

95 09613
95 JUN 26 PM 2:48

NOTES

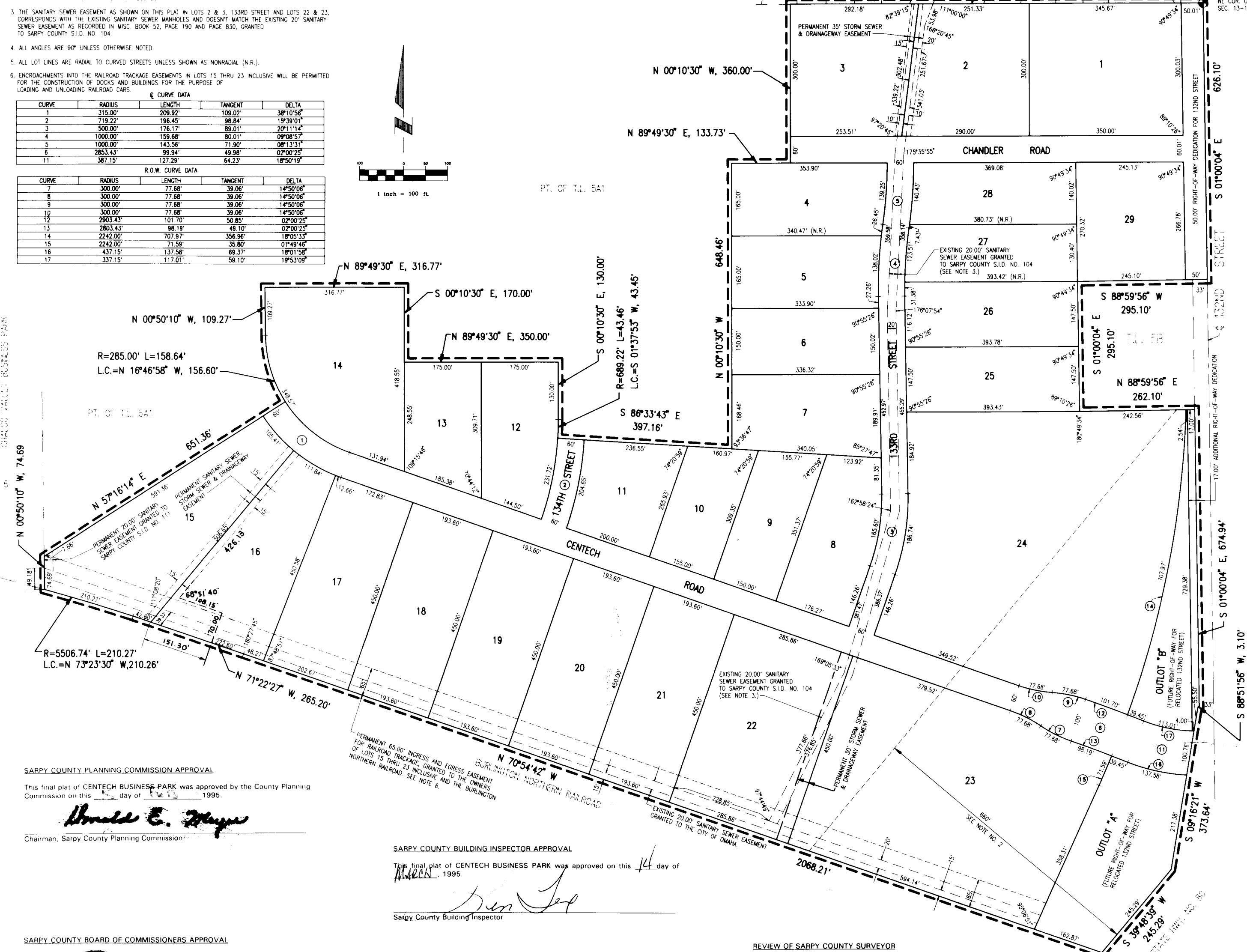
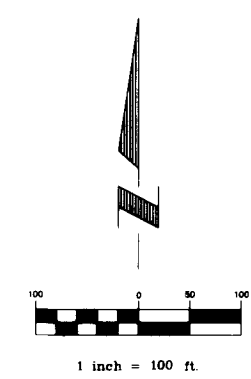
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 132ND STREET OR TO INTERSTATE HWY NO. 80 FROM LOTS 1, 2, 3, 4, 29.
- PERMANENT EXISTING EASEMENT AS SHOWN IN LOTS 23 & 24 IS GRANTED TO THE STATE OF NEBRASKA FOR CONTROL OF OUTDOOR ADVERTISING ALONG THE INTERSTATE HIGHWAY. RECORDED IN BOOK 32, PAGE 10, MISC. RECORDS.
- THE SANITARY SEWER EASEMENT AS SHOWN ON THIS PLAT IN LOTS 2 & 3, 133RD STREET AND LOTS 22 & 23, CORRESPONDES WITH THE EXISTING SANITARY SEWER MAINHOLES AND DOES NOT MATCH THE EXISTING 20" SANITARY SEWER EASEMENT AS RECORDED IN MISC. BOOK 32, PAGE 190 AND PAGE 830, GRANTED TO SARPY COUNTY S.I.D. NO. 104.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ENCROACHMENTS INTO THE RAILROAD TRACK EASEMENTS IN LOTS 15 THRU 23 INCLUSIVE WILL BE PERMITTED FOR THE CONSTRUCTION OF DOCKS AND BUILDINGS FOR THE PURPOSE OF LOADING AND UNLOADING RAILROAD CARS.

C CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	315.00'	209.92'	109.02'	37°05'
2	718.22'	196.45'	89.84'	19°50'01"
3	500.00'	176.17'	89.01'	20°11'14"
4	1000.00'	158.68'	80.01'	09°06'57"
5	1000.00'	143.58'	71.90'	08°13'31"
6	2853.43'	99.94'	49.98'	02°02'25"
11	387.15'	127.29'	64.23'	18°50'19"

R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	300.00'	77.68'	39.06'	14°50'06"
8	300.00'	77.68'	39.06'	14°50'06"
9	300.00'	77.68'	39.06'	14°50'06"
10	300.00'	77.68'	39.06'	14°50'06"
12	2903.43'	101.70'	50.85'	02°00'25"
13	2803.43'	98.19'	49.10'	02°00'25"
14	2242.00'	707.97'	356.96'	18°25'33"
15	2242.00'	71.59'	35.80'	01°49'46"
16	437.15'	137.58'	69.37'	18°01'58"
17	337.15'	117.01'	59.10'	19°53'09"

CENTECH BUSINESS PARK

LOTS 1 THRU 29, INCLUSIVE & OUTLOTS "A" & "B"
BEING A PLATTING OF PART OF TAX LOT 5A1, ALL OF TAX LOT 6B
AND ALL OF TAX LOT 5A2, TAX LOTS IN THE SE 1/4 OF SECTION 13,
T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CENTECH BUSINESS PARK was approved by the County Planning Commission on this 14 day of Feb 1995.

Donald E. Meyer
Chairman, Sarpy County Planning Commission

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CENTECH BUSINESS PARK was approved on this 14 day of March 1995.

Ben Tep
Sarpy County Building Inspector

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CENTECH BUSINESS PARK was approved by the County Board of Commissioners on this 14 day of March 1995.

Don Woodson
Chairman, Sarpy County Board of Commissioners

COUNTY TREASURER'S CERTIFICATE

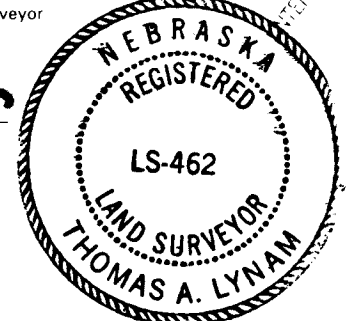
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Russ Dill DEPUTY CLERK
TREASURER'S CERTIFICATION
IS ONLY VALID UNTIL
DECEMBER 30th OF THIS YEAR

REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK was reviewed by the Sarpy County Surveyor on this 21st day of March 1995.

Thomas A. Lynan
Sarpy County Surveyor



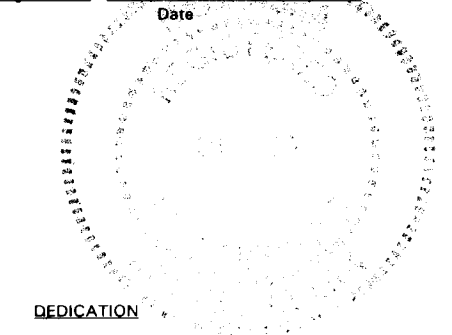
95-09613

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Centech Business Park (lots numbered as shown) being a platting of part of Tax Lot 5A1, all of Tax Lot 5A2 and all of Tax Lot 6B, tax lots located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE 1/4 of Section 13, said point also being the Northeast corner of said Tax Lot 5A2; thence S01°00'04"E (assumed bearing) along the East line of said SE 1/4 of Section 13, a distance of 626.10 feet to the Southeast corner of said Tax Lot 5A2; thence S88°59'56"W along the South line of said Tax Lot 5A2, a distance of 295.10 feet to the Southwest corner of said Tax Lot 5A2; thence S01°00'04"E along the West line of Tax Lot 5B, a tax lot located in said SE 1/4 of Section 13, a distance of 295.10 feet to the Southwest corner of said Tax Lot 5B; thence N88°59'56"E along the South line of said Tax Lot 5B, a distance of 262.10 feet to a point on the West right-of-way line of 132nd Street; thence S01°00'04"E along said West right-of-way line of 132nd Street, a distance of 674.94 feet to the point of intersection of said West right-of-way line of 132nd Street and the Northwesterly right-of-way line of US Interstate Highway No. 80; thence along said Northwesterly right-of-way line of US Interstate Highway No. 80 to the following described courses; thence N71°22'27"W, a distance of 3.10 feet; thence S09°16'21"W, a distance of 373.64 feet; thence S39°48'39"W, a distance of 245.29 feet to the point of intersection of said Northwesterly right-of-way line of US Interstate Highway No. 80 and the Northerly right-of-way line of the Burlington Northern Railroad; thence along said Northwesterly right-of-way line of the Burlington Northern Railroad on the following described courses; thence N70°54'42"W, a distance of 2068.21 feet; thence N71°22'27"W, a distance of 265.20 feet; thence Northwesterly on a curve to the left with a radius of 5506.74 feet, a distance of 210.27 feet, said curve having a long chord which bears N73°23'30"W, a distance of 210.26 feet to a point on the West line of said SE 1/4 of Section 13; thence N00°50'10"W along said West line of the SE 1/4 of Section 13, a distance 74.69 feet to the point of intersection of said West line of the SE 1/4 of Section 13 and the Northwesterly right-of-way line of US Interstate Highway No. 80; thence North on a curve to the right with a radius of 285.00 feet, a distance of 156.60 feet; thence N70°54'42"W, a distance of 2068.21 feet; thence N71°22'27"W, a distance of 316.77 feet; thence S00°10'30"E, a distance of 170.00 feet; thence N89°49'30"E, a distance of 350.00 feet; thence S00°10'30"E, a distance of 109.27 feet; thence South on a curve to the right with a radius of 689.22 feet, a distance of 43.46 feet, said curve having a long chord which bears S01°37'53"W, a distance of 43.45 feet; thence S86°33'43"E, a distance of 397.16 feet; thence N00°10'30"W, a distance of 648.46 feet; thence N89°49'30"E, a distance of 133.73 feet; thence N00°10'30"W, a distance of 360.00 feet to a point on the North line of said SE 1/4 of Section 13, said point also being on the South line of Southridge, a subdivision located in the NE 1/4 of said Section 13; thence N89°49'30"E along said North line of the SE 1/4 of Section 13, a distance of 939.19 feet to the point of beginning.

Robert Clark 2-13-95
Robert Clark, LS-419 Date



Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH BUSINESS PARK (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the 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, 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting all rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting 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 addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, 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 (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the 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 uses or rights herein granted.

In witness whereof, I do set my hand this 10 day of Feb 1995.

F & J ENTERPRISES, INC.
Frank R. Krejci
Frank R. Krejci, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

On this 10 day of Feb 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of F & J Enterprises, Inc., who is personally 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 as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.
James R. Hunt
Notary Public

ELLIOTT & ASSOCIATES
5315 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

CENTECH BUSINESS PARK
SARPY COUNTY, NEBRASKA

FINAL PLAT

DATE: 2-10-95
BOOK: 86023-1
PAGE: 1
SCALE: 1"=100'
DRAWN BY: J.R.H.
CHECKED BY: J.R.H.