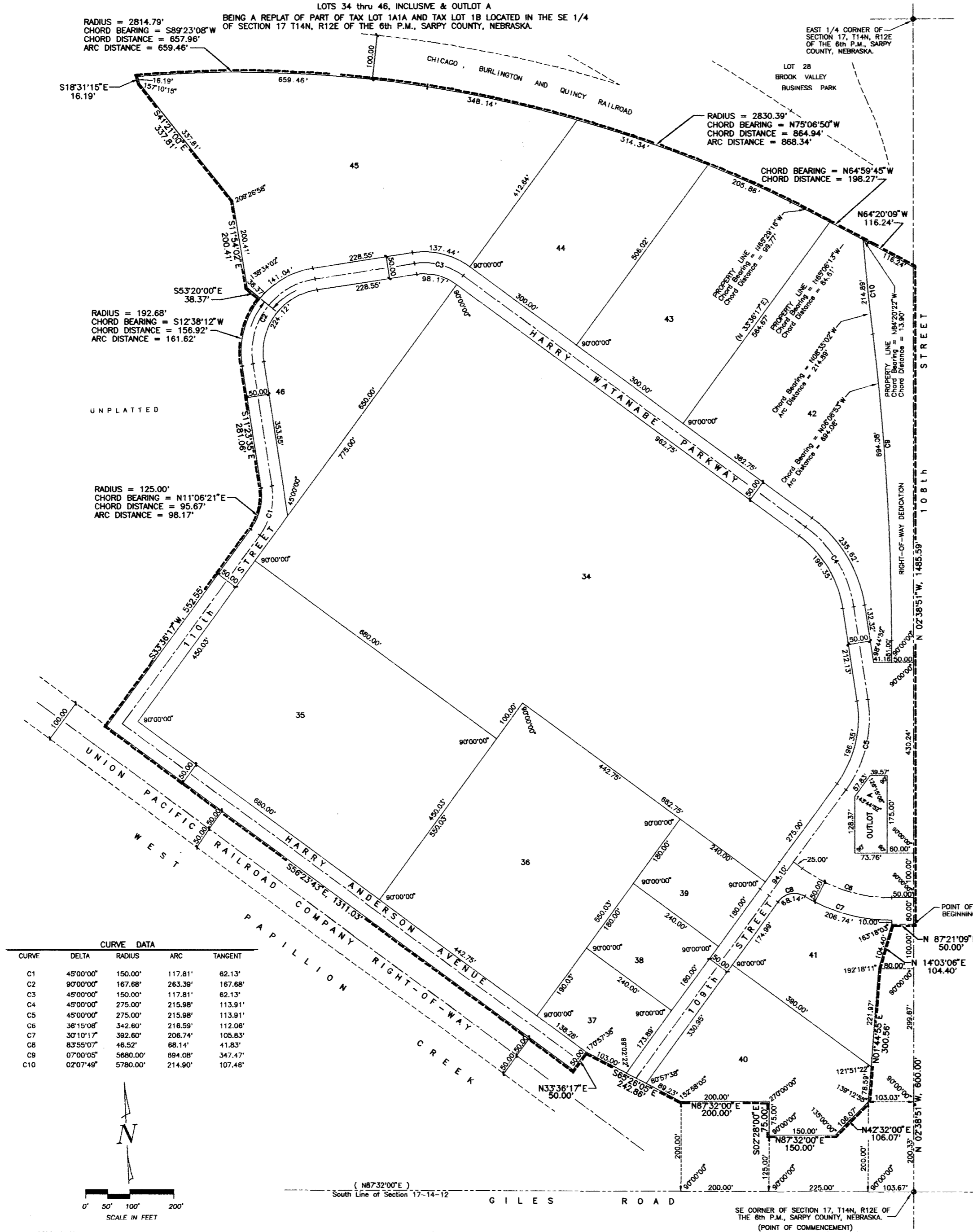
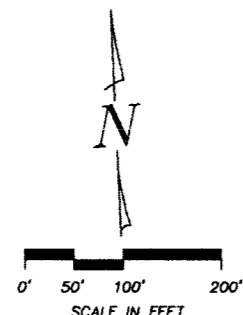


# BROOK VALLEY BUSINESS PARK

LOTS 34 thru 46, INCLUSIVE & OUTLOT A  
 BEING A REPLAT OF PART OF TAX LOT 1A1A AND TAX LOT 1B LOCATED IN THE SE 1/4  
 OF SECTION 17 T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



CURVE	DELTA	RADIUS	ARC	TANGENT
C1	45°00'00"	150.00'	117.81'	82.13'
C2	90°00'00"	167.68'	263.39'	167.68'
C3	45°00'00"	150.00'	117.81'	82.13'
C4	45°00'00"	275.00'	215.98'	113.91'
C5	45°00'00"	275.00'	215.98'	113.91'
C6	36°15'06"	342.60'	216.59'	112.06'
C7	30°10'17"	392.60'	206.74'	105.83'
C8	83°55'07"	46.52'	88.14'	41.83'
C9	07°00'05"	5680.00'	694.08'	347.47'
C10	02°07'49"	5780.00'	214.90'	107.48'



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF LA VISTA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS BROOK VALLEY BUSINESS PARK, LOTS 34 THRU 46, INCLUSIVE AND OUTLOT A, BEING A REPLAT OF THAT PART OF THE SE 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SE 1/4; THENCE N02°38'51"W (ASSUMED BEARING) 500.00 FEET ON THE EAST LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N02°38'51"W 1485.59 FEET ON THE EAST LINE OF SAID SE 1/4 TO THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON, & QUINCY RAILROAD; THENCE WESTERLY ON THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON, & QUINCY RAILROAD ON THE FOLLOWING FOUR DESCRIBED COURSES; THENCE N64°20'09"W 116.24 FEET; THENCE NORTHWESTERLY ON A LINE 50.00 FEET SOUTHERLY FROM THE CENTERLINE SPIRAL CURVE OF SAID CHICAGO, BURLINGTON, & QUINCY RAILROAD, CHORD BEARING N64°59'45"W, CHORD DISTANCE 198.27 FEET TO A POINT OF CIRCULAR CURVE; THENCE NORTHWESTERLY ON A 2830.39 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N75°06'50"W, CHORD DISTANCE 868.34 FEET, AN ARC DISTANCE OF 868.34 FEET, THENCE SOUTHWESTERLY ON A 2814.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S89°23'08"W, CHORD DISTANCE 657.96 FEET, AN ARC DISTANCE OF 657.96 FEET TO THE EAST LINE OF AN EXISTING 20.00 FOOT WIDE SANITARY SEWER EASEMENT RECORDED IN BOOK 46 AT PAGE 391 OF THE SARPY COUNTY RECORDS; THENCE S18°31'15"E 16.19 FEET ON THE EAST LINE OF SAID EASEMENT; THENCE S41°21'00"E 337.81 FEET ON THE EAST LINE OF SAID EASEMENT; THENCE S11°54'02"E 200.41 FEET ON THE EAST LINE OF SAID EASEMENT; THENCE S53°20'00"E 38.37 FEET; THENCE SOUTHWESTERLY ON A 192.68 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARING S12°38'12"W, CHORD DISTANCE 156.92 FEET, AN ARC DISTANCE OF 181.82 FEET; THENCE S11°23'35"E 281.06 FEET; THENCE SOUTHWESTERLY ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S11°06'21"E, CHORD DISTANCE 95.67 FEET, AN ARC DISTANCE OF 95.67 FEET; THENCE S33°36'17"E 552.55 FEET TO THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE S56°23'45"E 1311.03 FEET ON THE NORTHERLY LINE OF SAID RAILROAD TO THE NORTH LINE OF SAID GILES ROAD; THENCE EASTERLY ON THE NORTHERLY LINE OF GILES ROAD ON THE FOLLOWING NINE DESCRIBED COURSES; THENCE N33°36'17"E 50.00 FEET; THENCE S89°26'05"E 242.86 FEET; THENCE N67°32'00"E 200.00 FEET; THENCE S02°28'00"E 150.00 FEET; THENCE N42°32'00"E 106.07 FEET; THENCE N42°32'00"E 106.07 FEET; THENCE N07°44'55"E 300.56 FEET; THENCE N14°03'00"E 104.40 FEET; THENCE N87°21'09"E 50.00 FEET TO THE POINT OF BEGINNING.



JULY 14, 1994  
 DATE

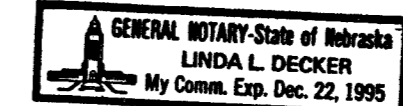
## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, STANDARD IRON WORKS, A NEBRASKA GENERAL PARTNERSHIP AND WILLIAM F. MILLER BEING THE OWNERS, AND MACKEDON, LTD., A NEBRASKA LIMITED PARTNERSHIP, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND LOTS TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS, 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 RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPTION, 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 ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS WITHIN SAID SUBDIVISION, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP  
 STANDARD IRON WORKS, A NEBRASKA GENERAL PARTNERSHIP  
 MACKEDON, LTD., A NEBRASKA LIMITED PARTNERSHIP  
 BY: PRIME REALTY, INC., GENERAL PARTNER  
 EDWARD R. SCHEWE, GENERAL PARTNER  
 IRVIN E. SCHEWE, GENERAL PARTNER  
 BY: JAMES V. MC CART, PRESIDENT  
 WILLIAM F. MILLER  
 WILLIAM F. MILLER  
 TITLE: General Partner

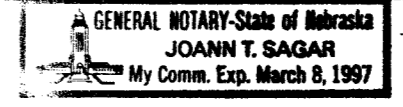
## ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska )  
 COUNTY OF Douglas )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 1994, BY JAMES V. MC CART, PRESIDENT OF PRIME REALTY, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION, GENERAL PARTNER OF BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.



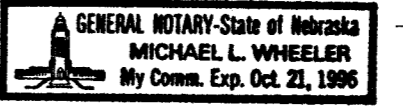
## ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska )  
 COUNTY OF Douglas )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 1994 BY EDWARD R. SCHEWE AND IRVIN E. SCHEWE, GENERAL PARTNERS OF STANDARD IRON WORKS, A NEBRASKA GENERAL PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



## ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska )  
 COUNTY OF Douglas )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 1994 BY WILLIAM F. MILLER.



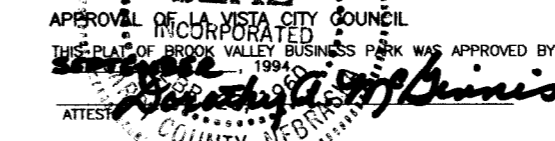
## ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska )  
 COUNTY OF Douglas )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 1994 BY Keith Miller OF MACKEDON, LTD., A NEBRASKA LIMITED PARTNERSHIP ON BEHALF OF SAID LIMITED PARTNERSHIP.



## APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION ON THE 8th DAY OF SEPTEMBER, 1994.



## APPROVAL OF LA VISTA CITY COUNCIL

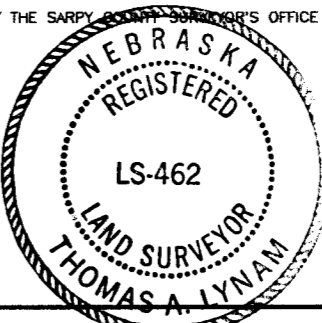
THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS APPROVED BY THE LA VISTA CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS 20th DAY OF SEPTEMBER, 1994.

## 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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 9/30/94 IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

REVIEW BY THE SARPY COUNTY SURVEYOR  
 THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 15th DAY OF Sept., 1994.



AS SHOWN	JULY 14, 1994
DATE	RJR
DRAWN BY	JDW
CHECKED BY	
FILE NO.	

**BROOK VALLEY BUSINESS PARK**

**FINAL PLAT**

**2 THOMPSON, DRESSSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD  
 OMAHA, NE 68164  
 (402) 380 - 8660

850-102

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