

AGENDA ITEM 4A

**Replat – B&T Addition – Lots 880, 881, and 1301 La
Vista - Wyatt & Liz Buls, and Terry & Mary Frecks**



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

CASE #S: PSPP21-0001 & PSFP21-0001; FOR HEARING ON: OCTOBER 19, 2023
REPORT PREPARED ON: OCTOBER 12, 2023

I. GENERAL INFORMATION

A. APPLICANT(S):

Wyatt & Liz Buls
7801 Park View Blvd
La Vista, NE 68128

Terry & Mary Frecks
7741 Park View Blvd
La Vista, NE 68128

B. PROPERTY OWNERS:

Same as applicants

C. LOCATION: 7741 Park View Blvd and 7801 Park View Blvd, along Park View Blvd adjacent to S. 78th St.

D. LEGAL DESCRIPTION: Lots 880, 881, and 1301 La Vista, to be replatted as Lots 1 and 2 B&T Addition.

E. REQUESTED ACTION(S): Approval of a replat to incorporate a portion of vacated 78th Street right-of-way into two adjoining properties.

F. EXISTING ZONING AND LAND USE: R-1 Single Family Residential Zoning District.

G. PURPOSE OF REQUEST: Applicants are seeking to obtain ownership from the City of a portion of unused 78th Street right-of-way that they have been maintaining. As part of the right-of-way vacation process, the properties need to be replatted in order to incorporate the additional land into the two adjoining properties. One of the applicants is seeking official ownership of the property to increase the buildable area on his lot, to allow for the future construction of an attached garage.

H. SIZE OF SITE: Approximately 0.67 acres.

II. BACKGROUND INFORMATION

A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Urban Medium Intensity Residential	R-1 Single Family Residential	Single Family Homes; La Vista Subdivision
East	Urban Medium Intensity Residential	R-1 Single Family Residential	Single Family Homes; La Vista Subdivision
South	Urban Medium Intensity Residential	R-1 Single Family Residential	Single Family Homes; La Vista Subdivision
West	Parks & Open Space	R-1 Single Family Residential	Central Park

B. RELEVANT CASE HISTORY:

1. On November 16, 2021 La Vista City Council adopted Ordinance No. 1431 approving the vacation and conveyance of unused 78th Street right-of-way to Wyatt and Elizabeth Buls and Terry and Mary Frecks, neighboring property owners who have been maintaining the right-of-way, contingent upon the replatting of the properties.
2. The required remonstrance period for the sale of the property was completed, without the filing of remonstrance, on 12/27/2021. The formal sale and transfer of the property may take place upon completion of the platting process.
3. The application for a replat was submitted on January 11, 2022. City staff issued the initial review letter to the applicant on January 26, 2022. The applicant resubmitted for further review on September 19, 2023.

C. APPLICABLE REGULATIONS:

1. Section 5.06 of the City of La Vista Zoning Ordinance – R-1 Single-Family Residential
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 urban medium intensity residential development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this site will not change, and will be maintained through separate driveway entrances to the two residential properties off of Park View Blvd.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. N/A

IV. REVIEW COMMENTS

A. A 30' drainage and utility easement is included on the final plat to ensure that adequate maintenance access is retained to the storm sewer line located under a portion of the right-of-way to be vacated.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lots 880, 881, and 1301 La Vista, to be replatted as Lots 1 and 2 B&T Addition, as the replat is consistent with La Vista's Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review letter & Response Letter
- C. Preliminary Plat
- D. Final Plat

VII. COPIES OF REPORT SENT TO:

- A. Wyatt and Liz Buls
- B. Terry and Mary Frecks
- C. Public Upon Request



Prepared by: Associate Planner



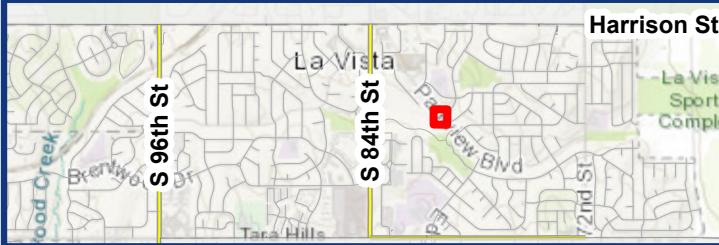
10-12-23

Community Development Director

Date



Vicinity Map: Replat; B & T Addition



Legend

- La Vista Parcels
- Proposed Replat Boundary





January 26, 2022

Michael Frecks
TREKK Design Group, LLC
2858 Sprague Street
Omaha, NE 68111

RE: B&T Addition – Preliminary & Final Plat Applications – Initial Review Letter

Mr. Frecks,

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. It is believed that a 36" diameter storm sewer runs in the vicinity of the centerline of the ROW, or the proposed lot line between Lot 1 and Lot 2, B&T Addition. Attached is a hand drawn sheet provided from Public Works' files for your consideration. The 36" diameter storm sewer pipe will need an easement on either side of the alignment for Public Works to access the pipe.
2. Please state the flowlines and sizes of the existing public utilities (storm and sanitary sewer) within the proposed ROW vacation on the preliminary plat, per Section 3.03.10 of La Vista's Subdivision Regulations.
3. The existing OPPD power line varies from what would be considered a typical back lot easement through the vacated ROW. Please contact OPPD to confirm there are no concerns in terms of access to the line and/or if a back-lot utility easement should be dedicated through the area to be vacated.

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

4. Please confirm there are no other private utilities running through the side lots of the former lot lines of Lot 1301 and Lot 880 that abuts the ROW vacation. If there are, additional easements may need to be granted for said utilities.
5. Per Section 3.05.11, the notarized dedication on the Final Plat should be revised to include a notary block for all parties having any titled interest in or lien upon the land (including mortgage holders).
6. Please provide a County Treasurer Approval Block on the Final Plat that is consistent with Section 10.07 of the Subdivision Regulations, stating that there are no regular or special taxes due or delinquent against the platted land use.
7. Please remove the Sarpy County Planning and Zoning and Sarpy County Commission blocks from the Final Plat. These are not required.
8. Please provide a La Vista Planning Commission approval block on the Final Plat consistent with Section 10.03 of the Subdivision Regulations.
9. Please revise the La Vista City Council approval block on the Final Plat to be consistent with Section 10.04 of the Subdivision Regulations.
10. The City of La Vista Planning and Zoning block can be removed.
11. Please see attached the review comments provided by Sarpy County Public Work. Please make the revisions as necessary, except please remove the Sarpy County Board of Commissioners title block in its entirety.
12. Please provide a 5" X 2.5" space in the upper right-hand corner to allow for the placement of a recording sticker to show acceptance by the Sarpy County Register of Deeds, per Section 10.05 of the Subdivision Regulations.
13. The La Vista City Council approved an ordinance to vacate the old 78th Street ROW on 11/16/2021, the ordinance was published on 11/24/2021, then subsequent notices of the real estate sale were published for three weeks (12/1, 12/8, and 12/15). The required 30-day remonstrance period following the publication of ordinance was concluded, without the filing of remonstrance, on 12/27/2021. The date and details of closing on this vacated right-of-way will be determined upon resubmittal of the Preliminary and Final Plats.

Please resubmit 2 paper copies of the revised Preliminary and Final Plats (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,



Cale Brodersen, AICP

Assistant Planner

City of La Vista

cbrodersen@cityoflavista.org

(402) 593-6405

cc:

Terry Frecks, Property Owner

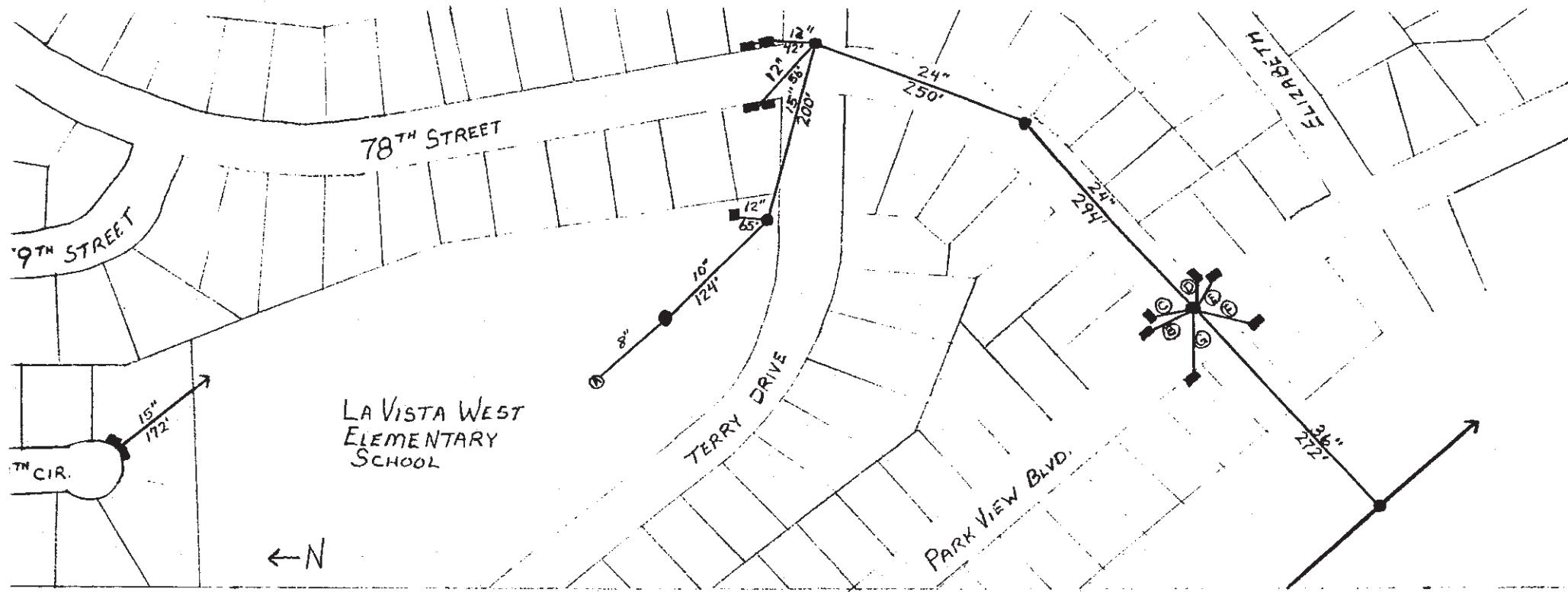
Wyatt Buls, Property Owner

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

Enclosures



78TH STREET SUB-BASIN STORM SYSTEM

- - CURB IN-LET
- - MAINTENANCE HOLE
- - COLLECTION LINE
- - AREA IN-LET

* - THIS LINE EMPTIES INTO THE THOMPSON CREEK
AT THE GOLF COURSE BY HOLE #3.

- A - DRAINAGE FROM SCHOOL BUILDING
- B - 12" x 54'
- C - 12" x 42'
- D - 12" x 31'
- E - 12" x 32'
- F - 12" x 40'
- G - 12" x 61'



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street ♦ Papillion, NE 68046-2895
Phone (402) 537-6900 ♦ FAX (402) 537-6955 ♦ www.sarpy.com

TO: Cale Brodersen, City of La Vista, Assistant Planner
Meghan Enberg, City of La Vista, Permit Technician

FROM: Michael R. Sharp, RLS, Registered Land Surveyor

DATE: Thursday, January 13, 2022

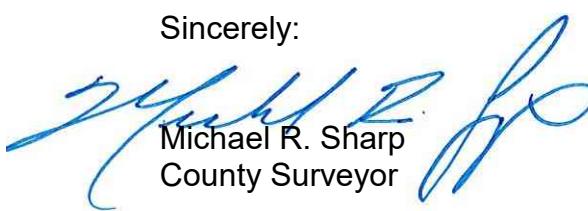
RE: B & T Addition

Sarpy County Public Works has reviewed the application, as submitted. Please see the attached plan with comments for the Final Plat.

- Add Lots (1 and 2) in caption below subdivision name.
- Insert Subdivision name in Property Description.
- Take out the Missouri Standards.
- Add Sarpy County Review Block (See Attached).
- Change to (Sarpy County Board of Commissioners).
- Take out (To be) in the vacation and add the Ordinance Number.
- Is the Easement with the Plat or separate document to be filed?

Any questions please contact me at (402)537-6909.

Sincerely:



Michael R. Sharp
County Surveyor



January 26, 2022

Michael Frecks
TREKK Design Group, LLC
2858 Sprague Street
Omaha, NE 68111

RE: B&T Addition – Preliminary & Final Plat Applications – Initial Review Letter

Mr. Frecks,

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1. It is believed that a 36" diameter storm sewer runs in the vicinity of the centerline of the ROW, or the proposed lot line between Lot 1 and Lot 2, B&T Addition. Attached is a hand drawn sheet provided from Public Works' files for your consideration. The 36" diameter storm sewer pipe will need an easement on either side of the alignment for Public Works to access the pipe. *Added Storm Line onto Prelim and an additional 15' Utility Esmt. on Lot 1.*
2. Please state the flowlines and sizes of the existing public utilities (storm and sanitary sewer) within the proposed ROW vacation on the preliminary plat, per Section 3.03.10 of La Vista's Subdivision Regulations. *DONE*
3. The existing OPPD power line varies from what would be considered a typical back lot easement through the vacated ROW. Please contact OPPD to confirm there are no concerns in terms of access to the line and/or if a back-lot utility easement should be dedicated through the area to be vacated.

Revised layout.

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4. Please confirm there are no other private utilities running through the side lots of the former lot lines of Lot 1301 and Lot 880 that abuts the ROW vacation. If there are, additional easements may need to be granted for said utilities. *No Known.*
See Utility Note.
5. Per Section 3.05.11, the notarized dedication on the Final Plat should be revised to include a notary block for all parties having any titled interest in or lien upon the land (including mortgage holders). *DONE*
6. Please provide a County Treasurer Approval Block on the Final Plat that is consistent with Section 10.07 of the Subdivision Regulations, stating that there are no regular or special taxes due or delinquent against the platted land use. *DONE*
7. Please remove the Sarpy County Planning and Zoning and Sarpy County Commission blocks from the Final Plat. These are not required. *DONE*
8. Please provide a La Vista Planning Commission approval block on the Final Plat consistent with Section 10.03 of the Subdivision Regulations. *DONE*
9. Please revise the La Vista City Council approval block on the Final Plat to be consistent with Section 10.04 of the Subdivision Regulations. *DONE*
10. The City of La Vista Planning and Zoning block can be removed. *DONE*
11. Please see attached the review comments provided by Sarpy County Public Work. Please make the revisions as necessary, except please remove the Sarpy County Board of Commissioners title block in its entirety. *DONE*
12. Please provide a 5" X 2.5" space in the upper right-hand corner to allow for the placement of a recording sticker to show acceptance by the Sarpy County Register of Deeds, per Section 10.05 of the Subdivision Regulations. *DONE*
13. The La Vista City Council approved an ordinance to vacate the old 78th Street ROW on 11/16/2021, the ordinance was published on 11/24/2021, then subsequent notices of the real estate sale were published for three weeks (12/1, 12/8, and 12/15). The required 30-day remonstrance period following the publication of ordinance was concluded, without the filing of remonstrance, on 12/27/2021. The date and details of closing on this vacated right-of-way will be determined upon resubmittal of the Preliminary and Final Plats.

Added Vacation Ordinance # onto FP



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street ♦ Papillion, NE 68046-2895
Phone (402) 537-6900 ♦ FAX (402) 537-6955 ♦ www.sarpy.com

TO: Cale Brodersen, City of La Vista, Assistant Planner
Meghan Enberg, City of La Vista, Permit Technician

FROM: Michael R. Sharp, RLS, Registered Land Surveyor

DATE: Thursday, January 13, 2022

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- Add Lots (1 and 2) in caption below subdivision name. **DONE**
- Insert Subdivision name in Property Description. **DONE**
- Take out the Missouri Standards. **DONE**
- Add Sarpy County Review Block (See Attached). **DONE**
- Change to (Sarpy County Board of Commissioners). **Removed per City Comment #11**
- Take out (To be) in the vacation and add the Ordinance Number. **DONE**
- Is the Easement with the Plat or separate document to be filed? **Dedicated by Plat.**
See OWNER'S CERT.

Any questions please contact me at (402)537-6909.

Sincerely:

A handwritten signature in black ink, appearing to read "Michael R. Sharp".

Michael R. Sharp
County Surveyor



LOCATION MAP
LA VISTA, NEBRASKA
(NOT TO SCALE)

UTILITY NOTE

ONE CALL UTILITY LOCATION (811). TICKETING SERVICE WAS USED TO REQUEST THE LOCATION OF EXISTING UTILITIES.

NO WATER SERVICES WERE MARKED DURING REQUEST

TREKK DESIGN GROUP DOES NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF EXISTING UTILITIES FOR THIS PROJECT. THERE MAY BE ADDITIONAL UTILITIES, WHETHER PRIVATE OR PUBLIC THAT WERE NOT ACCURATELY OR COMPLETELY LOCATED BY THE REQUEST FOR UTILITY LOCATES UTILIZING (811). ONLY VISIBLY MARKED UTILITIES WERE GATHERED FOR THIS PROJECT AND ARE AS DISPLAYED.

OWNERS

OWNER LOT 880 & 881, LA VISTA
(N/T) BULL, WATT & ELIZABETH
ADDRESS: 7141 PARK VIEW BLVD.
PARCEL # 010542337
SURVEYOR WARRANTY DEED INST. #2014-18754

OWNER: 10,675 SQ. FT +/-
(0.245 ACRES)
(N/T) BULL, WATT & ELIZABETH
ADDRESS: 7141 PARK VIEW BLVD.
PARCEL # 010542337
SURVEYOR WARRANTY DEED INST. #2014-18754

OWNER: PORTION OF UNDEVELOPED S. 78TH STREET
CITY OF LA VISTA, NEBRASKA
ADDRESS: 7141 PARK VIEW BLVD.
PARCEL # 010542337
DEDICATION BY PLAT

FLOOD PLAIN STATEMENT

THESE LOTS ARE LOCATED IN (ZONE X), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 311530070H, EFFECTIVE DATE: MAY 3, 2010.

ZONING REGULATIONS

THESE LOTS ARE CURRENTLY ZONED "R-1"
SINGLE FAMILY RESIDENTIAL
PER THE CITY OF LA VISTA, NEBRASKA ZONING MAP

SECTION 5.06.05

HEIGHT AND LOT REQUIREMENTS; SINGLE FAMILY DWELLING (EXISTING DWELLING)

LOT AREA: 5,000 S.F.
LOT WIDTH: 60 FT, MINIMUM
FRONT YARD: 30 FT, MINIMUM
SIDE YARD: 5 FT, MINIMUM
REAR YARD: 30 FT, MINIMUM
MAX HEIGHT: 35 FT.
MAX LOT COVERAGE: 35%

HEIGHT AND LOT REQUIREMENTS; SINGLE FAMILY DWELLING (FUTURE DEVELOPMENT)

LOT AREA: 7,000 S.F.
LOT WIDTH: 70 FT, MINIMUM
FRONT YARD: 30 FT, MINIMUM
SIDE YARD: 5 FT, MINIMUM
REAR YARD: 30 FT, MINIMUM
MAX HEIGHT: 35 FT.
MAX LOT COVERAGE: 40%

PRELIMINARY PLAT

B & T ADDITION

LOTS 1 AND 2
BEING A REPLAT OF LOTS 880, 881 & 1301 OF LA VISTA SUBDIVISION
AND A VACATION OF A PORTION OF UNDEVELOPED S. 78TH STREET
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

NOVEMBER 26, 2021
REVISED: SEPTEMBER 19, 2023

RECORDED IN PLAT BOOK 4, PAGE

LA VISTA (SUBDIVISION)

RECORDED IN PLAT BOOK 4, PAGE

ZONED: R-1

100' (TP)

EX. R/W

100' (TP)



OWNERS

OWNER LOT 1301, LA VISTA
(N/V): BULS, WYATT & ELIZABETH
ADDRESS: 7801 PARK VIEW BLVD.
PARCEL # 010542337
SURVORSHIP WARRANTY DEED INST. #2014-18754

OWNER LOTS 880 & 881, LA VISTA
(N/V): FRECKS, TERRY L. & MARY H.
ADDRESS: 7741 PARK VIEW BLVD.
PARCEL # 010549803
CORPORATION WARRANTY DEED INST. #199206380

OWNER: PORTION OF UNDEVELOPED S. 78TH. STREET
CITY OF LA VISTA, NEBRASKA
ADDRESS: (N/A)
PARCEL # (N/A)
DEDICATION BY PLAT

LOCATION MAP
LA VISTA, NEBRASKA
(NOT TO SCALE)

LEGEND

- E EXISTING 3/4" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "RLS-490" (UNLESS NOTED OTHERWISE)
- IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- STONE MONUMENT
- X DRILL HOLE WITH CHISELED "X"
- △ R/W MARKER
- R/W RIGHT-OF-WAY
- CENTERLINE
- IP IRON PIPE
- RE REBAR
- (OTP) OPEN TOP PIPE
- (CTP) CRIMPED TOP PIPE
- (M) MEASURED DISTANCE
- (REC) RECORD MEASUREMENT
- CALC CALCULATED POSITION/DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- WD XXX-XXX DEED RECORDED IN BOOK XXX, PAGE XXXX
- FENCE

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED AS LOT 2 IN THE PLAT KNOWN AS B & T ADDITION, LOTS 1 AND 2 (HEREINAFTER "PLAT"), DOES LIEN BEING RECORDED IN THE OFFICE OF THE REGISTRY OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 199206380 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SANITARY SEWER, STORM SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELEASMENTS OF ACCESS, DEDICATED TO 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.

NewRez LLC, (LIEN HOLDER)

BY: _____ (SIGNATURE)
(PRINTED NAME)

STATE OF _____ COUNTY OF _____ SS

ON THIS DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFREGRAD COUNTY PERSONALLY APPEARED, _____, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS DEDICATION ON THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SAID.

NOTARY PUBLIC
MY COMMISSION #
EXPIRES

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF B & T ADDITION, LOTS 1 AND 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS DAY OF _____, 2023, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR
ATTEST:
CITY CLERK

APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA
THIS PLAT OF B & T ADDITION, LOTS 1 AND 2 WAS APPROVED BY THE LA VISTA PLANNING COMMISSION
THIS DAY OF _____, 2023.

CHAPRISON, LA VISTA PLANNING COMMISSION

B & T ADDITION

LOTS 1 AND 2
BEING A REPLAT OF LOTS 880, 881 & 1301 OF LA VISTA SUBDIVISION
AND A VACATION OF A PORTION OF UNDEVELOPED S. 78TH STREET
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

TREKK
DESIGN GROUP, LLC
2658 SPRUCE ST.
OMAHA, NE 68111
PH. (402) 339-2982
MFRECKS@TREKKGROUP.COM

DATE: SEPTEMBER 19, 2023
SCALE: 1" = 20'

PROJECT: 21-0196
DRAWN BY: CRH

PROFESSIONAL LAND SURVEYOR
RLS #490

**FINAL PLAT
B & T ADDITION**

BEING A REPLAT OF LOTS 880, 881 & 1301 OF LA VISTA SUBDIVISION
AND A VACATION OF A PORTION OF UNDEVELOPED S. 78TH STREET
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA
SEPTEMBER 19, 2023

LA VISTA (SUBDIVISION)
RECORDED IN PLAT BOOK 4, PAGE 7

SCALE : 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO GRID NORTH OF THE NEBRASKA STATE PLANE COORDINATE SYSTEM (NAD-83) AS GATHERED FROM GPS OBSERVATION.

FLOOD PLAIN STATEMENT

THESE LOTS ARE LOCATED IN (ZONE X), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 0.14 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 31153C007H, EFFECTIVE DATE: MAY 3, 2010.

GENERAL NOTES

1. RECORD TITLE INFORMATION WAS NOT PROVIDED FOR THIS SURVEY.
2. OWNERSHIP, PARCEL ID, ZONING AND DEED INFORMATION WAS GATHERED UTILIZING THE SARPY COUNTY, NEBRASKA, ONLINE GIS PORTAL.
3. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTION'S, AND COVENANT'S, WHETHER OF RECORD OR NOT.
4. THE PORTION OF THE EXISTING PLATED 78TH STREET LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD HAS NOT BEEN DEVELOPED AND HAS BEEN MAINTAINED BY THE ADJOINING OWNERS.
5. THE INTENT OF THIS SURVEY IS TO HAVE THE PORTION OF THE EXISTING PLATED 78TH STREET LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD, VACATED AND ADJUST THE LOT LINES FOR LOTS 1301, AND 880 - 881 TO THE CENTERLINE OF THE VACATED ROADWAY.
6. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS NOTED OTHERWISE AS CH. FOR CHORD DIMENSIONS.

OWNERS CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAID OUT, PLATED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS B & T ADDITION, LOTS 1 AND 2, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. ALL STREETS AND ALLEYS AS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

THESE ARE STRIPS OF GROUND OWNED OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

TERRY L. FRECKS MARY H. FRECKS

STATE OF _____ COUNTY OF _____ SS

ON THIS DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFREGRAD COUNTY PERSONALLY APPEARED TERRY L. FRECKS & MARY H. FRECKS (HUSBAND AND WIFE), KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS DEDICATION ON THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SAID.

NOTARY PUBLIC
MY COMMISSION #
EXPIRES

WYATT BULS ELIZABETH BULS

STATE OF _____ COUNTY OF _____ SS

ON THIS DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFREGRAD COUNTY PERSONALLY APPEARED WYATT BULS AND ELIZABETH BULS (HUSBAND AND WIFE), KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS DEDICATION ON THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SAID.

NOTARY PUBLIC
MY COMMISSION #
EXPIRES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA. 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 HAVE BEEN SET AT ALL LOT 1 AND 2, BEING A REPLAT OF LAND DESCRIBED AS FOLLOW:

A TRACT OF LAND LOCATED IN THE NORTHEWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE NEBRASKA STATE PRIME MERIDIAN, VIZ. SARPY COUNTY, NEBRASKA, SITuateD BEING LOT 880, LOT 1301, AND 1 AND 2, BEING A REPLAT OF LAND DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1301; THENCE WITH THE WEST LINE OF SAID LOT 1301, N45°45'30"E, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1301 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD, THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S44°14'24"E, 95.00 FEET TO THE CENTERLINE OF SAID 78TH STREET; THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S44°14'24"E, 111.26 FEET; THENCE 41.74 FEET ALONG A 50.80-FOOT RADUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S41°52'16"E, 117.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 881; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S44°14'24"E, 143.00 FEET TO THE CENTERLINE OF SAID 78TH STREET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S44°14'24"E, 33.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1301; THENCE WITH SAID SOUTH LINE, N47°40'30"E, 65.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,157 SQUARE FEET (0.67 ACRES), MORE OR LESS.

SURVEY AND PLAT BY

TREKK
DESIGN GROUP, LLC
2658 SPRUCE ST.
OMAHA, NE 68111
PH. (402) 339-2982
MFRECKS@TREKKGROUP.COM

MICHAEL FRECKS RLS #490

STATE OF _____ COUNTY OF _____ SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC
MY COMMISSION #
EXPIRES

JOB # 21-0196

FINAL PLAT - B & T ADDITION

REVIEW BY SARPY COUNTY PUBLIC WORKS
THIS PLAT OF B & T ADDITION, LOTS 1 AND 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS ____ DAY OF _____, 2023.

COUNTY SURVEYOR / ENGINEER

COUNTY TREASURER'S CERTIFICATIONS
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

EX-16" ELECTRIC EASEMENT TO OMAHA REC-9
EX-16" PUBLIC POWER EASEMENT TO OMAHA REC-9
EX-16" ELECTRIC EASEMENT TO OMAHA REC-9
EX-16" PUBLIC POWER EASEMENT TO OMAHA REC-9