

## **AGENDA ITEM 4A**

**Replat—Centech Business Park Replat Six—**

**Susan D. L'Heureux Trust**





**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PRP22-0002;

FOR HEARING ON: NOVEMBER 17, 2022  
REPORT PREPARED ON: NOVEMBER 8, 2022

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

Susan D. L'Heureux Trust  
Attn: Travis O'Gorman  
21511 E Circle  
Elkhorn, NE 68022

**B. PROPERTY OWNERS:**

Susan D. L'Heureux Trust  
Attn: Travis O'Gorman  
21511 E Circle  
Elkhorn, NE 68022

**C. LOCATION:** 13314 Centech Road, generally located northwest of the intersection of S. 133<sup>rd</sup> Street and Centech Road.

**D. LEGAL DESCRIPTION:** Lot 51A Centech Business Park.

**E. REQUESTED ACTION(S):** Approval of a replat to split Lot 51A Centech Business Park into Lots 1 and 2 Centech Business Park Replat Six.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial Zoning District. A building housing La Rue Coffee Roasterie is located on the southern half of this property, while the northern half (proposed to be split off) is currently vacant.

**G. PURPOSE OF REQUEST:** Applicant is seeking to split the existing property into two lots so that the northern lot can be sold for future development. There is no specific development proposal at this time.

**H. SIZE OF SITE:** Approximately 3.985 acres.



## **II. BACKGROUND INFORMATION**

### **A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
North	Industrial	I-1 Light Industrial	Industrial Spec/Strip Center
East	Industrial	I-1 Light Industrial	Dr. Pepper Snapple Group
South	Industrial	I-1 Light Industrial	Quality Brands of Omaha
West	Industrial	I-1 Light Industrial	Abante Marketing

### **B. RELEVANT CASE HISTORY:**

1. On February 12, 2003, Lots 7, 8, and 51 Centech Business Park were combined through an administrative plat as Lot 51A Centech Business Park. Per Section 3.08.01 of La Vista's Subdivision Regulations, properties previously created through an administrative plat must be subsequently subdivided or combined through a formal replat process.
2. The La Rue Coffee Roasterie building was constructed on the southern portion of Lot 51A Centech Business Park in 2007.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.13 of the City of La Vista Zoning Ordinance – I-1 Light Industrial Zoning District
2. La Vista Subdivision Regulations

## **III. ANALYSIS**

### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for industrial development.

### **B. OTHER PLANS: N/A.**

### **C. TRAFFIC AND ACCESS:**

1. Access to this site will be maintained through a shared driveway off S. 133<sup>rd</sup> Street to the east.
2. A reciprocal permanent access easement document has been provided by the applicant, reviewed by the City Engineer, and shall be recorded along with the Final Plat to ensure ingress and egress from the site.

### **D. UTILITIES:**

1. The property has access to all necessary utilities.



**E. PARKING REQUIREMENTS:**

1. The minimum off-street parking stall requirements for the potential future development that would occur on proposed Lot 1 Centech Business Park Replat Six will be determined at the time of building permit submittal. The off-street parking requirements, per Section 7.06 of the La Vista Zoning Ordinance, are dependent upon use, and the use for this site has yet to be determined.

**IV. REVIEW COMMENTS**

- A. As the applicant is preparing to sell the portion of property being split off and they do not yet have a development proposal, conformance with all applicable regulations and requirements including zoning and building codes, stormwater and drainage requirements, subdivision regulation requirements etc. will be reviewed as part of the building permit process, and the responsibility for compliance with such requirements will be on the owner and developer.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the replat for Lot 51A Centech Business Park, being replatted as Lots 1 and 2 Centech Business Park Replat Six, as the replat is consistent with La Vista's Subdivision Regulations.

**VI. ATTACHMENTS TO REPORT:**

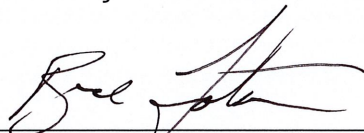
- A. Vicinity Map
- B. Review and response letters
- C. Preliminary Plat
- D. Final Plat

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

- A. Travis O'Gorman, Susan D. L'Heureux Trust
- B. Jim Warner, Thompson, Dreessen & Dorner, Inc.
- C. Trevor Veskrna, Thompson, Dreessen & Dorner, Inc.
- D. Public Upon Request



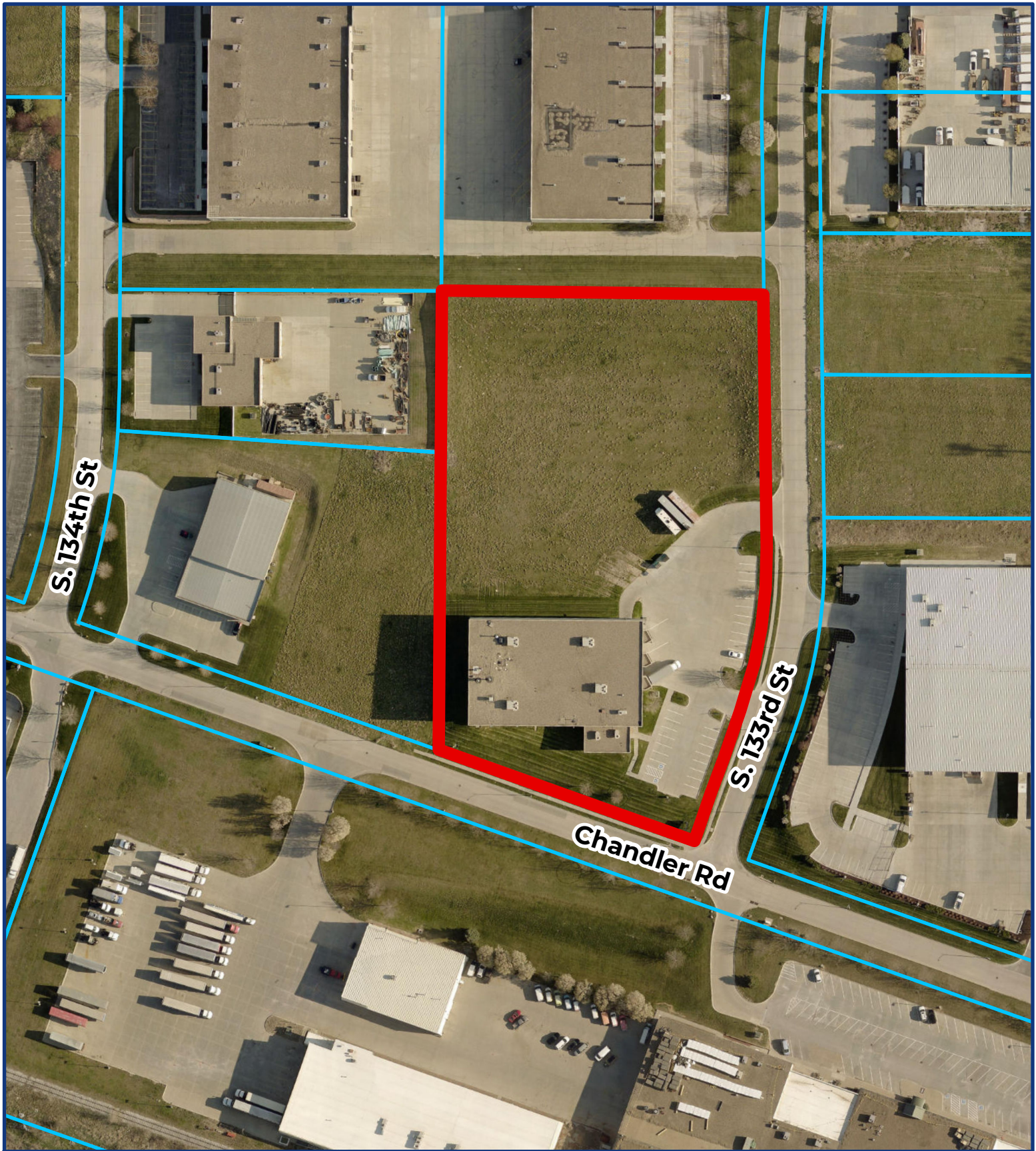
Prepared by: Assistant Planner



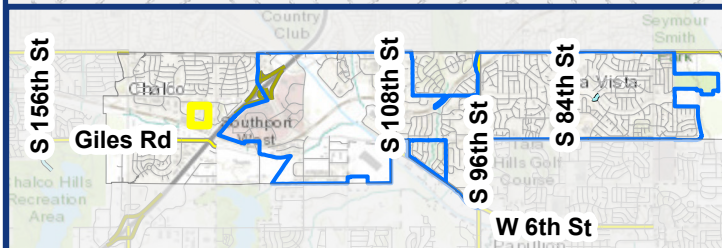
Community Development Director

11/11/22  
Date





**Replat Vicinity Map: Centech Business Park Replat Six**



### Legend

- La Vista Parcels
- Replat Site







September 9, 2022

Trevor Veskrna  
TD2  
10836 Old Mill Rd  
Omaha, NE 68154

RE: Replat – Centech Business Park Replat 6 – Initial Review Letter

Mr. Veskrna,

We have reviewed the documents submitted for the above-referenced application on behalf of the Susan D. L'Heureux Trust. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Per Section 3.02.02, the subdivider shall be responsible for conformance with the provisions of the Subdivision Regulations as well as the Comprehensive Development Plan and Zoning Ordinance. If development of proposed Lot 1 is not completed by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit any items necessary or required by the City to demonstrate conformance with the Subdivision Regulations, Comprehensive Development Plan, and Zoning Ordinance prior to building permit issuance.
2. Per Section 3.03.02, please include the existing and proposed grades on the preliminary plat, with contours at intervals of five feet or less. If the proposed grades are not submitted by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit them for approval prior to building permit issuance.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F



3. Per Section 3.03.03, if the project is to be developed in phases, phasing lines need to be delineated along with a phasing schedule. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit the phasing plan prior to building permit issuance.
4. Per Section 3.03.07, please include on the preliminary plat the locations of all culverts, present structures and features, all utilities, and their sizes, as well as flow lines and elevations for existing sanitary and storm sewers consistent with this requirement.
5. Per Section 3.03.10, please include on the preliminary plat the locations of all easements and all proposed improvements including sanitary sewers, water mains, stormwater drainage, and any other improvements required.
6. Per Section 3.03.12, please include on the preliminary plat all easements for public utilities and rights of way, if applicable.
7. Per Section 3.03.14, please include on the preliminary plat the existing zoning classification, building setback lines, and proposed uses of land with the proposed subdivision.
8. Per Section 3.03.16, please submit an erosion control plan consistent with this requirement. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit an erosion control plan for approval prior to building permit issuance.
9. Per Section 3.03.20, please submit a sanitary sewer plan consistent with this requirement. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit a sanitary sewer plan prior to building permit.
10. Per Section 3.03.20, please submit copies of a surface storm drainage plan and Post Construction Storm Water Management plan, including provisions for water quality improvements consistent with this requirement. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit these items prior to building permit issuance.
11. Per Section 3.05.11, with the final plat, please include a notarized dedication signed and acknowledged by all parties having any titled interest in or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 10.01, if applicable.
12. Per Section 3.05.13, please include a title block in the final plat for approval by the Planning Commission in form and content as per Section 10.03.
13. Per Section 3.05.18, please include a title block (Section 10.10) in the final plat for approval of the lending institution, if applicable.



14. Please revise the City approval block (Section 10.04) and the Sarpy County Public Works approval block, as this is no longer an administrative plat.
15. Per Section 3.05.20, please include three copies of any private restrictions or covenants affecting the subdivision, if applicable.
16. The final plat notes that the access easement for the shared drive between proposed Lots 1 and 2 will be recorded by a separate document. Please provide this separate document to the City for review.
17. The name "Centech Business Park Replat Four" has already been used on a recorded administrative plat. The name "Centech Business Park Replat Five" is also already being used in an existing administrative plat application which is set to be approved prior to your application. Please use the name "Centech Business Park Replat Six."
18. Please find attached a redlined version of the plat from Sarpy County Public Works noting an error in the bearing on the west property line. Please ensure that the bearing and legal description match.

Please resubmit 2 paper copies of the revised preliminary and final plats (along with an electronic copy) and any other supporting documentation to the City for further review. Dates for Planning Commission and City Council meetings will be determined based upon your resubmittal. 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 that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending to the right.

Cale Brodersen, AICP  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Travis O'Gorman, Susan D. L'Heureux Trust  
Jim Warner, TD2  
Bruce Fountain, Community Development Director – City of La Vista  
Christopher Solberg, Deputy Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

Enclosure



# CENTECH BUSINESS PARK REPLAT FOUR

LOTS 1 AND 2

BEING A REPLATTING OF LOT 51A, CENTECH BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

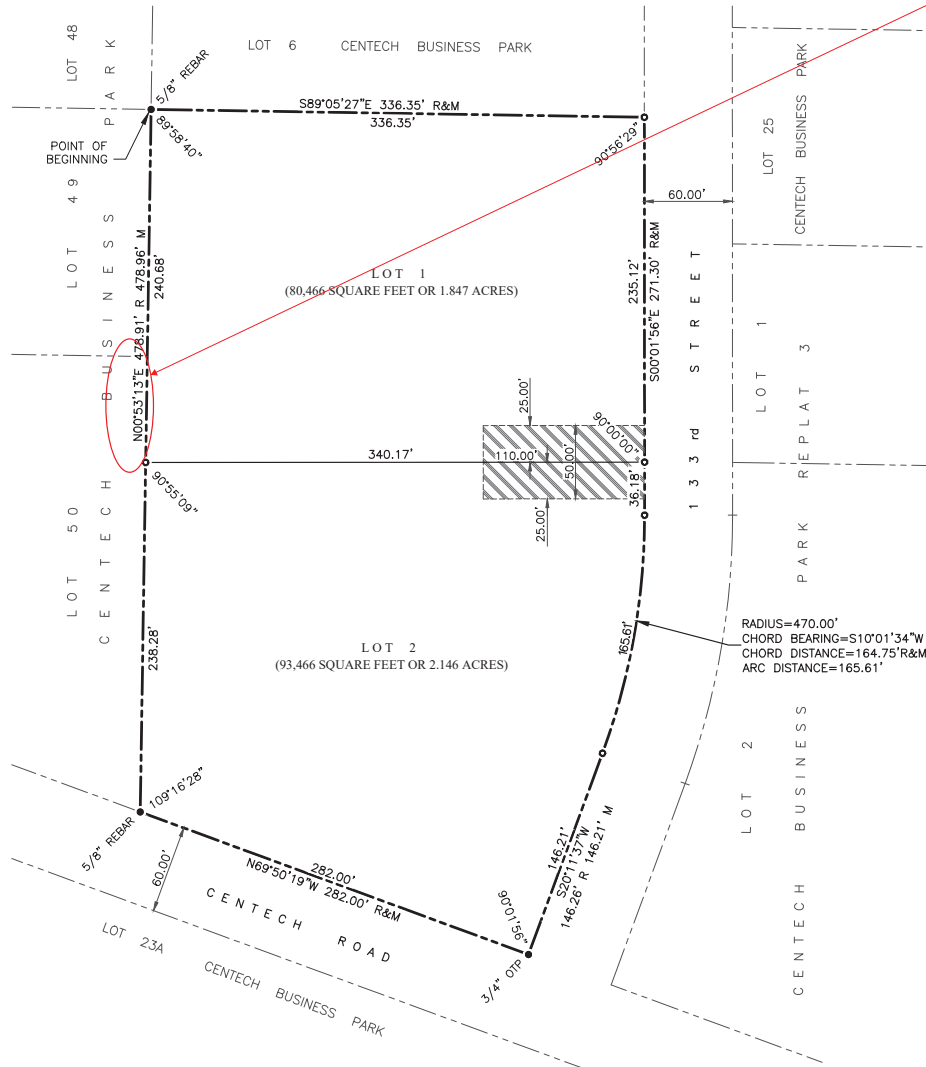
**TD2**  
engineering  
& surveying

thompson, dresen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 1.402.330.5866  
td2co.com

## LEGEND

- CORNERS FOUND
- CORNERS SET (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE

ACCESS EASEMENT FOR SHARED DRIVE TO BE RECORDED BY SEPARATE DOCUMENT.



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CENTECH BUSINESS PARK REPLAT FOUR, LOTS 1 AND 2, BEING A REPLATTING OF LOT 51A, CENTECH BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51A;

THENCE S89°05'27"E (ASSUMED BEARING) 336.35 FEET ON THE NORTH LINE OF SAID LOT 51A TO THE NE CORNER THEREOF;

THENCE S00°01'56"E 271.30 FEET ON THE EAST LINE OF SAID LOT 51A;

THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 51A ON A 470 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10°01'34"W, CHORD DISTANCE 164.75 FEET, AN ARC DISTANCE OF 165.61 FEET;

THENCE S20°11'37"W 146.21 FEET ON THE EAST LINE OF SAID LOT 51A TO THE SE CORNER THEREOF;

THENCE N69°50'19"W 282.00 FEET ON THE SOUTH LINE OF SAID LOT 51A TO THE SW CORNER THEREOF;

THENCE N00°31'13"E 478.96 FEET ON THE WEST LINE OF SAID LOT 51A TO THE POINT OF BEGINNING.

CONTAINING 173,932 SQUARE FEET OR 3.993 ACRES MORE OR LESS

JULY 8, 2022

DATE:



JAMES D WARNER  
NEBRASKA RLS #308

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE SUSAN D. L'HEUREUX REVOCABLE TRUST, 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CENTECH BUSINESS PARK REPLAT FOUR, 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 OMAHA PUBLIC POWER DISTRICT, 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, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS.

PERPETUAL EASEMENTS SHALL BE 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 ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTS OF ALL LOTS.

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 THEREIN GRANTED.

THE SUSAN D. L'HEUREUX REVOCABLE TRUST

BY: TRAVIS O'GORMAN, TRUSTEE

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY TRAVIS O'GORMAN, TRUSTEE OF THE SUSAN D. L'HEUREUX REVOCABLE TRUST ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

## 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 \_\_\_\_\_, 2022.

SARPY COUNTY TREASURER

TREASURER'S SEAL

## APPROVAL OF THE CITY OF LA VISTA CITY

THIS ADMINISTRATIVE REPLAT WAS APPROVED BY THE CITY OF LA VISTA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PAM BURTHE, CITY CLERK

DOUGLAS KINDIG, MAYOR

CHRIS SOLBERG, CITY PLANNER

## REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS ADMINISTRATIVE REPLAT WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SURVEYOR/ENGINEER

CENTECH BUSINESS PARK REPLAT FOUR  
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		

Job No.: A1436-22-20A  
Drawn By: RJR  
Reviewed By: JDW  
Date: JULY 8, 2022  
Book: 22/05  
Pages: 50&51

Sheet Title

CITY OF LA VISTA  
FINAL PLAT

Sheet Number

SHEET 1 OF 1



October 21, 2022

Mr. Cale Brodersen  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Replat – Centech Business Park Replat 6 – Initial Review Letter Response

Mr. Brodersen,

Enclosed please find the following for the above referenced project.

1. Two copies of the preliminary plat
2. Two copies of the final plat
3. One copy of the draft shared access easement.

Below are responses to the comments from the Centech Business Park Replat 6 – Initial Review Letter dated September 9, 2022. The City comments are listed below followed by our response in bold.

1. Per Section 3.02.02, the subdivider shall be responsible for conformance with the provisions of the Subdivision Regulations as well as the Comprehensive Development Plan and Zoning Ordinance. If development of proposed Lot 1 is not completed by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit any items necessary or required by the City to demonstrate conformance with the Subdivision Regulations, Comprehensive Development Plan, and Zoning Ordinance prior to building permit issuance.  
**The subdivider will not be developing said Lot 1. The purchaser/developer of proposed Lot 1 shall be responsible for conformance with the provisions of the Subdivision Regulations, Comprehensive Development Plan, and Zoning Ordinance.**
2. Per Section 3.03.02, please include the existing and proposed grades on the preliminary plat, with contours at intervals of five feet or less. If the proposed grades are not submitted by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit them for approval prior to building permit issuance.  
**Existing grades have been added to the preliminary plat. The purchaser/developer of said proposed Lot 1 shall submit proposed grades prior to building permit issuance.**
3. Per Section 3.03.03, if the project is to be developed in phases, phasing lines need to be delineated along with a phasing schedule. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit the phasing plan prior to building permit issuance.  
**The subdivider will not be developing said Lot 1. The purchaser/developer of Lot 1 shall indicate if phasing is proposed.**



4. Per Section 3.03.07, please include on the preliminary plat the locations of all culverts, present structures and features, all utilities, and their sizes, as well as flow lines and elevations for existing sanitary and storm sewers consistent with this requirement.  
**Invert elevations and rim elevations for both existing storm and sanitary sewer have been added to the preliminary plat.**
5. Per Section 3.03.10, please include on the preliminary plat the locations of all easements and all proposed improvements including sanitary sewers, water mains, stormwater drainage, and other improvements required.  
**Utility easements and the proposed access easement have been added to the preliminary plat. There are no proposed improvements associated with this replat.**
6. Per Section 3.03.12, please include on the preliminary plat all easements for public utilities and rights of way, if applicable.  
**N/A.**
7. Per Section 3.03.14, please include on the preliminary plat the existing zoning classification, building setback lines, and proposed uses of land within the proposed subdivision.  
**Zoning classification and building setbacks have been added to the preliminary plat. There is not proposed change to the use-type of the land.**
8. Per Section 3.03.16, please submit an erosion control plan consistent with this requirement. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit an erosion control plan for approval prior to building permit issuance.  
**The purchaser/developer of proposed Lot 1 shall submit an erosion control plan for approval prior to building permit issuance.**
9. Per Section 3.03.20, please submit a sanitary sewer plan consistent with this requirement. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit a sanitary sewer plan prior to building permit.  
**The purchaser/developer of proposed Lot 1 shall submit a sanitary sewer plan prior to building permit issuance.**
10. Per Section 3.03.20, please submit copies of a surface storm drainage plan and Post Construction Storm Water Management Plan, including provisions for water quality improvements consistent with this requirement. If this is not done by the subdivider, the purchaser/developer of said proposed Lot 1 shall submit these items prior to building permit issuance.  
**The purchaser/developer of proposed Lot 1 shall submit a Post Construction Storm Water Management Plan prior to building permit issuance.**
11. Per Section 3.05.11, with the final plat, please include a notarized dedication signed and acknowledged by all parties having any titled interest in or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 10.01, if applicable.  
**N/A**
12. Per Section 3.05.13, please include a title block in the final plat for approval by the Planning Commission in form and content as per Section 10.03.  
**Added to the final plat.**



13. Per Section 3.05.18, please include a title block (Section 10.10) in the final plat for approval of the lending institution, if applicable.

**N/A.**

14. Please revise the City approval block (Section 10.04) and the Sarpy County Public Works approval block, as this is no longer an administrative plat.

**Updated on the final plat.**

15. Per Section 3.05.20, please include three copies of any private restrictions or covenants affecting the subdivision, if applicable.

**N/A.**

16. The final plat notes that the access easement for the shared drive between proposed Lots 1 and 2 will be recorded by a separate document. Please provide this separate document to the City for review.

**A draft of the proposed access easement is included with this submittal.**

17. The name "Centech Business Park Replat Four" has already been used on a recorded administrative plat. The name "Centech Business Park Replat Five" is also already being used in an existing administrative plat application which is set to be approved prior to your application. Please use the name "Centech Business Park Replat Six."

**The preliminary and final plat have been updated to "Centech Business Park Replat Six".**

18. Please find attached a redlined version of the plat from Sarpy County Public Works noting an error in the bearing on the west property line. Please ensure that the bearing and legal description match.

**This has been updated on the final plat.**

If you have any questions or need additional information, please contact our office at (402) 330-8860.

Sincerely,

THOMPSON, DREESSEN & DORNER, INC.



Trevor Veskrna, P.E.







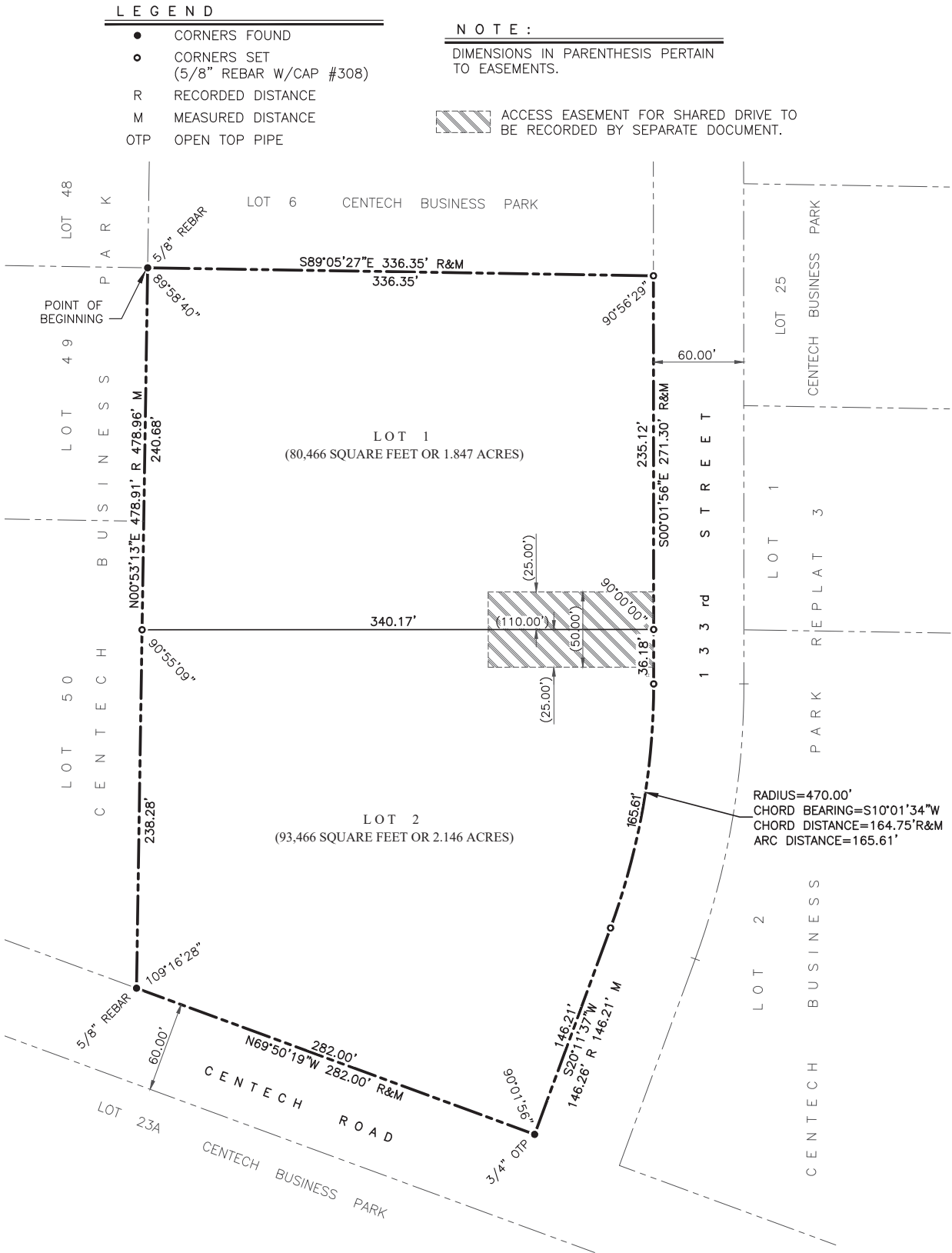
# CENTECH BUSINESS PARK REPLAT SIX

LOTS 1 AND 2

BEING A REPLATTING OF LOT 51A, CENTECH BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



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



## 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 BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THE PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS **CENTECH BUSINESS PARK REPLAT SIX**, BEING A REPLATTING OF LOT 51A, CENTECH BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 51A;

THENCE S89°05'27"E (ASSUMED BEARING) 336.35 FEET ON THE NORTH LINE OF SAID LOT 51A TO THE NE CORNER THEREOF;

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JAMES D WARNER  
NEBRASKA RLS #308

JULY 8, 2022

DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE SUSAN D. L'HEUREUX REVOCABLE TRUST, 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **CENTECH BUSINESS PARK REPLAT SIX**, 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 OMAHA PUBLIC POWER DISTRICT, 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, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS.

PERPETUAL EASEMENTS SHALL BE 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 ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS.

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 THEREIN GRANTED.

THE SUSAN D. L'HEUREUX REVOCABLE TRUST

BY: \_\_\_\_\_  
TRAVIS O'GORMAN, TRUSTEE

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY TRAVIS O'GORMAN, TRUSTEE OF THE SUSAN D. L'HEUREUX REVOCABLE TRUST ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

## 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 \_\_\_\_\_, 2022.

SARPY COUNTY TREASURER

## APPROVAL OF THE CITY OF LA VISTA

THIS PLAT OF CENTECH BUSINESS PARK REPLAT SIX WAS APPROVED BY THE CITY OF LA VISTA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PAM BURTHE, CITY CLERK

DOUGLAS KINDIG, MAYOR

CHRIS SOLBERG, CITY PLANNER

## APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF CENTECH BUSINESS PARK REPLAT SIX WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN

## REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF CENTECH BUSINESS PARK REPLAT SIX WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COUNTY SURVEYOR/ENGINEER

CENTECH BUSINESS PARK REPLAT SIX  
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY
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Job No.: A1436-22-20A  
Drawn By: RJR  
Reviewed By: JDW  
Date: JULY 8, 2022  
Book: 22/05  
Pages: 50&51

Sheet Title

CITY OF LA VISTA  
FINAL PLAT

Sheet Number

SHEET 1 OF 1



**DRAFT**

**RECIPROCAL PERMANENT ACCESS EASEMENT**

I, Travis O’Gorman, Trustee of the Susan D. L’Heureux Trust, who is the owner of the real estate described as Lots 1 and 2, Centech Business Park Replat Six, a Subdivision in Sarpy County, Nebraska, (the property) hereby referred to as (GRANTOR) does hereby grant the Reciprocal Permanent Access Easement over that portion of the property as shown and described on the attached Exhibit “A”, and by this reference made a part hereof,

WHEREAS, grantor desires to grant for the benefit of all future owners, occupants and mortgagees of the Lots or any part thereof and their respective officers, directors, members, partners, employees, tenants, agents, contractors, customers, invitees, licensees, vendors, subtenants or concessionaires (Permittees), fire, rescue and other emergency vehicles, a right-of-way easement, over and upon that portion of each of the Lots, as shown on said Exhibit “A” for the purpose of providing pedestrian and vehicular ingress and egress to the Lots, and intends that the future owners, occupants and mortgagees and any other persons hereafter acquiring any interest in any of the Lots shall hold said interest subject to certain rights, easements and privileges in, over and upon the Lots or any portion thereof for the purpose of providing pedestrian and vehicular ingress and egress, to and from the foregoing described Lots;

NOW, THEREOF, for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration, including the mutual grants and covenants contained herein, the receipt and adequacy of which are hereby acknowledged, Grantor does hereby GRANT, SELL and CONVEY unto themselves the future owners and mortgagees of the Lots and their respective exclusive Permittees, fire rescue and other emergency vehicles, an easement for the perpetual non-exclusive right for the purpose of providing vehicular and pedestrian ingress and egress (but not parking) over and upon the Private drive now or hereafter located upon the Lots provided, however, that the rights herein granted to any person or entity, or anyone claiming under them, shall terminate and expire at such time as such person or entity ceases to be an owner or mortgagee of the lots or any portion thereof, as the case may be, and such rights shall thereafter be held by the new owner or mortgagee, or anyone claiming under them.

Restrictions. No barricades, signs, fences, or other dividers will be constructed and nothing will be done to prohibit or discourage the free and uninterrupted flow of pedestrian or vehicular traffic through the access easement area.



Maintenance, Repair and Reconstruction. The owner of each Lot shall maintain, repair, and if necessary, reconstruct the Private Drive on such owner's Lot so that the Private Drive is at all times maintained in good repair and condition at the expense of each Lot owner as to the maintenance, repair and/or reconstruction expense on such owner's Lot. The owner of each Lot shall also provide, at its expense, proper snow removal.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

The Susan D. L'Heureux Revocable Trust

By: \_\_\_\_\_  
Travis O'Gorman, Trustee

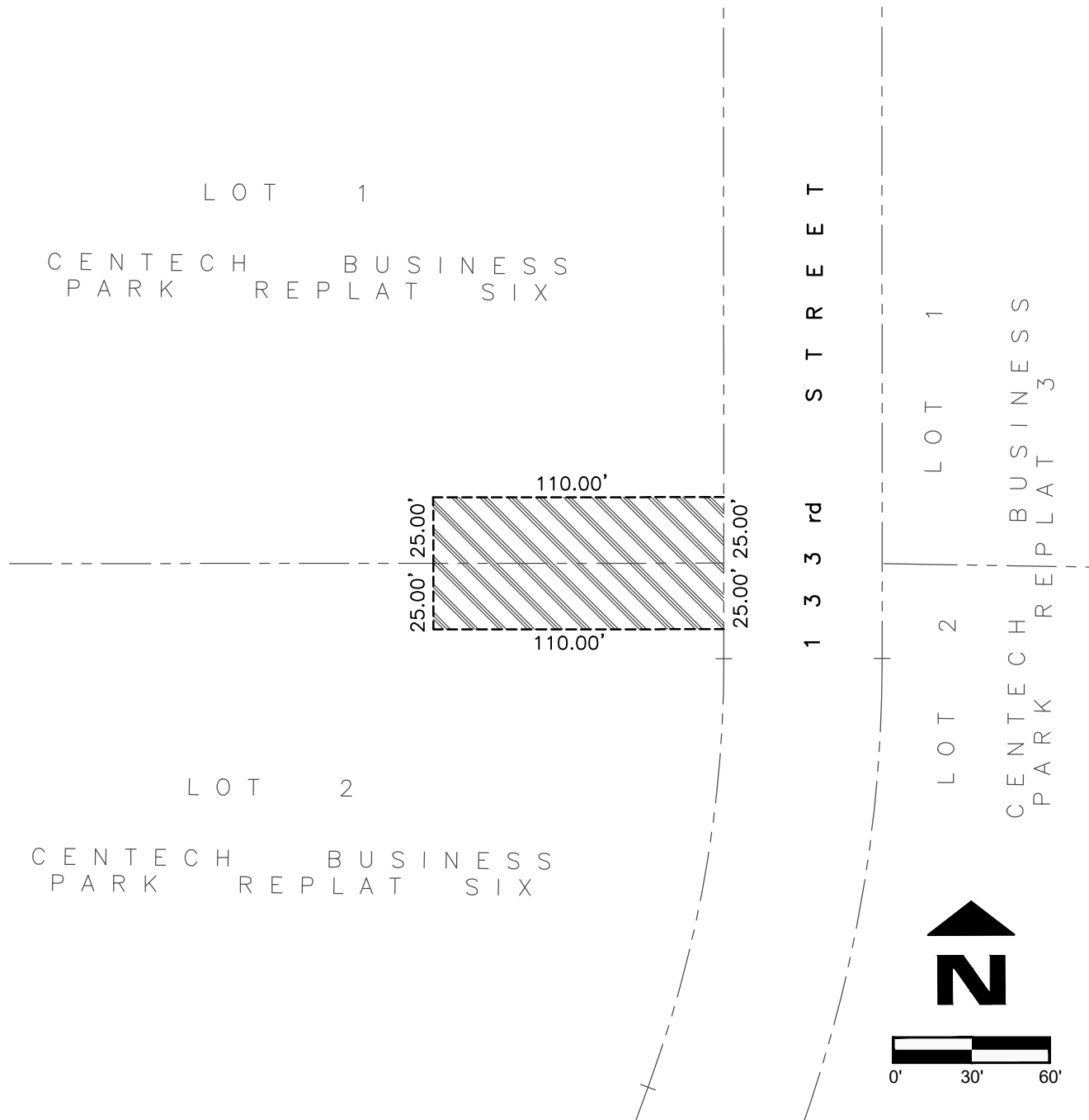
**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing Reciprocal Permanent Access Easement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 by Travis O'Gorman, Trustee of the Susan D. L'Heureux Revocable Trust on behalf of said trust.

\_\_\_\_\_  
Notary Public





## LEGAL DESCRIPTION

THE SOUTH 25.00 FEET OF THE EAST 110.00 FEET OF LOT 1 AND THE NORTH 25.00 FEET OF THE EAST 110.00 FEET OF LOT 2, CENTECH BUSINESS PARK REPLAT SIX, A SUBDIVISION IN SARPY COUNTY, NEBRASKA



Job Number: 1436-22-20(EXA)  
thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

Date: SEPT. 12, 2022  
Drawn By: RJR  
Reviewed By: JDW  
Revision Date:

# EXHIBIT "A"

TRAVIS O'GORMAN

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Page