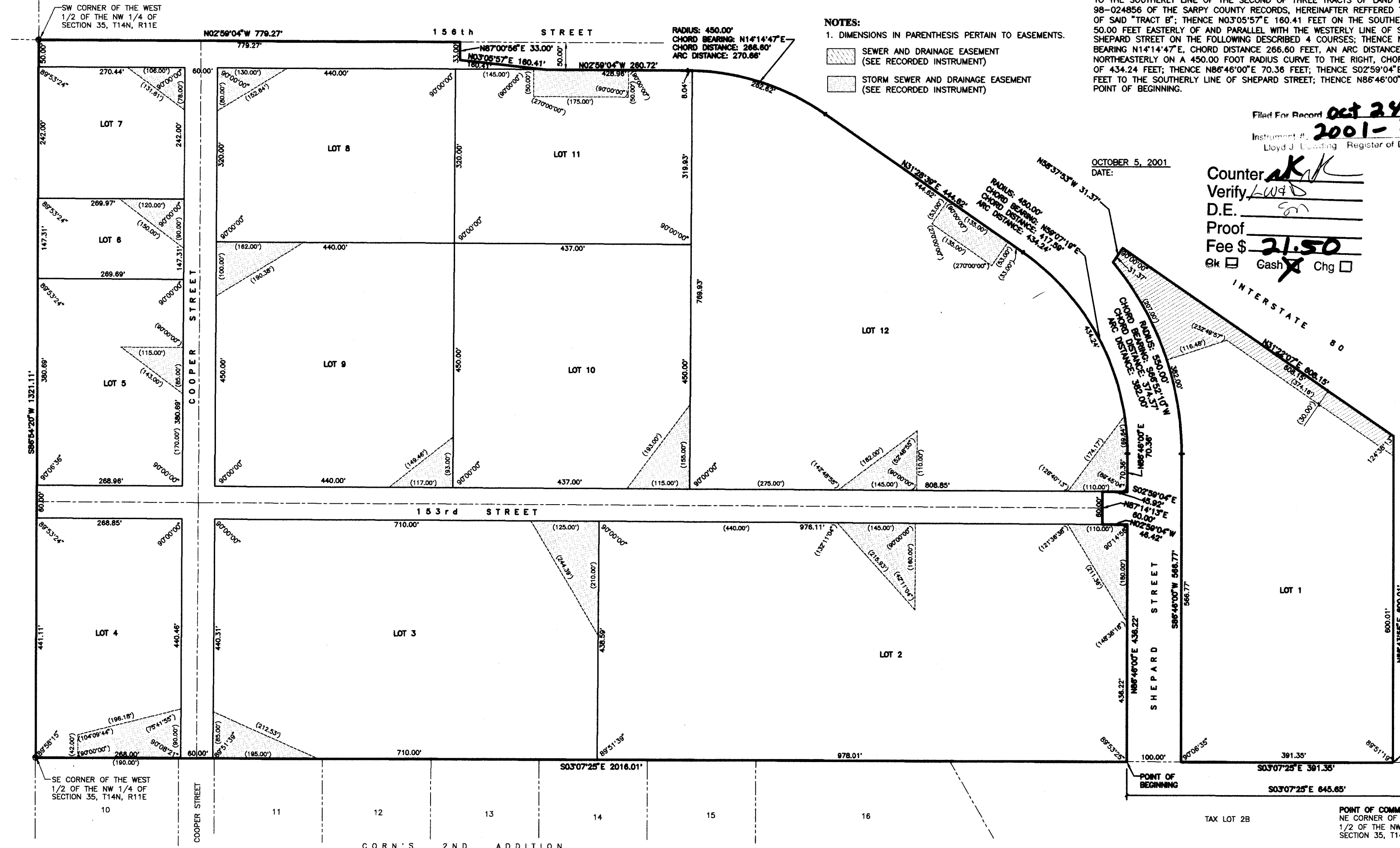


COMMERCE BUSINESS CENTRE

LOTS 1 THRU 12, INCLUSIVE

BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS COMMERCE BUSINESS CENTRE, LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID WEST 1/2; THENCE S03°07'25"E (ASSUMED BEARING) 154.30 FEET ON THE EASTERLY LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING; THENCE CONTINUING S03°07'25"E 391.35 FEET ON THE EASTERLY LINE OF SAID WEST 1/2 TO THE NORTHERLY LINE OF SHEPARD STREET; THENCE S86°46'00"W 566.77 FEET ON THE NORTHERLY LINE OF SHEPARD STREET; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SHEPARD STREET ON A 550.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S66°52'10"W, CHORD DISTANCE 374.37 FEET, AN ARC DISTANCE OF 382.00 FEET; THENCE N58°37'53"W 31.37 FEET ON A NON-TANGENT LINE TO THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN MISC BOOK 22 AT PAGE 67 OF THE SARPY COUNTY RECORDS, HEREINAFTER REFERRED TO AS "TRACT A"; THENCE N31°22'07"E 608.15 FEET ON THE SOUTHEASTERLY LINE OF SAID "TRACT A" TO THE SOUTHERLY LINE OF STATE HIGHWAY 370; THENCE N86°43'55"E 600.01 FEET ON THE SOUTHERLY LINE OF STATE HIGHWAY 370 TO THE POINT OF BEGINNING; TOGETHER WITH THAT PART OF SAID WEST 1/2 DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID WEST 1/2; THENCE S03°07'25"E 645.65 FEET ON THE EASTERLY LINE OF SAID WEST 1/2 TO THE SOUTHERLY LINE OF SHEPARD STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S03°07'25"E 2016.01 FEET ON THE EASTERLY LINE OF SAID WEST 1/2 TO THE SE CORNER THEREOF; THENCE S86°54'20"W 1321.11 FEET ON THE SOUTHERLY LINE OF SAID WEST 1/2 TO THE SW CORNER THEREOF; THENCE N02°59'04"W 779.27 FEET ON THE WESTERLY LINE OF SAID WEST 1/2 TO THE SOUTHERLY LINE OF THE SECOND OF THREE TRACTS OF LAND DESCRIBED IN "RETURN OF APPRAISERS" RECORDED AS INSTRUMENT NUMBER 98-024856 OF THE SARPY COUNTY RECORDS, HEREINAFTER REFERRED TO AS "TRACT B"; THENCE N87°00'56"E 33.00 FEET ON THE SOUTHERLY LINE OF SAID "TRACT B"; THENCE N03°05'57"E 160.41 FEET ON THE SOUTHERLY LINE OF SAID "TRACT B"; THENCE N02°59'04"W 260.72 FEET ON A LINE 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID WEST 1/2; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SHEPARD STREET ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE NORTHEASTERLY ON A 450.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N14°14'47"E, CHORD DISTANCE 266.60 FEET, AN ARC DISTANCE OF 270.66 FEET; THENCE N31°28'39"E 444.62 FEET; THENCE NORTHEASTERLY ON A 450.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N59°07'19"E, CHORD DISTANCE 417.59 FEET, AN ARC DISTANCE OF 434.24 FEET; THENCE N86°46'00"E 70.36 FEET; THENCE S02°59'04"E 45.92 FEET; THENCE N87°14'13"E 60.00 FEET; THENCE N02°59'04"W 46.42 FEET TO THE SOUTHERLY LINE OF SHEPARD STREET; THENCE N86°46'00"E 436.22 FEET ON THE SOUTHERLY LINE OF SHEPARD STREET TO THE POINT OF BEGINNING.



Filed For Record **Oct 24 2001 4:48 PM**
 Instrument # **2001-34800**
 Lloyd J. Dunning Registrar of Deed Sarpy Cty, NE



Counter **AKK**
 Verify **LWD**
 D.E. **on**
 Proof
 Fee \$ **21.50**
 Gash Chg

OCTOBER 5, 2001
 DATE:

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, GLAMIS, L.L.C. AND NEBRASKA DEPARTMENT OF ROADS, BEING THE OWNER, AND MARINE BANK BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COMMERCE BUSINESS CENTRE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY 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, OWEST CORPORATION, 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, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL LOTS; 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.

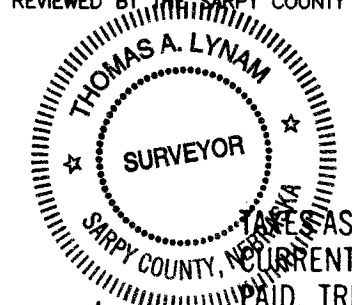
BY: **Eric J. Galt**
 TITLE: **MEMBER**
 MARINE BANK
 BY: **Cyle D. Breh**
 TITLE: **Senior Vice President**
 NEBRASKA DEPARTMENT OF ROADS
 BY: **Frank Blankenau**
 TITLE: **FRANK BLANKENAU, PROPERTY MANAGEMENT SUPERVISOR, RIGHT-OF-WAY DIVISION**

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)) SS
 COUNTY OF **Douglas**
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS **24th** DAY OF **October**, 2001
 BY: **Eric J. Galt** **Bernie Reeder** OF
 GLAMIS, L.L.C. ON BEHALF OF SAID GLAMIS, L.L.C.
 GENERAL NOTARY - State of Nebraska
 RENE S. LANSMAN
 My Comm. Exp. April 22, 2005

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)) SS
 COUNTY OF **Douglas**
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS **24th** DAY OF **October**, 2001
 BY FRANK BLANKENAU, PROPERTY MANAGEMENT SUPERVISOR OF NEBRASKA DEPARTMENT OF ROADS ON BEHALF OF SAID NEBRASKA DEPARTMENT OF ROADS.
Gene L. Regehan
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)) SS
 COUNTY OF **Douglas**
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS **24th** DAY OF **Oct**, 2001
 BY **Cyle D. Breh**
 MARINE BANK, ON BEHALF OF SAID BANK.
Katherine A. Ophms
 NOTARY PUBLIC

REVIEW BY THE SARPY COUNTY SURVEYOR
 THIS PLAT OF COMMERCE BUSINESS CENTRE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS **24th** DAY OF **October**, 2001.



APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
 THIS PLAT OF COMMERCE BUSINESS CENTRE WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS **24th** DAY OF **October**, 2001.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF COMMERCE BUSINESS CENTRE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS **24th** DAY OF **October**, 2001.

ATTEST: COUNTY CLERK **Janice H. Houtman**
 CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS **Tim Schram**

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
 THIS PLAT OF COMMERCE BUSINESS CENTRE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS **15th** DAY OF **August**, 2001.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION **Donald E. Meyer**

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.
Richard J. Jurek
 COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR
 THIS PLAT OF COMMERCE BUSINESS CENTRE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS **24th** DAY OF **October**, 2001.
Thomas A. Lynam
 SARPY COUNTY SURVEYOR

1"=100'
 SCALE: DATE: OCT. 5, 2001
 DRAWN BY: JKZ
 CHECKED BY: DHN
 REVISION:
 COMMERCIAL BUSINESS CENTRE
 FINAL PLAT
 THOMPSON, DRESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10838 OLD MILL ROAD
 OMAHA, NE 68154
 (402) 330-8860
 A1188101A.DWG