

MILLARD INDUSTRIAL PARK

LOTS 1-52, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P. M., DOUGLAS COUNTY, NEBRASKA.

FINAL PLAT

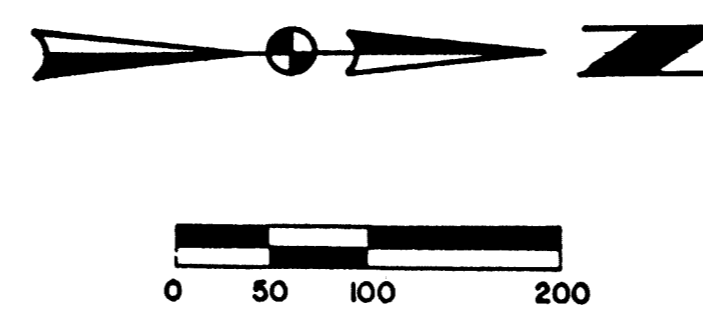
9537 Reed 13

RECEIVED
BBB AUG 11 AM 10:55
ENGINEER & ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS COUNTY, NEBRASKA

Book 1785
Page 159
of 159
Fee 31.50
Del. V.K.
Index 1
Compd. 1
N 14-11
Compd. 1
MC 1

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the Subdivision herein and that temporary points have been placed at all angle points and all ends of curve points on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners of all lots, streets, angle points and ends of all curves; said Subdivision to be known as MILLARD INDUSTRIAL PARK (Lots 1 through 52 inclusive) being a platting of that part of the Northwest 1/4 of Section 1, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Southeast corner of the Northwest 1/4 of said Section 1; thence North 90° 00' 00" West (assumed bearings) for 589.62 feet along the South line of the Northwest 1/4 of said Section 1; thence North 00° 18' 26" East for 33.00 feet to the North Right-of-Way Line of "L" Street and the TRUE POINT OF BEGINNING; thence North 90° 00' 00" West for 782.70 feet parallel with and 33.00 feet North of the South line of the Northwest 1/4 of said Section 1; thence North 23° 23' 58" West for 799.89 feet; thence North 16° 03' 47" East for 403.87 feet; thence North 01° 17' 29" West for 1132.81 feet to a point on the Westerly Right-of-Way Line of the Union Pacific Railroad Company; thence South 48° 08' 33" East for 124.22 feet to a point on said Westerly R.O.W. line; thence South 44° 52' 36" East for 578.20 feet to a point on said Westerly R.O.W. line; thence South 41° 52' 40" East for 1182.13 feet to the TRUE POINT OF BEGINNING. Contains 39.32 acres.
(Legal description provided by others)



Mar 19, 1986
Date

Robert D. Proett-Registered Land Surveyor #379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, JACOBS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, being respectively the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as MILLARD INDUSTRIAL PARK; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to 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, downguys 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 including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land adjoining 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 (16') foot easement is not occupied by utility facilities, and if required 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, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

JACOBS LIMITED PARTNERSHIP
A Nebraska Limited Partnership

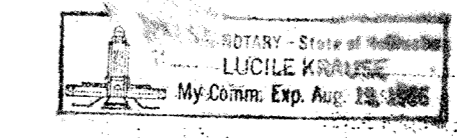
By: Warren L. Jacobs, General Partner

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 19 day of March, 1986, before me, a Notary Public, duly commissioned and qualified for said County, appeared WARREN L. JACOBS, who is personally known by me to be General Partner in JACOBS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

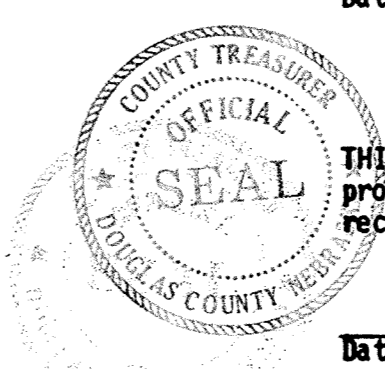


COUNTY SURVEYOR'S CERTIFICATE

THIS plat of MILLARD INDUSTRIAL PARK was reviewed by the Douglas County Surveyor's office
4-23-86
Date

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 the plat, as shown by the records of this office, this 14 day of April, 1986.



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of MILLARD INDUSTRIAL PARK (Lots 1 through 52, inclusive) as to the design standards this 15th day of May, 1986.

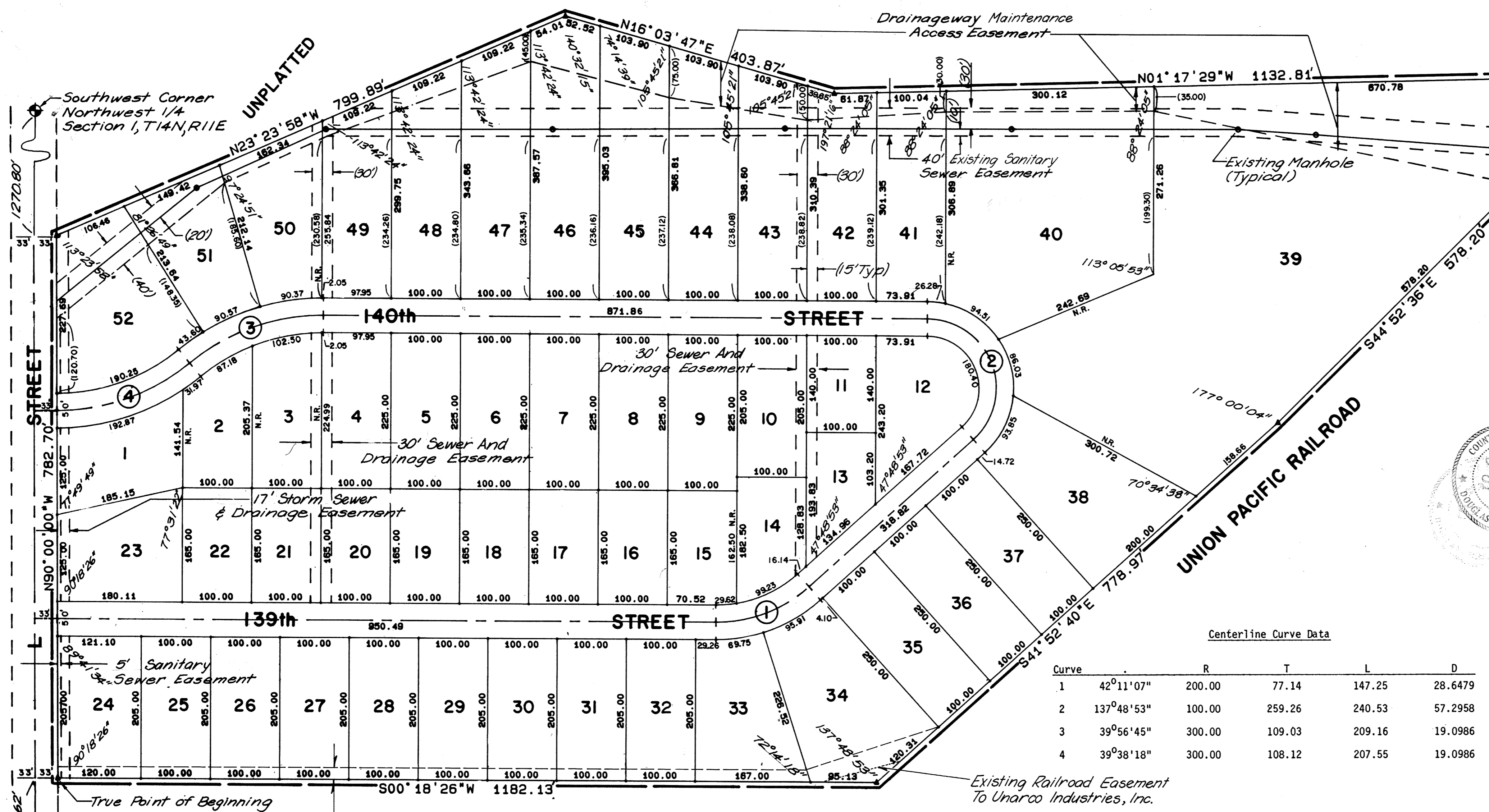
I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

APPROVAL OF CITY PLANNING BOARD

THIS plat of MILLARD INDUSTRIAL PARK was approved by the City Planning Board of the City of Omaha this 9th day of April, 1986.

APPROVAL OF OMAHA CITY COUNCIL

THIS plat of MILLARD INDUSTRIAL PARK was approved and accepted by the City Council of Omaha on this 10th day of July, 1986.



Centerline Curve Data

Curve	R	T	L	D
1	42°11'07"	200.00	77.14	147.25
2	137°48'53"	100.00	259.26	240.53
3	39°56'45"	300.00	109.03	209.16
4	39°38'18"	300.00	108.12	207.55

NOTES:

- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIMENSIONS AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
- LOTS 1, 23, 24 AND 52 WILL NOT HAVE PERMANENT DIRECT ACCESS TO L STREET.
- ALL EASEMENTS ARE PERPETUAL AND GRANTED TO THE CITY OF OMAHA, UNLESS OTHERWISE NOTED.

15' Private Drainage Easement To Present & Future Owners of Lots 24 Thru 34.

lamp, ryneason & associates, inc.
architects-engineers-surveyors
14747 california street omaha, nebraska 68104 402-496-2400

designer
MPM
draftsman
FMN

revisions

Job number
850076-4322
date
MAR. 12, 1986

sheet
1 of 1

N 25 #21
MILLARD INDUSTRIAL PARK