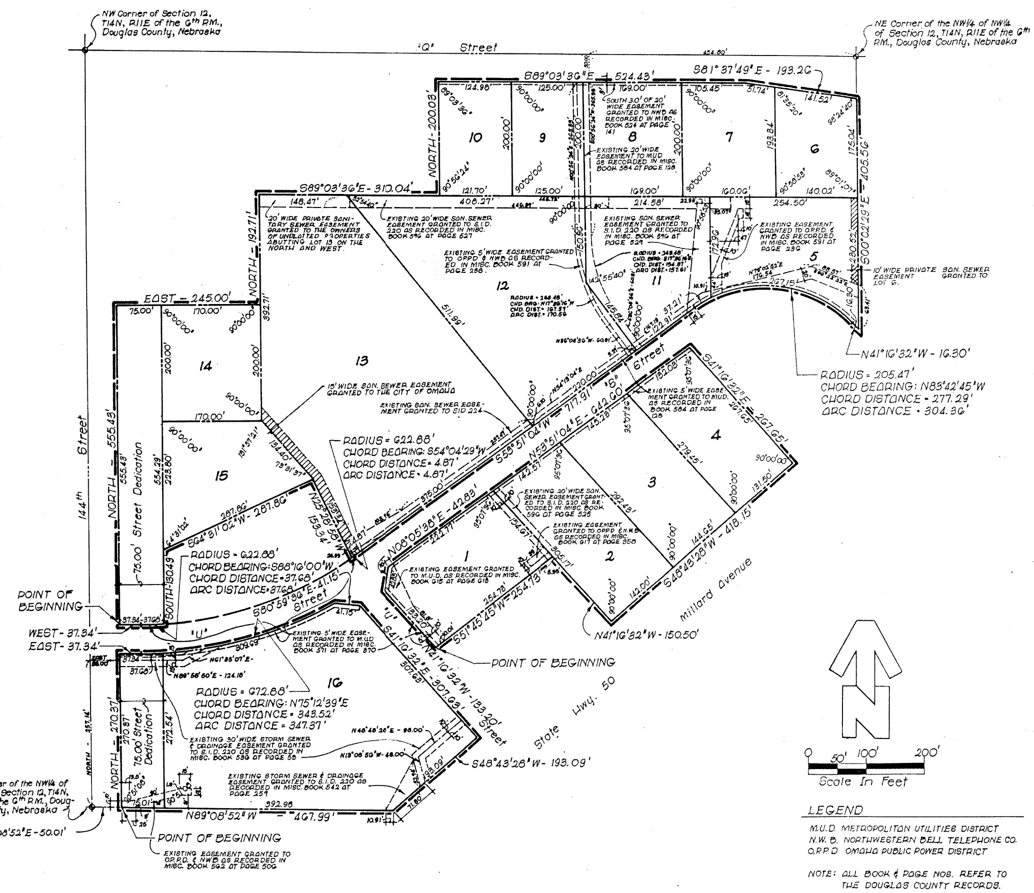
MILLARD BUSINESS CENTER

LOTS 1 THRU 16, INCLUSIVE

BEING A PLATTING OF PART OF THE NW1/4 OF THE NW1/4 OF SECTION 12, T14N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



LEGEND

M.U.D. METROPOLITAN UTILITIES DISTRICT
N.W.B. NORTHWESTERN BELL TELEPHONE CO.
O.P.P.D. OMAHA PUBLIC POWER DISTRICT

NOTE: ALL BOOK & PAGE NOS. REFER TO THE DOUGLAS COUNTY RECORDS.

NOTES:

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM 144th STREET TO LOT 16.
2. DIRECT VEHICULAR INGRESS AND EGRESS TO LOTS 7 AND 8 FROM "Q" STREET WILL BE PROVIDED BY ONE DRIVEWAY NOT TO EXCEED THIRTY FEET IN WIDTH AND CENTERED ON THE COMMON LOT LINE OF LOTS 7 AND 8.
3. DIRECT VEHICULAR INGRESS AND EGRESS TO LOTS 9 AND 10 FROM "Q" STREET WILL BE PROVIDED BY ONE DRIVEWAY NOT TO EXCEED THIRTY FEET IN WIDTH AND CENTERED ON THE COMMON LOT LINE OF LOTS 9 AND 10.
4. DIRECT VEHICULAR INGRESS AND EGRESS TO LOTS 14 AND 15 FROM 144th STREET WILL BE PROVIDED BY ONE DRIVEWAY NOT TO EXCEED THIRTY FEET IN WIDTH AND CENTERED ON THE COMMON LOT LINE OF LOTS 14 AND 15.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and at all corners of all lots in said subdivision to be known as Millard Business Center Lots 1 thru 16 inclusive being a platting of part of the NW¼ of the NW¼ of Section 12, T14N, R11E of the 6th P.M., Douglas County, Nebraska, all more particularly described as follows: commencing at the SW corner of the NW¼ of the NW¼ of said Section 12; thence S89°08'52"E (assuming the West line of said NW¼ to bear North and South) 50.01 feet on the South line of said NW¼ to the point of beginning said point being on the East line of 144th Street; thence North 270.37 feet on a line 50.00 feet East of and parallel to the West line of said NW¼ and on the East line of 144th Street to the South line of "U" Street; thence Easterly on the South line of "U" Street on the following described courses; thence East 37.34 feet to a point of curve; thence Northeasterly on a 672.88 foot radius curve to the left, chord bearing N75°12'39"E, chord distance 343.52 feet, an arc distance of 347.37 feet; thence S80°59'36"E, 41.15 feet; thence S41°16'32"E, 307.63 feet to the Westerly line of Highway 50; thence S48°43'28"W, 193.09 feet on the Westerly line of Highway 50 to the South line of said NW¼; thence N89°08'52"W, 467.99 feet on the South line of said NW¼ to the point of beginning: together with that part of said NW¼ described as follows; commencing at the SW corner of the NW¼ of the NW¼ of said Section 12; thence S89°08'52"E, 518.00 feet on the South line of said NW¼ to the Westerly line of Highway 50; thence N48°43'28"E, 243.09 feet on the Westerly line of Highway 50 to the Northerly line of "U" Street; thence N41°16'32"W, 164.00 feet on the Northerly line of "U" Street to the point of beginning; thence continuing N41°16'32"W, 133.20 feet on the Northerly line of "U" Street to the Easterly line of "S" Street; thence N08°05'38"E, 42.83 feet on the Easterly line of "S" Street; thence N53°51'04"E, 642.60 feet on the Easterly line of "S" Street; thence S41°16'32"E, 267.65 feet to the Westerly line of Highway 50; thence S48°43'28"W, 418.15 feet on the Westerly line of Highway 50; thence N41°16'32"W, 150.50 feet; thence S51°45'45"W, 254.73 feet to the point of beginning; together with that part of said NW¼ described as follows; commencing at the SW corner of the NW¼ of the NW¼ of said Section 12; thence S89°08'52"E, 50.01 feet on the South line of said NW¼ to the East line of 144th Street; thence North 320.37 feet on a line 50.00 feet East of and parallel to the West line of said NW¼ and on the East line of 144th Street to the point of beginning said point being on the North line of "U" Street; thence continuing North 555.43 feet on a line 50.00 feet East of and parallel to the West line of said NW¼ and on the East line of 144th Street; thence East 245.00 feet; thence North 192.71 feet on a line 295.00 feet East of and parallel to the West line of said NW¼; thence S89°03'36"E, 310.04 feet on a line 250.00 feet South of and parallel to the North line of said NW¼; thence North 200.03 feet on a line 605.00 feet East of and parallel to the West line of said NW¼ to the South line of "Q" Street; thence S89°03'36"E, 524.43 feet on a line 50.00 feet South of and parallel to the North line of said NW¼ and on the South line of "Q" Street; thence S81°37'49"E, 193.26 feet on the South line of "Q" Street to the East line of the NW¼ of said Section 12; thence S00°02'29"E, 405.56 feet on the East line of said NW¼ to the North line of "S" Street; thence N41°16'32"W 16.30 feet on the North line of "S" Street to a point of curve; thence Northwesterly on the North line of "S" Street on a 205.47 foot radius curve to the Left, chord bearing N83°42'45"W, chord distance 277.29 feet, an arc distance of 304.36 feet to a point of tangency; thence S53°51'04"W, 717.91 feet on the Westerly line of "S" Street to a point of curve; thence Southwesterly on the Westerly line of "S" Street on a 622.88 foot radius curve to the Right, chord bearing S54°04'29"W, chord distance 4.87 feet, an arc distance of 4.87 feet; thence N25°28'58"W, 153.34 feet; thence S64°31'02"W, 287.86 feet; thence South 130.49 feet on a line 125.00 feet East of and Parallel to the West line of said NW¼ to the North line of "U" Street; thence Southwesterly on the North line of "U" Street on a 622.88 foot radius curve to the Right, chord bearing S88°16'00"W, chord distance 37.68 feet, an arc distance of 37.68 feet to a point of tangency; thence West 37.34 feet on the North line of "U" Street to the point of beginning.

DEDICATION

Know all men by these presents; that we, Frank R. Krejci, Robert R. Campbell and Majorie L. Campbell, husband and wife as joint tenants, being the owners, and Security Pacific National Trust Company (New York) Trustee, 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 lots and streets to be numbered and named as shown, said subdivision to be hereafter known as Millard Business Center, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do 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, and U.S. West Communciations, Inc., 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 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 addition. 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 sixteen (16') foot wide easement is not occupied by utility facilities and if requested 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.

Frank R. Krejci — FRANK R. KREJCI, OWNER
Marjorie L. Campbell — MARJORIE L. CAMPBELL, OWNER
Robert R. Campbell — ROBERT R. CAMPBELL, OWNER

EXECUTED as an instrument under seal as of this 20 day of April, 1990.

Witness: *[signature]* *[signature]*

SECURITY PACIFIC NATIONAL TRUST COMPANY (NEW YORK) TRUSTEE

BY: CONSECO CAPITAL MANAGEMENT, INC. SERVICER

By: *[signature]*
Robert N. Wilkinson, Jr.
Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 18 day of June, 1990, by Frank R. Krejci.

[Notary stamp] *[signature]*
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF } ss
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of June, 1990, by Robert R. Campbell and Majorie L. Campbell.

[Notary stamp] *[signature]*
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF TEXAS

County of Potter

April 20, 1990

Then personally appeared the above-named Robert N. Wilkinson, Jr., the Vice President of CONSECO CAPITAL MANAGEMENT, INC. and acknowledged the foregoing instrument to be the free act and deed of CONSECO CAPITAL MANAGEMENT, INC. as Servicer for SECURITY PACIFIC NATIONAL TRUST COMPANY (NEW YORK) TRUSTEE.

[Seal: BOBBY VAN DYKE, Notary Public, State of Texas, My Comm. Exp. 6-12-1992] *Bobby Van Dyke*
NOTARY PUBLIC

My Commission Expires: June 12, 1992

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 the office this 21st day of June, 1990.

OFFICIAL COUNTY TREASURER DOUGLAS COUNTY NEBRASKA

DEPUTY *[signature]*
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Millard Business Center on this 20th day of July, 1990.

[signature]
CITY ENGINEER

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

December 12, 1990 — DATE
[signature]
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of Millard Business Center was approved by the City Planning Board of the City of Omaha this 28th day of February, 1990.

Michael D. Fahey
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

This plat of Millard Business Center was approved and accepted by the City Council of Omaha this 14th day of August, 1990.

MAYOR *[signature]* PRESIDENT *[signature]* CITY CLERK, Deputy

REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of Millard Business Center was reviewed by the Douglas County Engineer's Office this 22 day of June, 1990.

[signature]
DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

THOMPSON, DRESSEN & DORNER
Consulting Engineers & Land Surveyors
OMAHA, NEBRASKA 68154
TELEPHONE: (402) 330-8860

MILLARD BUSINESS CENTER

Final Plat

SCALE	As Shown
DATE	March 8, 1990
DRAWN BY	RAH
CHECKED BY	JDW

JOB NUMBER 3012

169-125

Millard Business Center

FI #28

MILLARD BUSINESS CTR.