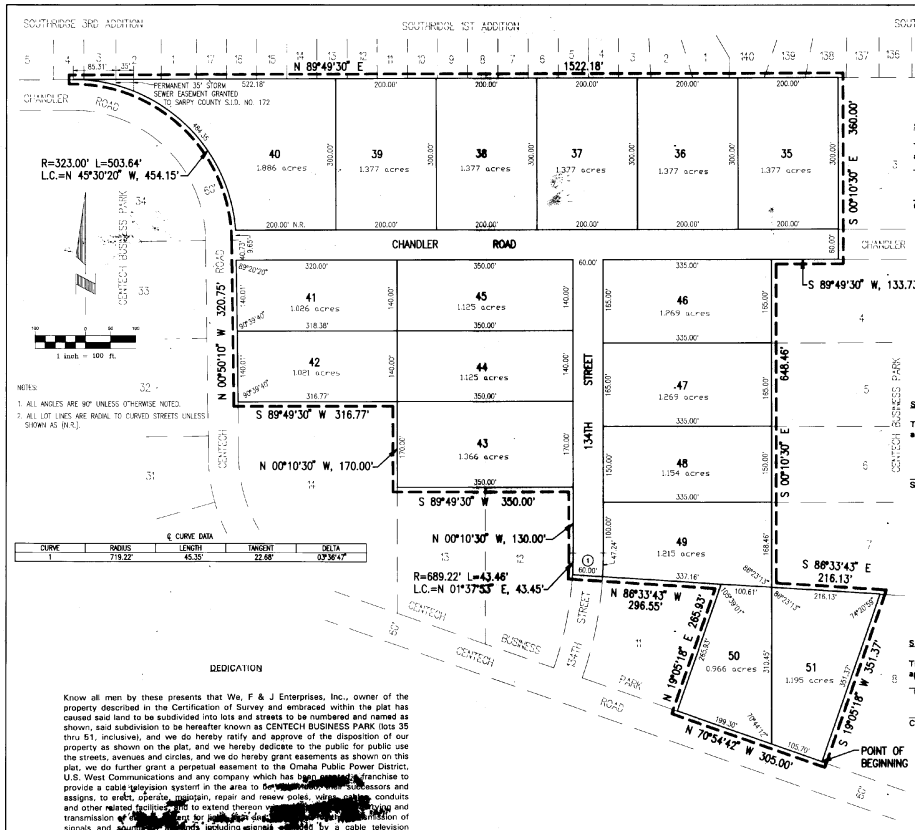
CENTECH BUSINESS PARK 97-080 29

LOTS 35 THRU 51, INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 9 AND 10, CENTECH BUSINESS PARK, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 13, AND ALSO BEING A PLATTING OF ALL OF TAX LOT 5A1B, A TAX LOT LOCATED IN SAID SE 1/4 OF SECTION 13, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



℄ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	719.22'	45.35'	22.68'	03°36'47"

DEDICATION

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 35 thru 51, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, 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 [illegible] 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 carrying and transmission of [illegible] current for lights, heat, power and the transmission of signals and sound of all kinds, including signals provided by a cable television system, and the necessary incidental rights 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 the rear boundary lines of all [illegible] sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is hereby 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 2nd day of December 1996

F & J ENTERPRISES, INC.

Frank R. Krejci, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this ___ day of _____, 199___ before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of F & J Enterprises, Inc., 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 president of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Susan Wasung
Notary Public

GENERAL NOTARY - State of Nebraska
SUSAN WASUNG
My Comm. Exp. Jan. 23, 1999

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was approved by the County Board of Commissioners on this 11 day of [illegible]

Chairman, County Board

SEAL

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was approved on this 22 day of June, 1997.

Sarpy County Building Inspector

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was approved by the County Planning Commission on this 22 day of June 1997.

Chairman, Sarpy County Planning Commission

4-29-97 4:45P
97 008029

REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was reviewed by the Sarpy County Surveyor on this 28 day of April 1997.

Sarpy County Surveyor

THOMAS A. RUSH
LS-419
SARPY COUNTY, NEBRASKA

008029

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 35 thru 51, inclusive), being a replat of all of Lots 9 and 10, CenTech Business Park (Lots 1 thru 29, inclusive), a subdivision located in the SE ¼ of Section 13; and also being a platting of all of Tax Lot 5A1B, a tax lot located in said SE ¼ of Section 13, all located in Township 14 North, Range 11 East of the 6th P.M, Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9, CenTech Business Park (Lots 1 thru 29, inclusive), said point also being on the Northerly right-of-way line of CenTech Road; thence N70°54'42"W (assumed bearing) along the South line of said Lots 9 and 10, CenTech Business Park (Lots 1 thru 29, inclusive), said line also being said Northerly right-of-way line of CenTech Road, a distance of 305.00 feet to the Southwest corner of said Lot 10, CenTech Business Park (Lots 1 thru 29, inclusive); thence N19°05'18"E along the West line of said Lot 10, CenTech Business Park (Lots 1 thru 29, inclusive), a distance of 265.93 feet to the Northwest corner of said Lot 10, CenTech Business Park (Lots 1 thru 29, inclusive); thence along the Northerly line of said CenTech Business Park (Lots 1 thru 29, inclusive), on the following described courses; thence N86°33'43"W, a distance of 296.55 feet; thence Northerly on a curve to the left with a radius of 689.22 feet, a distance of 43.46 feet, said curve having a long chord which bears N01°37'53"E, a distance of 43.45 feet; thence N00°10'30"W, a distance of 130.00 feet; thence S89°49'30"W, a distance of 350.00 feet; thence N00°10'30"W, a distance of 170.00 feet; thence S89°49'30"W, a distance of 316.77 feet to the Northwest corner of Lot 14, said CenTech Business Park (Lots 1 thru 29, inclusive), said point also being on the Easterly right-of-way line of said CenTech Road; thence along said Easterly right-of-way line of CenTech Road and also along the Northerly right-of-way line of Chandler Road on the following described courses; thence N00°50'10"W, a distance of 320.75 feet; thence Northwesterly on a curve to the left with a radius of 323.00 feet, a distance of 503.64 feet, said curve having a long chord which bears N45°30'20"W, a distance of 454.15 feet to a point on the North line of said SE ¼ of Section 13, said point also being on the South line of Lot 4, Southridge 3rd Addition, a subdivision located in the North ½ of said Section 13; thence N89°49'30"E along said North line of the SE ¼ of Section 13, said line also being the South line of said Southridge 3rd Addition, said line also being the South line of Southridge 1st Addition and Southridge, subdivisions located in said North ½ of Section 13, a distance of 1522.18 feet to the Northeast corner of Lot 3, said CenTech Business Park (Lots 1 thru 29, inclusive); thence along said Northerly line of CenTech Business Park (Lots 1 thru 29, inclusive) on the following described courses; thence S00°10'30"E, a distance of 360.00 feet; thence S89°49'30"W, a distance of 133.73feet; thence S00°10'30"E, a distance of 648.46 feet to the Southwest corner of Lot 7, said CenTech Business Park (Lots 1 thru 29, inclusive); thence S86°33'43"E along the South line of said Lot 7, CenTech Business Park (Lots 1 thru 29, inclusive), a distance of 216.13 feet to the Northeast corner of said Lot 9, CenTech Business Park (Lots 1 thru 29, inclusive); thence S19°05'18"W along the East line of said Lot 9, CenTech Business Park (Lots 1 thru 29, inclusive), a distance of 351.37 feet to the point of beginning.

Said tract of land contains an area of 24.015 acres, more or less.

Robert Clark, LS-419 — Date 12/19/1996

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

Counter: RA
Verify: JA
D.E.: W
Proof: W
Fee: 25.00
Ck
Cash
Charge

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.

Sarpy County Treasurer — Date 4/29/97

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY TREASURER Seal

E&A CONSULTING GROUP
1200 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX: (402) 895-3599

CENTECH BUSINESS PARK
LOTS 35 THRU 51, INCLUSIVE
SARPY COUNTY, NEBRASKA

FINAL PLAT

PROJECT NO. 96029.Z
SCALE 1"=100'
SHEET 1 of 1
DATE 12-17-96
DRAWN BY RLS
CHECKED BY HRH