

## **AGENDA ITEM 4A**

**Replat—Centech Business Park Replat 7—  
Walnut Acres, LLC**





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

CASE NUMBERS: PRP23-0001;

FOR HEARING ON: FEBRUARY 16, 2023  
REPORT PREPARED ON: FEBRUARY 7, 2023

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

Walnut Acres, LLC  
Attn: Victor Pelster  
9808 S 148<sup>th</sup> Street  
Omaha, NE 68136

**B. PROPERTY OWNERS:**

Walnut Acres, LLC  
Attn: Victor Pelster  
9808 S 148<sup>th</sup> Street  
Omaha, NE 68136

**C. LOCATION:** 7769 S 133<sup>rd</sup> Street, generally located between Chandler Road and Centech Road off S 133<sup>rd</sup> Street.

**D. LEGAL DESCRIPTION:** Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

**E. REQUESTED ACTION(S):** Approval of a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial Zoning District. Both properties are currently vacant.

**G. PURPOSE OF REQUEST:** Applicant is seeking to combine the two properties to allow for the construction of a 29,000 square foot industrial building. No building user has been identified at this time.

**H. SIZE OF SITE:** Approximately 2.68 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	Millard Sprinkler
East	Industrial	I-1 Light Industrial	Vacant Property/Cell Tower
South	Industrial	I-1 Light Industrial	Dr. Pepper Snapple Group
West	Industrial	I-1 Light Industrial	Vacant Property

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

1. On October 30, 2015, Lot 24 Centech Business Park was split into Lots 1 and 2 Centech Business Park Replat 3 with an administrative plat. 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.

### **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 2 driveways that will connect directly to S 133<sup>rd</sup> Street.

### **D. UTILITIES:**

1. The property has access to all necessary utilities.

### **E. PARKING REQUIREMENTS:**

1. The minimum off-street parking stall requirement for flex space for industrial uses is one space per 3,000 square feet of gross floor area, Per Section 7.06 of the La Vista Zoning Ordinance. For the proposed 29,000 square foot building, this requirement would equate to 10 parking stalls. The current

proposed site plan depicts 32 parking stalls, well above the initial required amount. Another review of conformance with the parking requirements will be conducted at time of building permit application, to incorporate any proposed office (or other use types) that may increase the off-street parking requirements.

**IV. REVIEW COMMENTS**

- A. A full Post Construction Stormwater Management Plan, inclusive of a drainage study, will need to be submitted and reviewed prior to issuance of a building permit. As more than 1 acre of land will be disturbed, a grading permit will also be required for this project.
- B. The easements referenced as the 5' Side Yard Utility Easements that bisect the proposed Lot 1 Centech Business Park Replat 7 in the Preliminary Plat will need to be vacated as proposed on the Final Plat as to ensure the absence of utilities within the proposed buildable area of the lot. Easements will need to be vacated prior to the recording of the Final Plat, or at a minimum, commitments need to be obtained from such utility providers that easements will be released immediately upon recording of the Final Plat.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

**VI. ATTACHMENTS TO REPORT:**

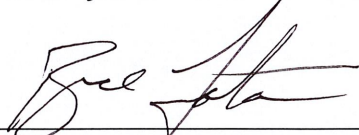
- A. Vicinity Map
- B. Review letter
- C. Preliminary Plat
- D. Paving, Grading, & Utility Exhibit

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

- A. Victor Pelster, Walnut Acres, LLC
- B. Jeff Darnish, Cornerstone Surveying
- C. David Harnisch, E&A Consulting
- D. Public Upon Request



Prepared by: Associate Planner



Community Development Director

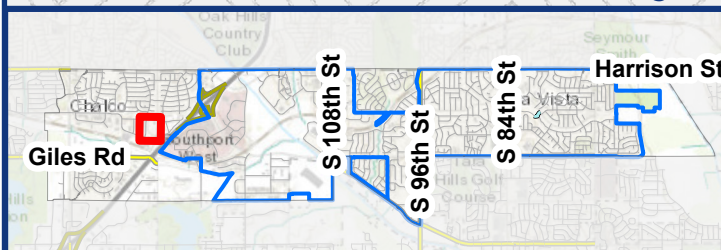
2/8/23

Date







### Vicinity Map - Centech Business Park Replat 7



#### Legend

-  Property Lines
-  Replat Boundary





January 31, 2023

Walnut Acres, LLC  
Attn: Victor Pelster  
9808 S 148<sup>th</sup> Street  
Omaha, NE 68136

RE: Replat – Centech Business Park Replat 7 – Initial Review Letter  
7769 S 133<sup>rd</sup> Street

Mr. Pelster

We have reviewed the documents submitted for the above-referenced application. 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 3.03.02, please include the proposed grades on the preliminary plat, with contours at intervals of five feet or less.
2. Per Section 3.03.12, please include all easements for public utility and right-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
3. Per Section 3.03.20, please provide copies of the following: sanitary sewer plan, surface storm drainage plan, street profile plan inclusive of proposed street improvements (if applicable), and a post-construction storm water management plan.
4. Per Section 3.05.11, if there are no mortgage holders for this property, please provide a statement to that effect from a title company. If there is a mortgage holder for this property, a lien holder title block must be included on the final plat, as per Section 3.05.18.

**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



5. Per Section 3.05.16, please provide a block/space for the Certificate of County Register of Deeds.
6. Per Section 3.08.03.2, the side lot line easement between Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3 will need to be released with any telecom and/or utility provider that may be within the easement. Easements will need to be released prior to recording of the Replat. These 5' utility easements should also be removed from the plat document once released by the utility providers.
7. The final plat document has been submitted to Sarpy County Public Works for review, and additional, potential revisions to the plat document may be forthcoming.

Please resubmit 2 paper copies of the revised preliminary and final plats, and other requested plans (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. To be considered for the February 16<sup>th</sup> Planning Commission meeting, we would need a complete resubmittal no later than 12:00pm next Monday, February 6<sup>th</sup> to allow for further review and packet preparation. 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, reading "Cale Brodersen", followed by a long horizontal line extending to the right.

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

cc:

Jeff Darnish, Cornerstone Surveying  
David Harnisch, E & A Consulting Group, Inc.  
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

PRELIMINARY PLAT  
CENTECH BUSINESS PARK REPLAT 7  
LOT 1

BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1,  
CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE  
SE 1/4 OF SECTION 13, T14N, R11E, 6TH P.M., SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

LOT 1, CENTECH BUSINESS PARK REPLAT 7, BEING A REPLAT OF LOT 25,  
CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH  
SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.  
- CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS. (2.682 ACRES ±)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA UNDER  
THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE  
LAND DEPICTED ON THIS ACCOMPANYING SURVEY PLAT; THAT SAID SURVEY PLAT IS A TRUE DELINEATION  
OF THE SURVEY PERFORMED AND WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION; THAT  
SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN,  
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE  
LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JEFFREY L. DAHARSH R.L.S. #826  
CORNERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NE 68137  
DATE

GENERAL NOTES

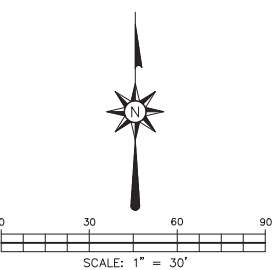
- ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
- UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY  
COMPANIES (TICKET NO. 223630775 & 23004003). ANY OTHER UTILITY LINES IN THE AREA ARE  
UNKNOWN TO US. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
- EASEMENTS SHOWN ARE THOSE THAT APPEAR IN TITLE COMMITMENTS PROVIDED BY OLD  
REPUBLIC NATIONAL TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE  
NO. 22-114224-C DATED DECEMBER 13, 2022 (LOT 25, CENTECH BUSINESS PARK) AND BY  
CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE NO.  
22-114230 DATED NOVEMBER 10, 2022 (LOT 1, CENTECH BUSINESS PARK REPLAT 3). NO  
EASEMENTS WERE RESEARCHED BY CORNERSTONE SURVEYING, LLC.
- NO ENVIRONMENTAL ISSUES ARE ADDRESSED IN THIS SURVEY.
- NO IRRIGATION EQUIPMENT (SPRINKLER SYSTEMS) IS SHOWN IN THIS SURVEY.
- SANITARY SEWER AND STORM SEWER PIPE SIZES ARE SHOWN USING INFORMATION FROM SARPY  
COUNTY PUBLIC WORKS MAPS AND FROM VISUAL EVIDENCE OBSERVED INSIDE EACH SEWER  
STRUCTURE. CORNERSTONE SURVEYING, LLC CANNOT GUARANTEE ALL PIPE SIZES ARE CORRECT.
- GAS AND WATER MAINS SHOWN ARE APPROXIMATE. THESE LINES WERE NOT LOCATED BY M.U.D.  
AND ARE SHOWN USING THE MAPS THEY PROVIDED.

FLOOD ZONE INFORMATION

SURVEYED PROPERTY LIES IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.  
INFORMATION PROVIDED BY FEMA'S FLOOD INSURANCE RATE MAP NUMBER 31153C0061H,  
WITH AN EFFECTIVE DATE OF MAY 3, 2010.

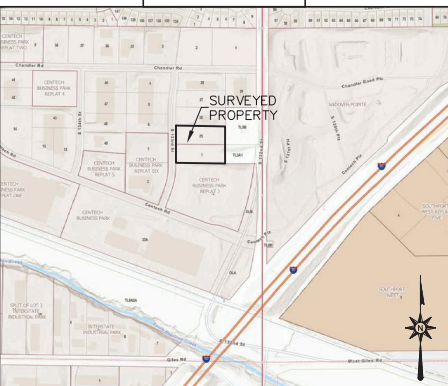
T.L. 5B  
SE1/4 13-14-11  
OWNER: BETTY J. DEMONTIGNY  
ZONING "I-1"

T.L. 5A1  
SE1/4 13-14-11  
OWNER: JOSEPH W. DEMONTIGNY  
ZONING "I-1"



LEGEND	
PROPERTY CORNER FOUND	●
REBAR W/ CAP #308 (UNLESS NOTED)	○
PROPERTY CORNER SET	○
REBAR W/ CAP #365 (UNLESS NOTED)	○
PROPERTY LINE	---
MEASURED DIMENSION	(M)
RECORD DIMENSION	(R)
MANHOLE	⊗
SEWER CLEANOUT	⊕
GRATE INLET	⊞
LIGHTPOLE	⊙
POWERPOLE	⊙
DOWN GUY	+
FENCELINE	—+—
UTILITY RISER	⊞
WATER/GAS VALVE	+
BOLLARD	•
EXISTING SPOT ELEVATION	—1124—
EXISTING 1' INTERVAL CONTOUR	---1125---
EXISTING 5' INTERVAL CONTOUR	---
UNDERGROUND WATER LINE	W
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	E
UNDERGROUND TELEPHONE LINE	T
UNDERGROUND COMMUNICATION LINE	COMM
UNDERGROUND TRAFFIC SIGNAL LINE	SG
UNDERGROUND CENTURYLINK LINE	CTL
UNDERGROUND FIBER OPTICS LINE	FO
UNDERGROUND COX COMM. LINE	COX
OVERHEAD ELECTRIC LINE	OWE
STORM SEWER LINE	ST
SANITARY SEWER LINE	SAN
BUSH	+
PINE TREE	⊙
DECIDUOUS TREE	⊙

VICINITY MAP  
LA VISTA, NEBRASKA



PRELIMINARY PLAT  
CENTECH BUSINESS PARK REPLAT 7  
LOT 1

BOOK 22-14  
PAGE 33-38  
PROJECT  
NO. 220289  
DATE  
FEBRUARY 3, 2023

CORNERSTONE  
SURVEYING, LLC  
PHONE: (402) 451-2088  
14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137

ZONING REGULATIONS

PROPERTY IS CURRENTLY ZONED "I-1"  
LIGHT INDUSTRIAL DISTRICT (I-1)  
PER THE CITY OF LA VISTA, NEBRASKA

PERMITTED USES: PER CITY OF LA VISTA, NE

LOT AREA ----- 10,000 SQ. FT. MINIMUM  
LOT WIDTH ----- 100 FT. MINIMUM  
FRONT YARD ----- 35 FT.  
SIDE YARD ----- 30 FT.  
REAR YARD ----- 25 FT.  
MAX HEIGHT ----- 45 FT.  
MAX LOT COVERAGE ----- 65%

NOTE: THERE MAY ALSO BE RESTRICTIVE COVENANTS THAT CONTROL SETBACK AND HEIGHT  
REQUIREMENTS. SEE INST. NO. 1995-09613 AND INST NO. 1996-25585 OF THE RECORDS OF  
SARPY COUNTY. CORNERSTONE SURVEYING LLC DOES NOT TAKE ANY RESPONSIBILITY FOR  
SETBACK AND HEIGHT REQUIREMENTS FOR FUTURE DESIGN.

OWNER:  
THEODORE PELSTER, MANAGER  
WALNUT ACRES, LLC  
9808 S 148TH STREET  
OMAHA, NE 68138  
(402)677-5952

SURVEYOR:  
JEFFREY L. DAHARSH  
CORNERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NE 68137  
(402)451-2088

ARCHITECT:  
ROBERT ENGEL & ASSOCIATES ARCHITECTS  
2443 S 156TH CIRCLE  
OMAHA, NE 68130  
(402)330-8287

CIVIL ENGINEER:  
DAVID HARNISCH  
E&A CONSULTING GROUP  
10909 MILL VALLEY RD, SUITE 100  
OMAHA, NE 68154  
(402)895-4700

LOT 5  
CENTECH BUSINESS PARK  
OWNER: CENTECH, LLC  
ZONING "I-1"

LOT 6  
CENTECH BUSINESS PARK  
OWNER: CENTECH, LLC  
ZONING "I-1"

LOT 1  
CENTECH BUSINESS PARK  
REPLAT 6  
OWNER: CENTECH, LLC  
ZONING "I-1"

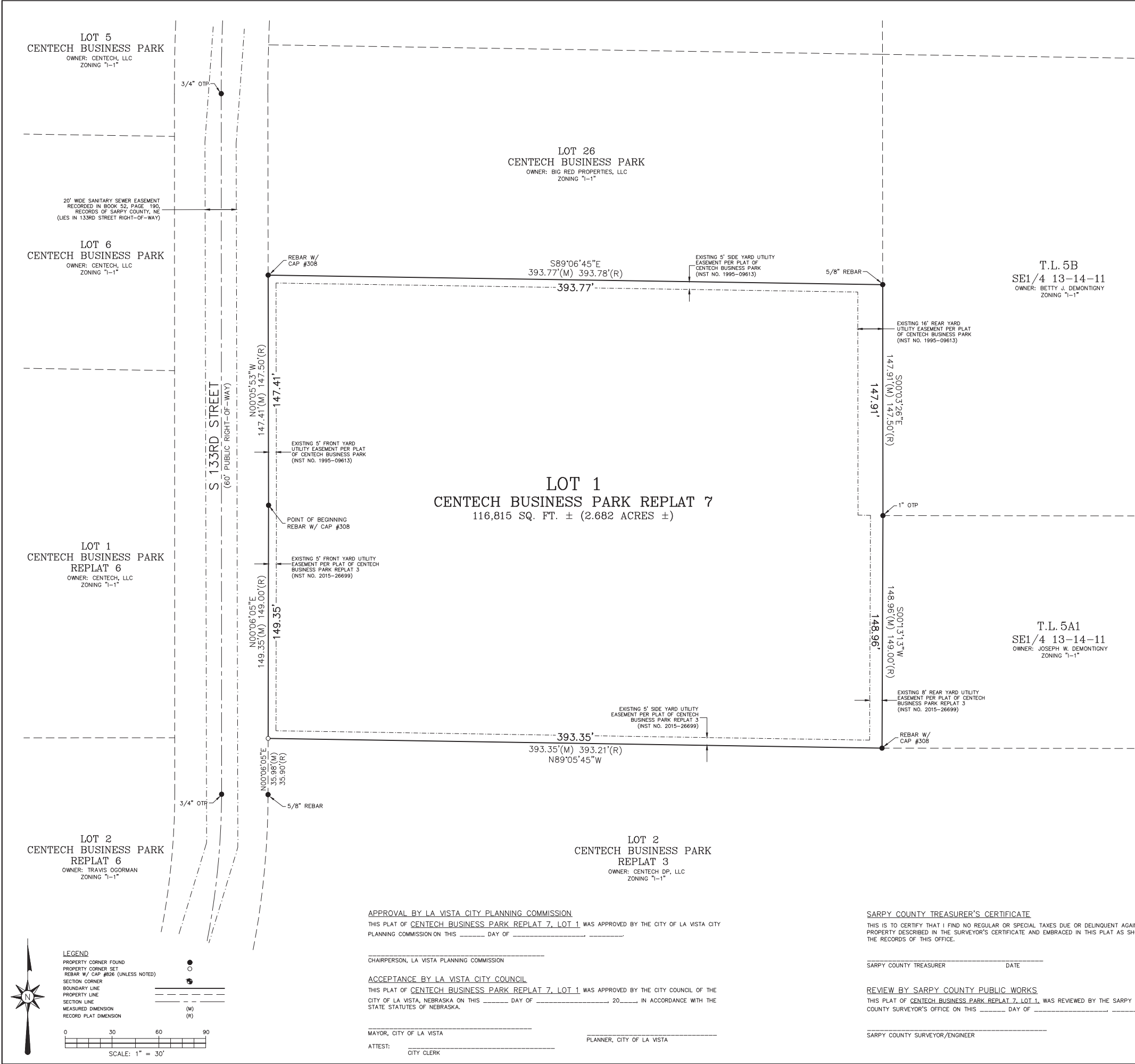
LOT 2  
CENTECH BUSINESS PARK  
REPLAT 6  
OWNER: TRAVIS OGORMAN  
ZONING "I-1"

CALL BEFORE YOU DIG  
HOT LINE OF  
NEBRASKA



THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING  
DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE  
FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY  
LOCATED. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES  
SHOWN COMPREHEND ALL THE UTILITIES IN THE AREA, EITHER ABANDONED  
OR IN SERVICE NOR DOES HE WARRANT THE LOCATION OF SAID  
UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE  
OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE  
INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON  
AS ACCURATELY AS POSSIBLE.





FINAL PLAT  
CENTECH BUSINESS PARK REPLAT 7  
LOT 1

BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1,  
CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE  
SE 1/4 OF SECTION 13, T14N, R11E, 6TH P.M., SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATION

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 AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS "CENTECH BUSINESS PARK REPLAT 7" (THE LOTS NUMBERED AS SHOWN), BEING A REPLATING OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25, CENTECH BUSINESS PARK; THENCE N00°05'53"W (AN ASSUMED BEARING) FOR 147.41 FEET ALONG THE WEST LINE OF SAID LOT 25 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S 133RD STREET); THENCE S89°06'45"E FOR 393.77 FEET ALONG THE NORTH LINE OF SAID LOT 25; THENCE S00°03'26"E FOR 147.91 FEET ALONG THE EAST LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF SAID LOT 1, CENTECH BUSINESS PARK REPLAT 3; THENCE S00°13'13"W FOR 148.96 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE N89°05'45"W FOR 393.35 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE N00°06'05"E FOR 149.35 FEET ALONG THE WEST LINE OF SAID LOT 1 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S 133RD STREET) TO THE POINT OF BEGINNING. TOTAL PARCEL CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS, (2.682 ACRES ±)

JEFFRY L. DAHARSH R.L.S. NO. 826  
CORNERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NEBRASKA 68137 DATE \_\_\_\_\_

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, WALNUT ACRES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CENTECH BUSINESS PARK REPLAT 7, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK 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; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINES AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT (MUD) AND/OR BLACK HILLS ENERGY, 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS.

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

THEODORE J. PELSTER, MANAGER DATE  
WALNUT ACRES, LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY AND STATE, PERSONALLY APPEARED THEODORE J. PELSTER, MANAGER OF WALNUT ACRES, LLC, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

LIEN HOLDER CONSENT:

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CENTECH BUSINESS PARK REPLAT 7, LOT 1, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. \_\_\_\_\_ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

CORE BANK (LIEN HOLDER)

BY: \_\_\_\_\_

(PRINT NAME OF INDIVIDUAL)

TITLE: \_\_\_\_\_

FINAL PLAT  
CENTECH BUSINESS PARK REPLAT 7  
LOT 1

BOOK 22-14

PAGE 33-38

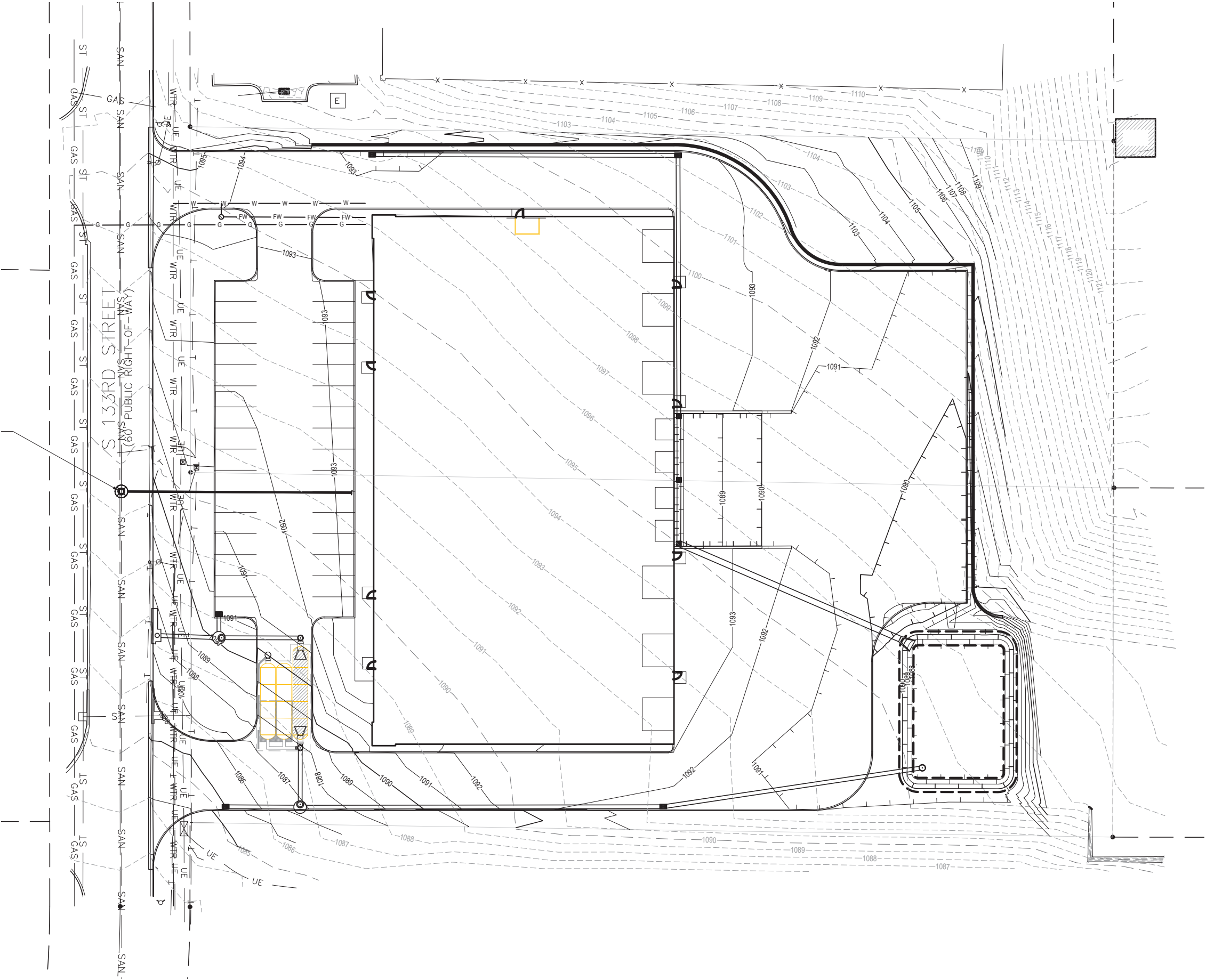
PROJECT

NO. 220289

DATE

FEBRUARY 3, 2023

CORNERSTONE  
SURVEYING, LLC  
PHONE: (402) 451-2088  
14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137



20 0 20  
1 inch = 20 ft.

LEGEND

Storm Sewer System

Sanitary Sewer System

PCSMP Basin Perimeter

Gas Service

Water Service

Water Service (Fire)

Post Indicator Valve