

Memorandum

To: Planning Commission
From: Christopher Solberg, Senior Planner
Date: 3/13/2019
Re: Eberle Walden Park Replat

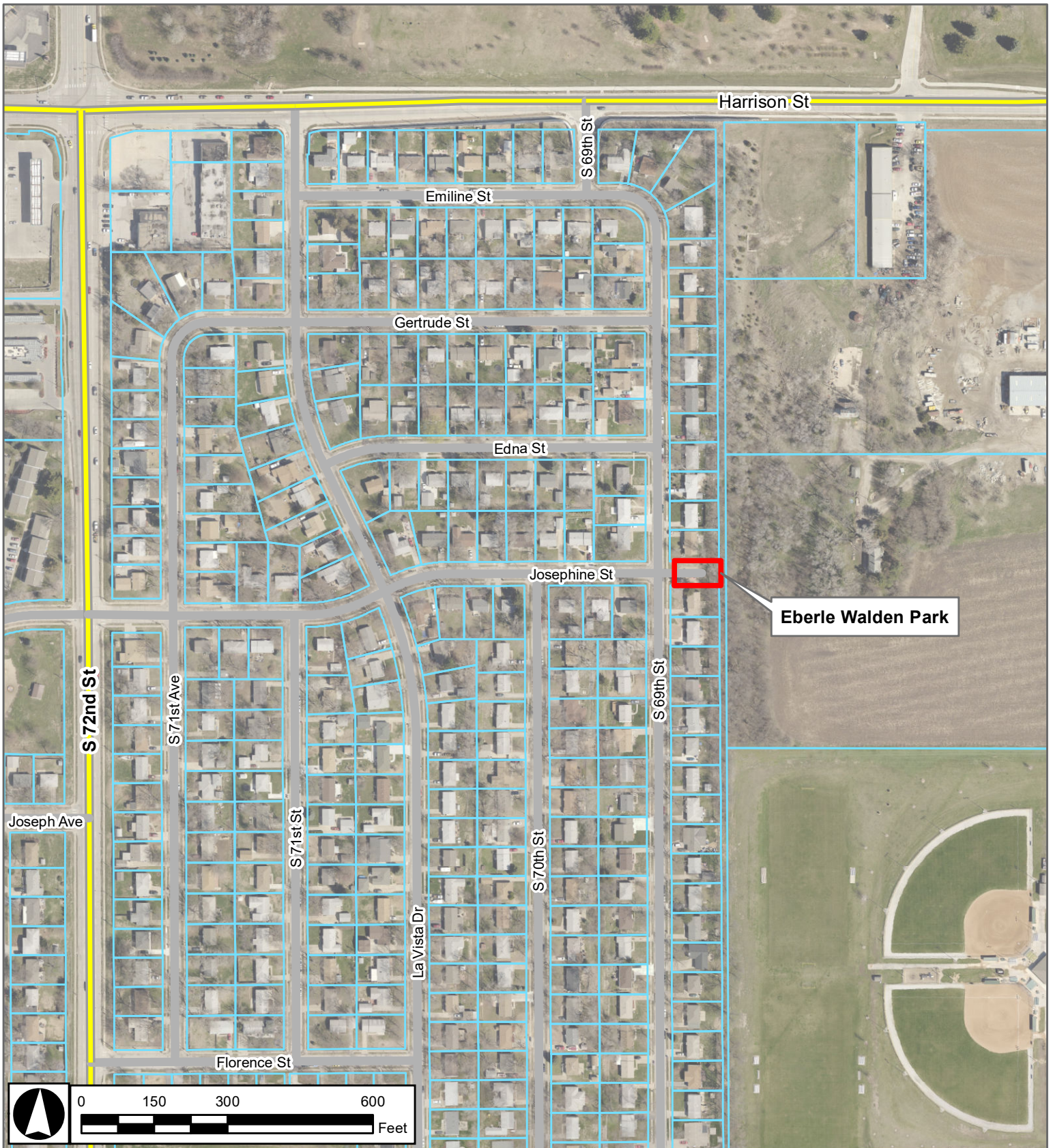


As originally platted in 1960, a portion of unused Josephine Street right-of-way east of 69th Street, between Lots 125 and 126, was developed as Eberle Walden Park. This piece of property was developed as a park in memory of two children that lost their lives in 1983.

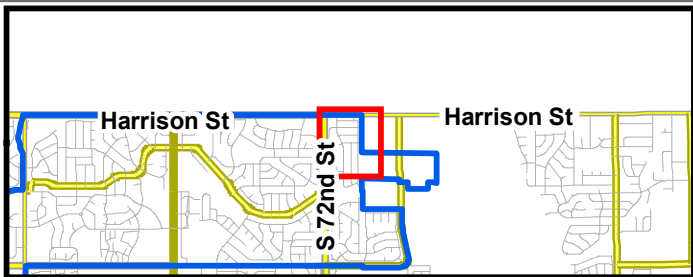
In 2011, the Mini-Park Plan committee developed a plan that called for improvements that would maintain the viability of the park for the foreseeable future. This committee has finalized planned improvements for the park and a contractor has been selected and approved at the March 19th City Council meeting. However, to resolve the conflicting status of the property, the right-of-way will be vacated and a platted lot created. The Eberle Walden Park Replat will create a buildable lot for the improvements to take place.

RECOMMENDATION:

Staff recommends approval of the revisions to the Eberle Walden Park Replat, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.



Project Vicinity Map



Eberle Walden Park Replat

3/13/2019
CAS



EBERLE WALDEN PARK

LOT 1

LEGEND

	DECIDUOUS TREE WITH TRUNK SIZE
	CONIFEROUS TREE WITH TRUNK SIZE
	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

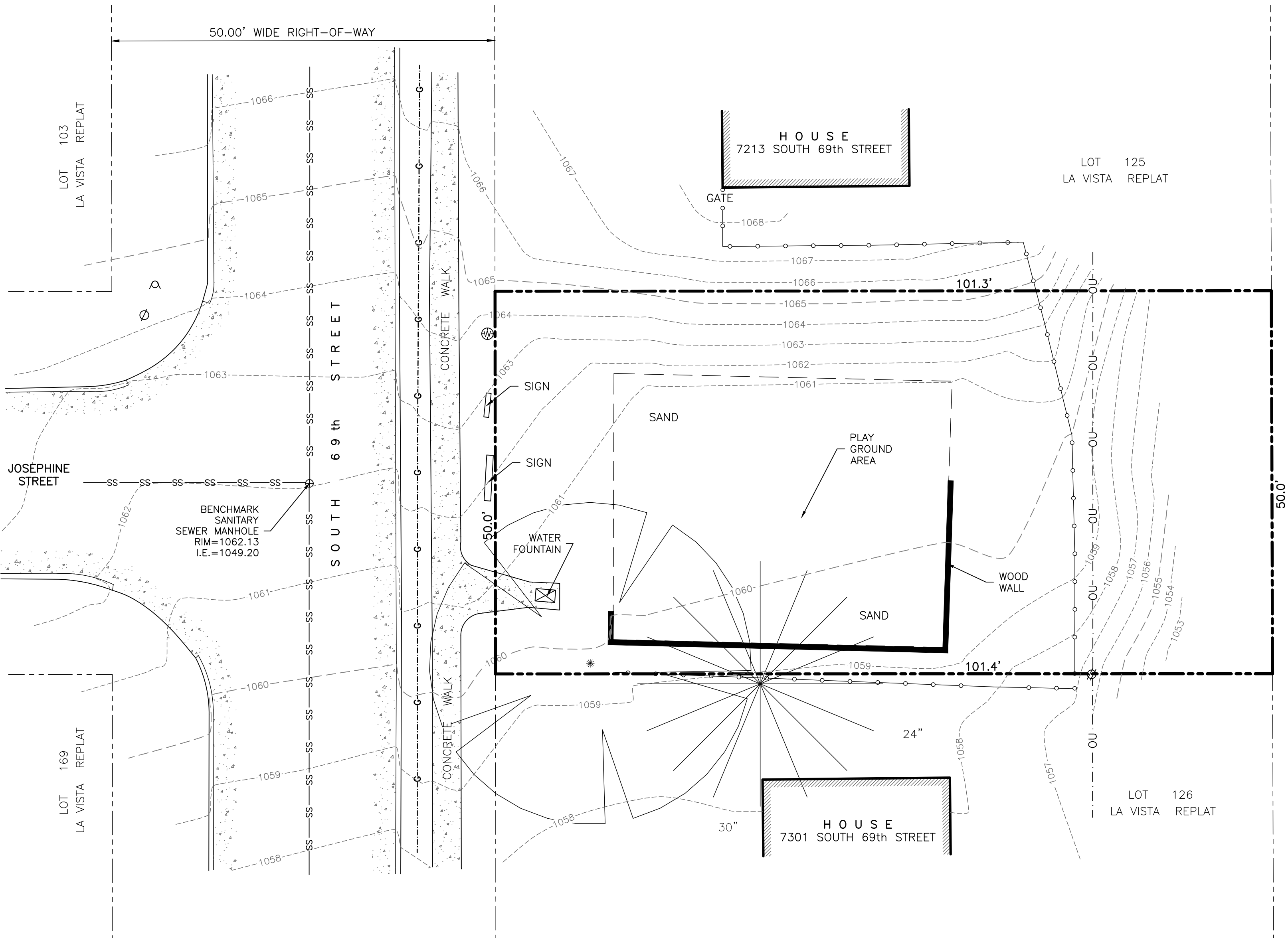
THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

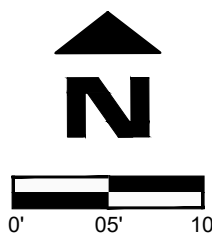
JOSEPHINE STREET RIGHT-OF-WAY LYING EAST OF SOUTH
69th STREET AND BETWEEN LOTS 125 AND 126, LA VISTA
REPLAT, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

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
1		
2		
3		
4		

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

Sheet Number
SHEET 1 OF 1

EBERLE WALDEN PARK

LOT 1

BEING A PLATTING OF THAT PART OF 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

APPROVAL BY THE LA VISTA PLANNING COMMISSION

THIS PLAT OF EBERLE WALDEN PARK WAS APPROVED BY THE CITY OF LA VISTA PLANNING COMMISSION OF THE CITY OF LA VISTA, NEBRASKA ON THIS _____ DAY OF _____, 2019.

BY: _____
CHAIRPERSON, OF THE PLANNING COMMISSION

APPROVAL BY THE LA VISTA CITY COUNCIL

THIS PLAT OF EBERLE WALDEN PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS _____ DAY OF _____, 2019.

BY: _____
DOUGLAS KINDIG, MAYOR

BY: _____
PAMELA A. BUETHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF EBERLE WALDEN PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS DAY _____ OF _____, 2019.

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 SAID SUBDIVISION TO BE KNOWN AS EBERLE WALDEN PARK, LOT 1, BEING A PLATTING OF THAT PART OF 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 125;

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.

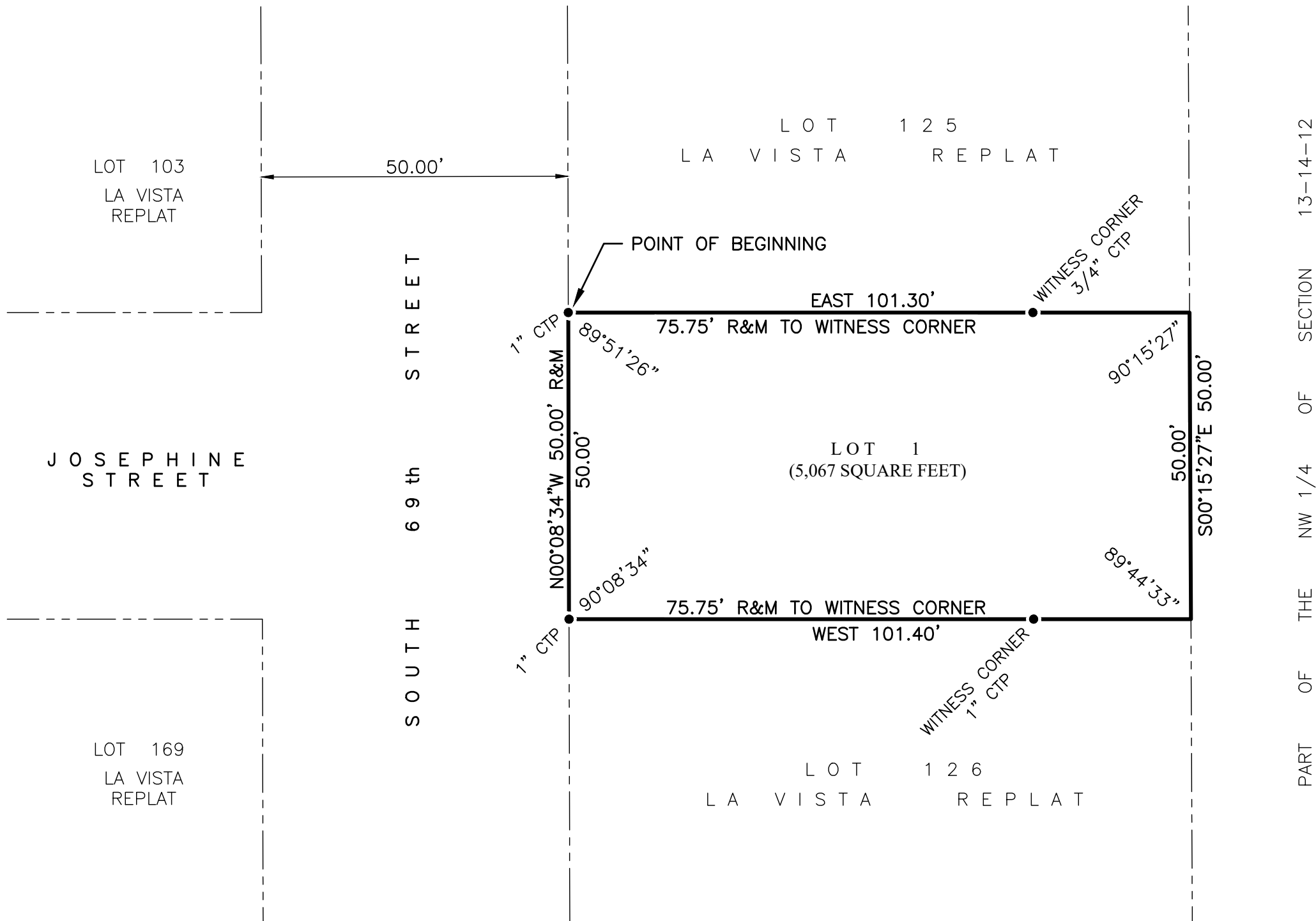
SARPY COUNTY TREASURER

TREASURER'S SEAL

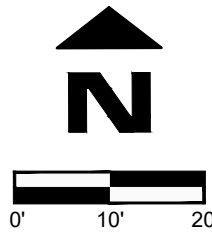
LEGEND

- CORNERS FOUND
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE

SARPY COUNTY
SURVEYOR/ENGINEER



EBERLE WALDEN PARK
LOT 1



Revision Dates

No.	Description	MM-DD-YY
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Job No.: A171-19-1A
Drawn By: RJR
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Sheet Title

CITY OF LA VISTA
FINAL PLAT

Sheet Number

SHEET 1 OF 1