE1/4 OF THE SE1/4, AND ALSO THE SW1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

SAID PART OF LOT 10 AND ALL OF LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE CONTAINS AN AREA OF 555,702 SQUARE FEET OR 12.757 ACRES, MORE OR LESS.

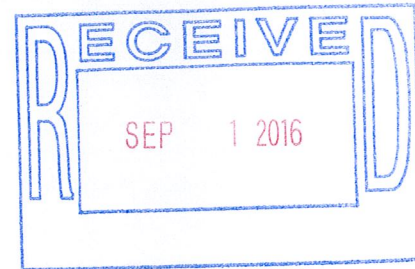
JASON HEADLEY LS-604

DATE _____

CHARLES CLATTERBUCK, PRESIDENT
ONE MAYFAIR PLACE LLC
1718 HILLCREST DRIVE
OMAHA, NE. 68005

EXISTING C-1
PROPOSED: C-1, LOTS 1 - 3

1. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
2. LOTS 1, 2, AND 3 SHALL EACH BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, GRADING, EROSION CONTROL REQUIREMENTS AND MAINTENANCE OF INDIVIDUAL LOT POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES.




10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com



MAYFAIR 2ND ADDITION REPLAT SEVEN
LOTS 1 THRU 3 INCLUSIVE
LA VISTA, NEBRASKA

PRELIMINARY PLAT

Proj No:	P1997.054.057	
Revisions		
		Date
Date:	8/11/16	
Designed By:	MAW	
Drawn By:	JHA	
Scale:	1" = 10'	
Sheet:	1 of 1	

Jack Aronofsky 8/11/2016 2:23 PM K:\Projects\1997054\p01\Plot\ Preliminary Design\PP-2ADO-RP-7-000.dwg

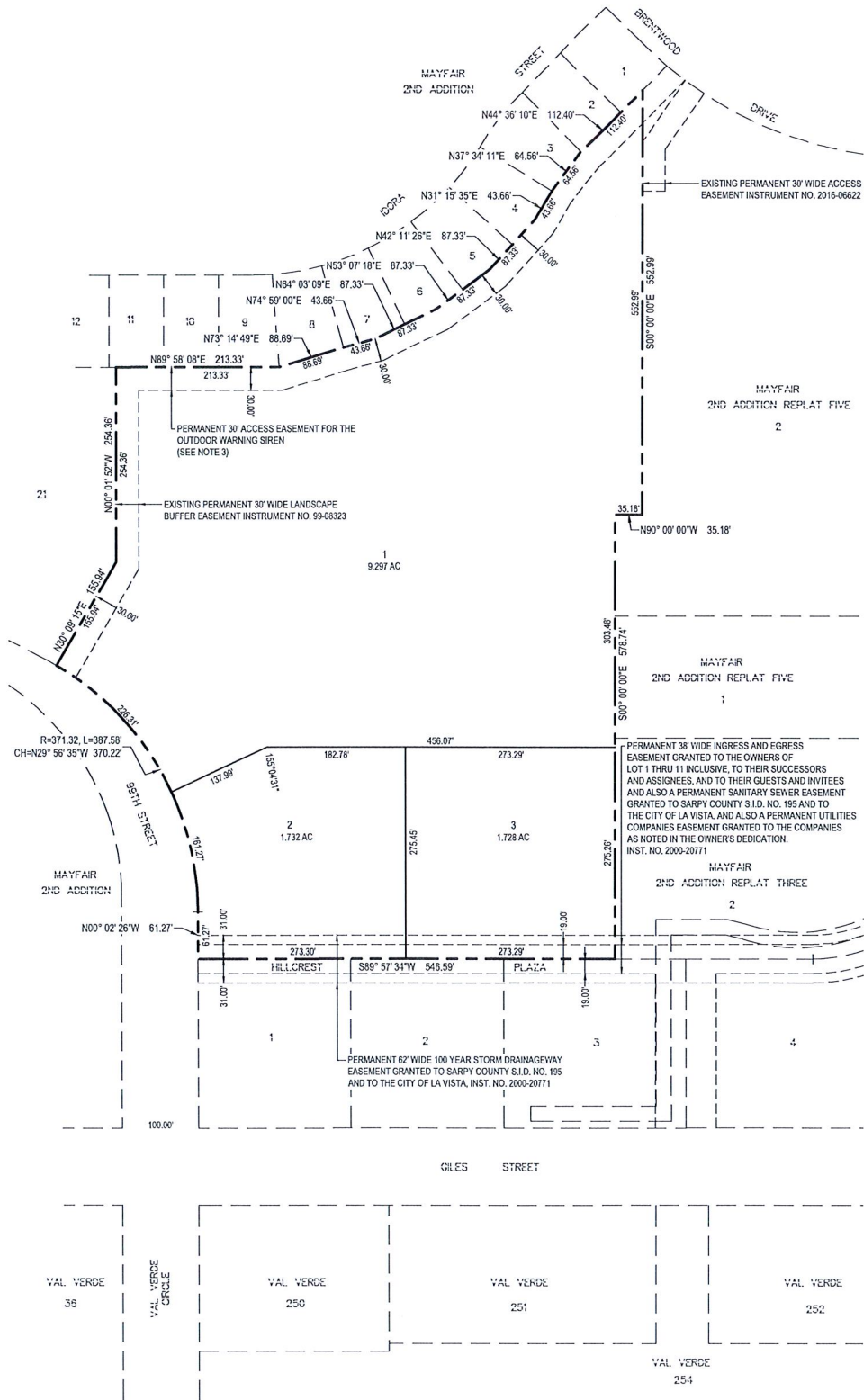
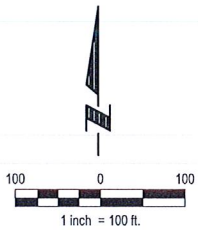
MAYFAIR 2ND ADDITION REPLAT SEVEN

LOTS 1 THRU 3 INCLUSIVE

BEING A TRACT OF LAND LOCATED IN PART OF LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, AND ALSO TOGETHER WITH ALL OF LOT 11, SAID MAYFAIR 2ND ADDITION REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4, AND ALSO THE SE1/4 OF THE SE1/4, AND ALSO THE SW1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALSO KNOWN AS LOT 11A, MAYFAIR 2ND ADDITION REPLAT ONE.

LEGEND

--- BOUNDARY LINE
--- RIGHT OF WAY LINE
--- LOT LINE
--- EASEMENTS



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ONE MAYFAIR PLACE LLC, 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 HEREINAFTER KNOWN AS MAYFAIR 2ND ADDITION REPLAT SEVEN (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 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, 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 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.

ONE MAYFAIR PLACE LLC

CHARLES CLATTERBUCK, 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 CHARLES CLATTERBUCK, PRESIDENT OF ONE MAYFAIR PLACE, 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

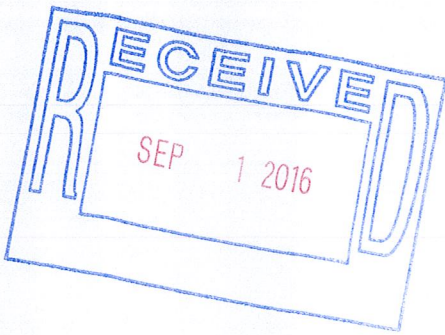
APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF MAYFAIR 2ND ADDITION REPLAT SEVEN (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL LINES.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET (OR HAVE BEEN SET) AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS MAYFAIR SECOND ADDITION REPLAT SEVEN (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN AS PART OF LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, AND ALSO TOGETHER WITH ALL OF LOT 11, SAID MAYFAIR 2ND ADDITION REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4, AND ALSO THE SE1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALSO KNOWN AS LOT 11A, MAYFAIR 2ND ADDITION REPLAT ONE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, MAYFAIR 2ND ADDITION REPLAT ONE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 99TH STREET, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 99TH STREET, AND ALSO THE EASTERLY LINE OF LOT 21, MAYFAIR 2ND ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 16 ON THE FOLLOWING DESCRIBED COURSES; THENCE N00°02'26"W (ASSUMED BEARING), A DISTANCE OF 61.27 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 371.32 FEET, A DISTANCE OF 387.58 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N29°56'35"W, A DISTANCE OF 370.22 FEET; THENCE N30°09'15"E, A DISTANCE OF 155.94 FEET; THENCE N00°01'52"W, A DISTANCE OF 254.36 FEET TO A POINT ON THE SOUTH LINE OF LOT 11, SAID MAYFAIR 2ND ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 21, MAYFAIR 2ND ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE AND THE WESTERLY LINE OF SAID LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOTS 11 THRU 1, INCLUSIVE, SAID MAYFAIR 2ND ADDITION ON THE FOLLOWING DESCRIBED COURSES; THENCE N89°58'08"E, A DISTANCE OF 213.33 FEET; THENCE N30°09'15"E, A DISTANCE OF 88.89 FEET; THENCE N74°59'00"E, A DISTANCE OF 43.66 FEET; THENCE N84°03'09"E, A DISTANCE OF 87.33 FEET; THENCE N53°07'18"E, A DISTANCE OF 87.33 FEET; THENCE N42°11'26"E, A DISTANCE OF 87.33 FEET; THENCE N31°15'35"E, A DISTANCE OF 43.66 FEET; THENCE N37°34'11"E, A DISTANCE OF 64.56 FEET; THENCE N44°36'10"E, A DISTANCE OF 112.40 FEET; THENCE S00°00'00"W, A DISTANCE OF 552.99 FEET; THENCE S90°00'00"W ALONG THE WEST LINE OF SAID LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE AND THE EASTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 35.18 FEET; THENCE S00°00'00"W ALONG SAID EAST LINE OF LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID WEST LINE OF LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, A DISTANCE OF 578.74 FEET TO A POINT ON THE NORTH LINE OF LOT 3, SAID MAYFAIR 2ND ADDITION REPLAT ONE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 10, MAYFAIR 2ND ADDITION REPLAT ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE; THENCE S89°57'34"W ALONG THE SOUTH LINE OF SAID LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 3, 2 AND 1, MAYFAIR 2ND ADDITION REPLAT ONE, A DISTANCE OF 546.59 FEET TO THE POINT OF BEGINNING.

SAID PART OF LOT 10 AND ALL OF LOT 11, MAYFAIR 2ND ADDITION REPLAT ONE CONTAINS AN AREA OF 555,702 SQUARE FEET OR 12.757 ACRES, MORE OR LESS.

JASON HEADLEY LS-604 DATE

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.

COUNTY TREASURER DATE

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF MAYFAIR 2ND ADDITION REPLAT SEVEN (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

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF MAYFAIR 2ND ADDITION REPLAT SEVEN WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR / ENGINEER

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

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com



MAYFAIR 2ND ADDITION REPLAT SEVEN
LOTS 1 THRU 3 INCLUSIVE
LA VISTA, NEBRASKA

FINAL PLAT

Revisions		Date	
Pro No.	Description	Date	Description
P-1997/054.097		8/1/16	
Designed By:	MAW		
Drawn By:	JAC		
Scale:	1" = 100'		
Sheet:	1 of 1		

Proj: 1997/054.097
Date: 8/1/16
Designed By: MAW
Drawn By: JAC
Scale: 1" = 100'
Sheet: 1 of 1
JAC: JAC
8/1/2016 2:23 PM K:\Projects\1997\054-097\Final\Drawn\FP-2AD-Rep-2-000.dwg