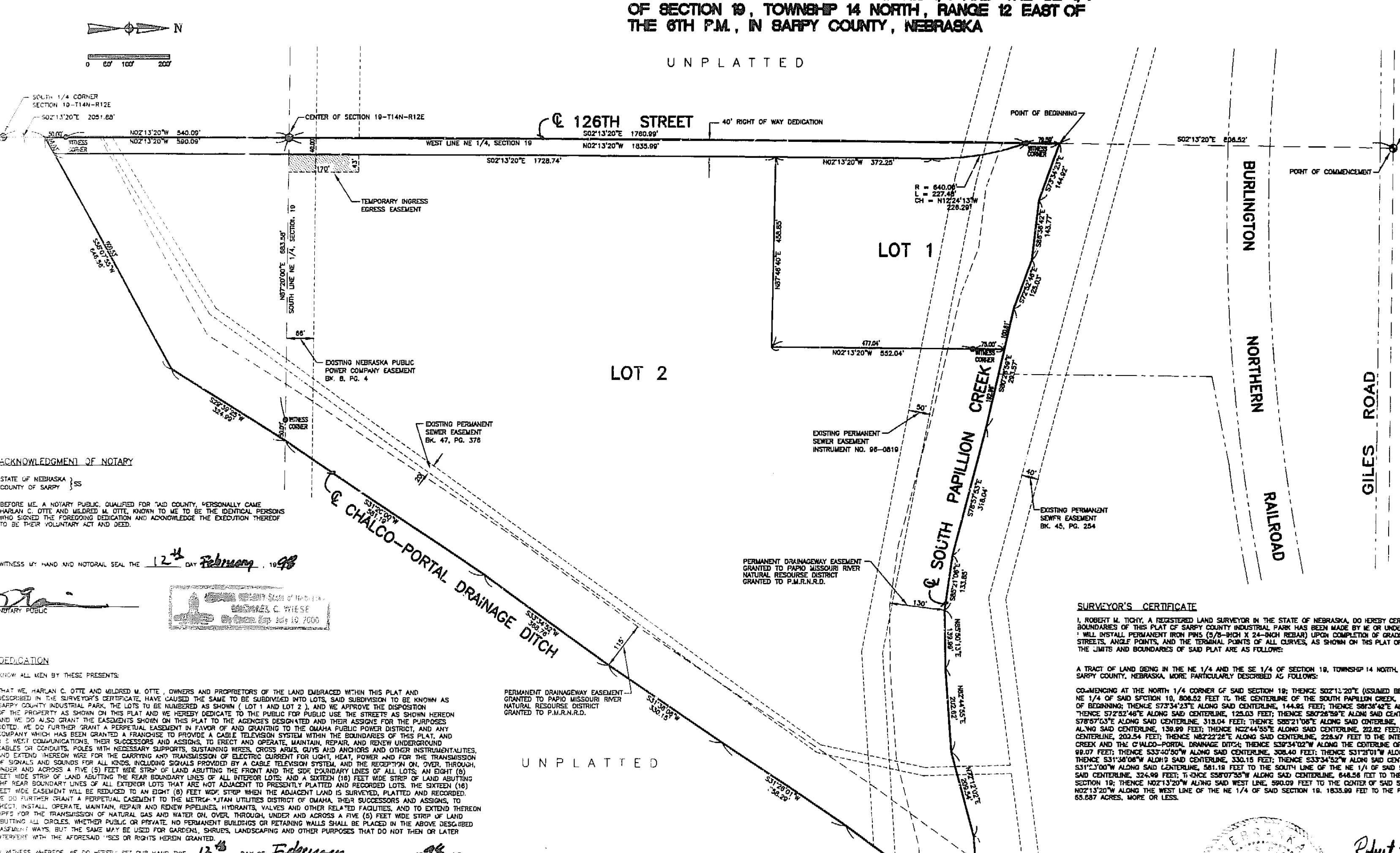
98-04252

SARPY COUNTY INDUSTRIAL PARK

LOT 1 AND LOT 2

A TRACT OF LAND BEING IN THE NE 1/4 AND THE SE 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-004252
98 FEB 26 AM 8:31
REGISTER OF DEEDS



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED FOR SAID COUNTY, PERSONALLY CAME HARLAN C. OTTE AND MILDRED M. OTTE, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL THE 12th DAY February, 1998

NOTARY PUBLIC

GENERAL NOTARY State of Nebraska
MICHAEL C. WIESE
My Comm. Exp. July 10, 2000

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HARLAN C. OTTE AND MILDRED M. OTTE, OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS SARPY COUNTY INDUSTRIAL PARK, THE LOTS TO BE NUMBERED AS SHOWN (LOT 1 AND LOT 2), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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 USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND THIS 12th DAY OF February, 1998, A.D.

FOR:

HARLAN C. OTTE, OWNER

MILDRED M. OTTE, OWNER

SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I WILL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) UPON COMPLETION OF GRADING AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AS SHOWN ON THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK. THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING IN THE NE 1/4 AND THE SE 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE S02°13'20"E (ASSUMED BEARING) ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 19, 806.52 FEET TO THE CENTERLINE OF THE SOUTH PAPILLION CREEK, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S73°34'23"E ALONG SAID CENTERLINE, 144.92 FEET; THENCE S86°38'42"E ALONG SAID CENTERLINE, 143.77 FEET; THENCE S72°52'46"E ALONG SAID CENTERLINE, 125.03 FEET; THENCE S80°26'59"E ALONG SAID CENTERLINE, 253.57 FEET; THENCE S78°57'53"E ALONG SAID CENTERLINE, 318.04 FEET; THENCE S85°21'06"E ALONG SAID CENTERLINE, 133.85 FEET; THENCE N85°50'13"E ALONG SAID CENTERLINE, 139.99 FEET; THENCE N82°44'55"E ALONG SAID CENTERLINE, 202.62 FEET; THENCE N72°12'02"E ALONG SAID CENTERLINE, 202.54 FEET; THENCE N82°22'26"E ALONG SAID CENTERLINE, 226.97 FEET TO THE INTERSECTION OF THE SOUTH PAPILLION CREEK AND THE CHALCO-PORTAL DRAINAGE DITCH; THENCE S39°34'02"W ALONG THE CENTERLINE OF THE CHALCO-PORTAL DRAINAGE DITCH, 99.07 FEET; THENCE S33°40'50"W ALONG SAID CENTERLINE, 308.40 FEET; THENCE S31°28'01"W ALONG SAID CENTERLINE, 358.29 FEET; THENCE S31°38'06"W ALONG SAID CENTERLINE, 330.15 FEET; THENCE S33°34'52"W ALONG SAID CENTERLINE, 388.78 FEET; THENCE S31°20'00"W ALONG SAID CENTERLINE, 581.19 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 19; THENCE S29°39'23"W ALONG SAID CENTERLINE, 324.99 FEET; THENCE S55°07'55"W ALONG SAID CENTERLINE, 648.56 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 19; THENCE N02°13'20"W ALONG SAID WEST LINE, 590.09 FEET TO THE CENTER OF SAID SECTION 19; THENCE CONTINUING N02°13'20"W ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 19, 1835.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.687 ACRES, MORE OR LESS.

Robert M. Tichy 2/11/98
ROBERT M. TICHY
NEBRASKA REGISTERED LAND SURVEYOR NO. LS 542

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 12th DAY OF Feb., 19 98, A.D.

SARPY COUNTY SURVEYOR

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.

DATED THIS 25 DAY OF February, 1998, A.D.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE OR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER [illegible] OF THIS YEAR

Rich James
SARPY COUNTY TREASURER
by Nancy Doy

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION ON THIS 22 DAY OF January, 1998, A.D.

Michael J. Kyzywicki
CHAIRPERSON, LA VISTA PLANNING COMMISSION

APPROVAL OF LA VISTA CITY COUNCIL

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 3rd DAY OF February, 1998 A.D.

ATTEST

MAYOR

CITY OF LA VISTA CORPORATE SEAL INCORPORATED

KIRKHAM MICHAEL
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

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