

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 16, 2019 AGENDA**

Subject:	Type:	Submitted By:
EBERLE WALDEN PARK REPLAT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared for Council to consider a replat for a portion of unused, vacated Josephine Street right-of-way East of South 69th Street, that is owned by the City and located between Lots 125 and 126, which was developed as Eberle Walden Park, generally located at S. 69th and Josephine Streets.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A portion of unused, vacated Josephine Street right-of-way East of South 69th Street, that is owned by the City of La Vista and located between Lots 125 and 126, was developed as Eberle Walden Park.

In 2011, the Mini-Park Plan committee developed a plan that called for improvements that would maintain the viability of the park for the foreseeable future. This committee has finalized planned improvements for the park and a contractor has been selected and approved at the March 19th City Council meeting. Staff recommends revising records of the property which was platted as Josephine Street right-of-way and is currently being used as a neighborhood park. Eberle Walden Park Replat is proposed for this purpose.

The Planning Commission voted unanimously to recommend approval of the Eberle Walden Park Replat, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE REPLAT FOR CERTAIN VACATED RIGHT-OF-WAY RETAINED BY THE CITY THAT IS LOCATED BETWEEN LOTS 125 AND 126 OF LA VISTA REPLAT TO BE REPLATTED AS LOT 1 OF EBERLE WALDEN PARK REPLAT, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the City as owner has submitted for approval of a replat for certain vacated right-of-way retained by the City that is located between Lots 125 and 126 of La Vista Replat to be replatted as Lot 1 of Eberle Walden Park Replat; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on March 21, 2019, the La Vista Planning Commission held a meeting and reviewed the replat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for certain vacated right-of-way retained by the City that is located between Lots 125 and 126 of La Vista Replat to be replatted as Lot 1 of Eberle Walden Park Replat, a subdivision located in the Northwest Quarter of Section 13, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located East of the intersection of S 69th Street and Josephine Street, be, and hereby is, approved.

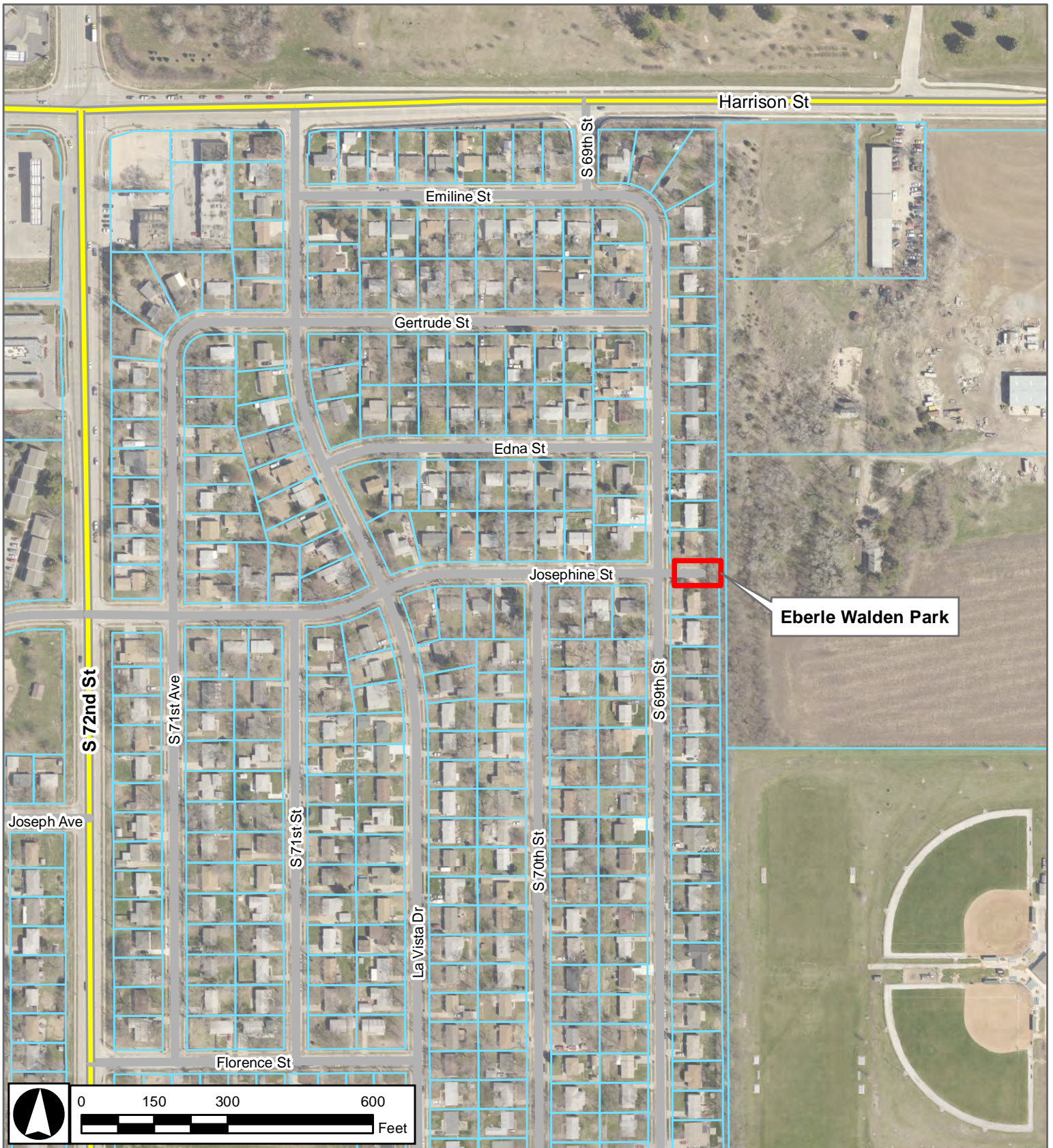
PASSED AND APPROVED THIS 16TH DAY OF APRIL, 2019.

CITY OF LA VISTA

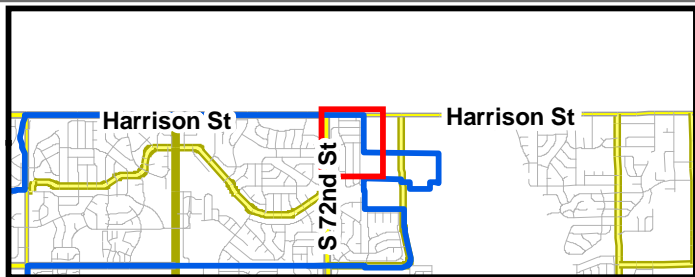
ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk



Project Vicinity Map



Eberle Walden Park Replat


3/13/2019
CAS

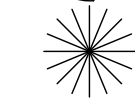


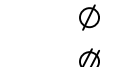
EBERLE WALDEN PARK


LOT 1


LEGEND


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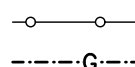
DECIDUOUS TREE WITH TRUNK SIZE
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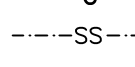
CONIFEROUS TREE WITH TRUNK SIZE
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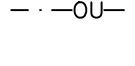
LIGHT POLE
- 


POWER POLE
- 


SEWER MANHOLE
- 


WATER MANHOLE
- 

FIRE HYDRANT
- 

WATER VALVE
- 

CHAIN LINK FENCE
- 

GAS LINE
- 

SANITARY SEWER LINE
- 

OVERHEAD UTILITY LINE

SUBDIVIDER

CITY OF LA VISTA
9900 PORTAL ROAD
LA VISTA, NEBRASKA. 68128

ENGINEER

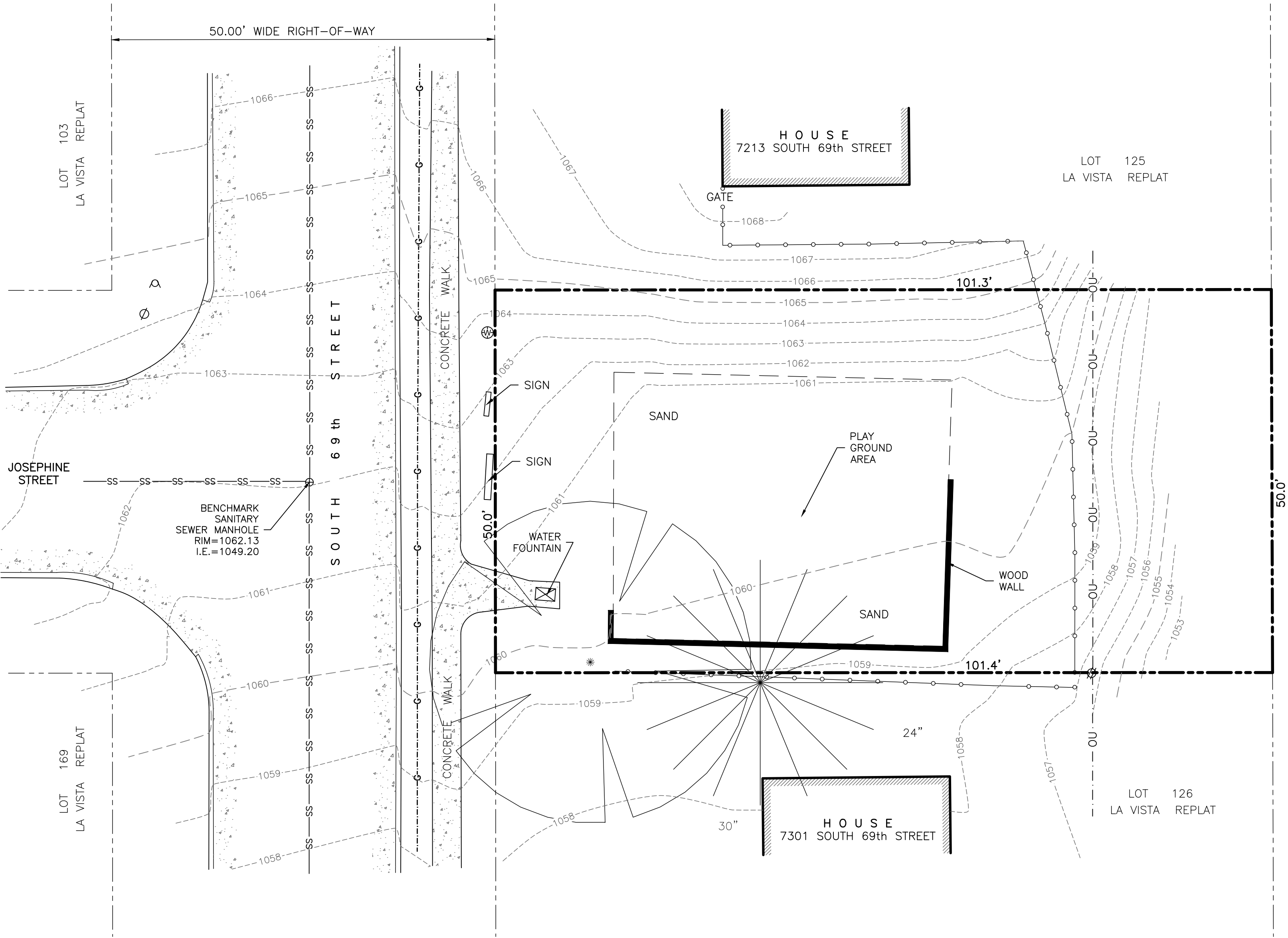
THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

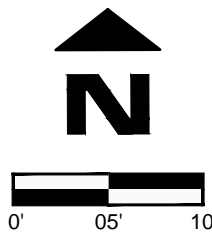
JOSEPHINE STREET RIGHT-OF-WAY LYING EAST OF SOUTH
69th STREET AND BETWEEN LOTS 125 AND 126, LA VISTA
REPLAT, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

NOTES

1. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
2. EXISTING ZONING IS R-1. PROPOSED ZONING IS R-1.
3. ALL REQUIRED UTILITIES EXIST.



EBERLE WALDEN PARK
LOT 1



Revision Dates		
No.	Description	MM-DD-YY
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Job No.: A171-19-1P
Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 25, 2019
Book: 18/02
Pages: 76&77

CITY OF LA VISTA
PRELIMINARY PLAT

LOT 1

APPROVAL BY THE LA VISTA PLANNING COMMISSION

BY: _____
CHAIRPERSON, OF THE PLANNING COMMISSION

APPROVAL BY THE LA VISTA CITY COUNCIL

BY: _____
DOUGLAS KINDIG, MAYOR

BY: _____
PAMELA A. BUETHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

SARPY COUNTY
SURVEYOR/ENGINEER

SURVEYOR'S CERTIFICATE

THENCE EAST (ASSUMED BEARING) 101.30 FEET ON THE NORTH LINE OF JOSEPHINE STREET
AND ON THE SOUTH LINE OF SAID LOT 125 TO THE SE CORNER THEREOF;

THENCE S00°15'27"E 50.00 FEET ON THE EAST LINE OF JOSEPHINE STREET TO THE NE CORNER OF SAID LOT 126;

THENCE WEST 101.40 FEET ON THE SOUTH LINE OF JOSEPHINE STREET AND ON THE NORTH LINE OF SAID LOT 126 TO THE NW CORNER THEREOF;

THENCE N00°08'34"W 50.00 FEET ON THE EAST LINE OF SOUTH 69TH STREET TO THE POINT
OF BEGINNING.



JAMES D. WARNER,
NEBRASKA RLS 308

JANUARY 25, 2019

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE CITY OF LA VISTA, A MUNICIPAL CORPORATION, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TOO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **EBERLE WALDEN PARK**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION WHERE NEEDED.

PERPETUAL EASEMENTS ARE HEREBY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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-WIDE STRIP OF LAND ABUTTING SOUTH 69th STREET.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

THE CITY OF LA VISTA
A MUNICIPAL CORPORATION

BY: _____
DOUGLAS KINDIG, MAYOR

BY: _____
PAMELA A. BUETHE, CITY CLERK

SARPY 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2019.

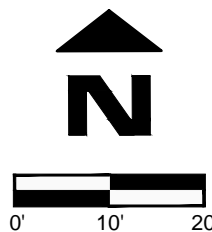
SARPY COUNTY TREASURER

TREASURER'S SEAL

TD2
engineering
& surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

EBERLE WALDEN PARK
LOT 1



Revision Dates

No.	Description	MM-DD-YY
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Job No.: A171-19-1A

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Sheet Title

CITY OF LA VISTA
FINAL PLAT

Sheet Number

SHEET 1 OF 1