1998-27776

SARPY COUNTY INDUSTRIAL PARK PHASE 2

LOTS 3 THRU LOT 4

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

10-2-1998 @ 8:14 A
98-27776

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Proof A
Fee $ 16.50 $5
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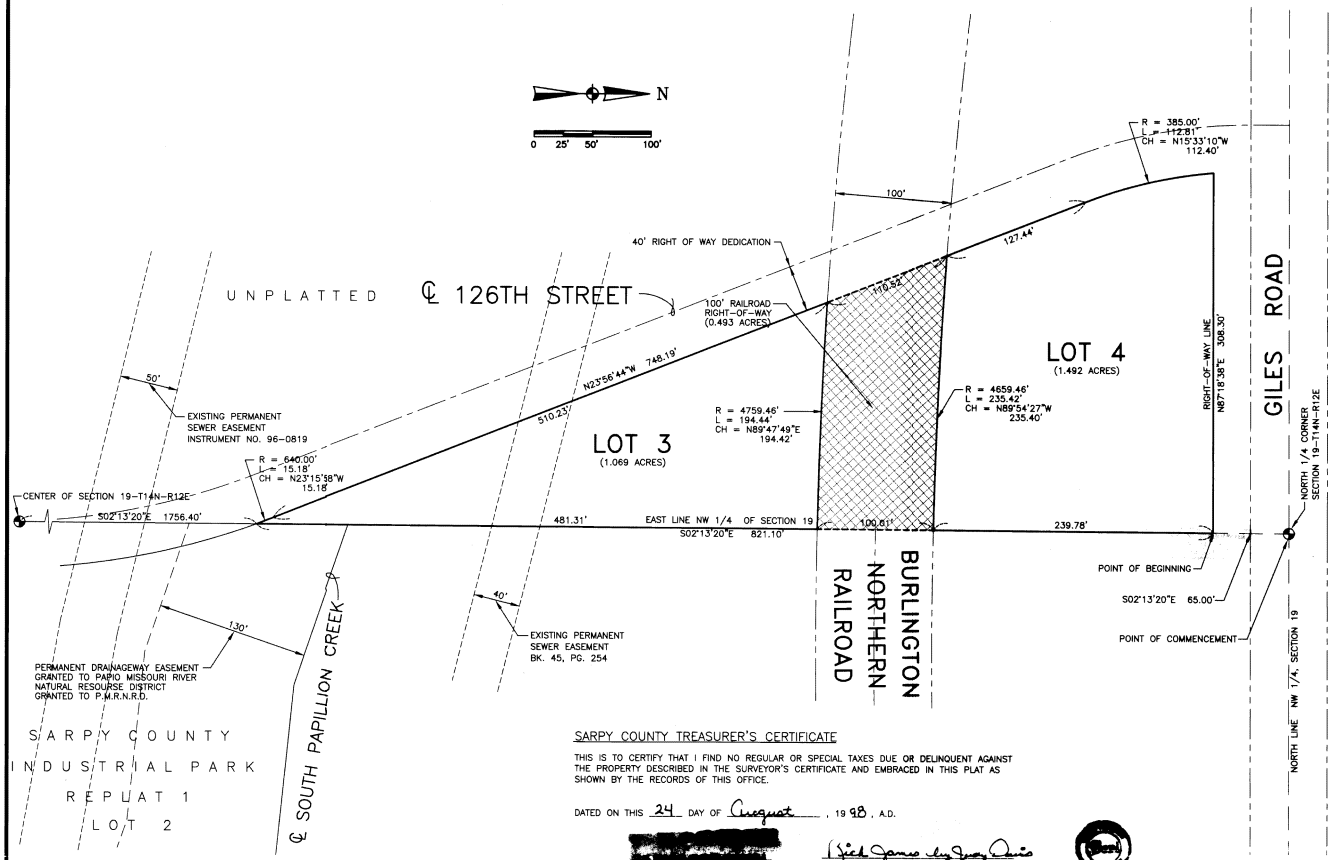

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE OMAHA DEVELOPMENT FOUNDATION, OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT 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 PHASE 2, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 3 THRU 4), 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 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 ____ ____ DAY OF _____, 19 ___, A.D.

FOR:

Rod Moseman

ROD MOSEMAN, EXECUTIVE DIRECTOR
OMAHA DEVELOPMENT FOUNDATION

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED FOR SAID COUNTY, PERSONALLY CAME ROD MOSEMAN KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORAIL SEAL THE 12 DAY _____, 19___.

[redacted]
NOTARY PUBLIC

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 PHASE 2 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 PHASE 2, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING IN THE NW 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, EXCEPT FOR EXISTING RAILROAD RIGHT-OF-WAY, BEING 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 EAST LINE OF THE NW 1/4 OF SAID SECTION 19, 65.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF GILES ROAD; THENCE CONTINUING S02°13'20"E, ALONG SAID EAST LINE 821.10 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, AND A CHORD BEARING N23°15'58"W 15.18 FEET, AND AN ARC LENGTH OF 15.18 FEET; THENCE N23°56'44"W, 748.19 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, AND A CHORD BEARING N15°33'10"W, 112.40 FEET, AND AN ARC LENGTH OF 112.81 FEET; THENCE N87°18'38"E, 308.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.054 ACRES, MORE OR LESS OF WHICH 0.493 ACRES, MORE OR LESS, ARE EXISTING RAILROAD RIGHT-OF-WAY, LEAVING A NET OF 2.561 ACRES, MORE OR LESS.

DATE: Aug. 20, 1998

Robert M. Tichy

ROBERT M. TICHY
NEBRASKA REGISTERED LAND SURVEYOR NO. LS 542

NEBRASKA REGISTERED LS-542 LAND SURVEYOR ROBERT M. TICHY

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 ON THIS 24 DAY OF August, 19 98, A.D.

[redacted]

Dick Jamison by Jerry Quinn
SARPY COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK PHASE 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 21st DAY OF August, 19 98, A.D.

SARPY COUNTY SURVEYOR

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK PHASE 2 WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION ON THIS 3rd DAY OF September, 19 98, A.D.

Subscribed and sworn to before me in my presence, this 2nd day of September 1998, a Notary Public in and for the County of Sarpy, State of Nebraska

[redacted]
(Signature) Notary Public

My commission expires March 25 2002

Michael J. Frgusath
CHAIRPERSON OF LA VISTA PLANNING COMMISSION

APPROVAL OF LA VISTA CITY COUNCIL

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK PHASE 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 15 DAY OF September, 19 98, A.D.

Rita M. Ramirez
ATTEST

MAYOR (Acting)

KIRKHAM MICHAEL
CONSULTING ENGINEERS
8110 WEST DODGE ROAD, P.O. BOX 24128, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

SHEET 1 OF 1
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