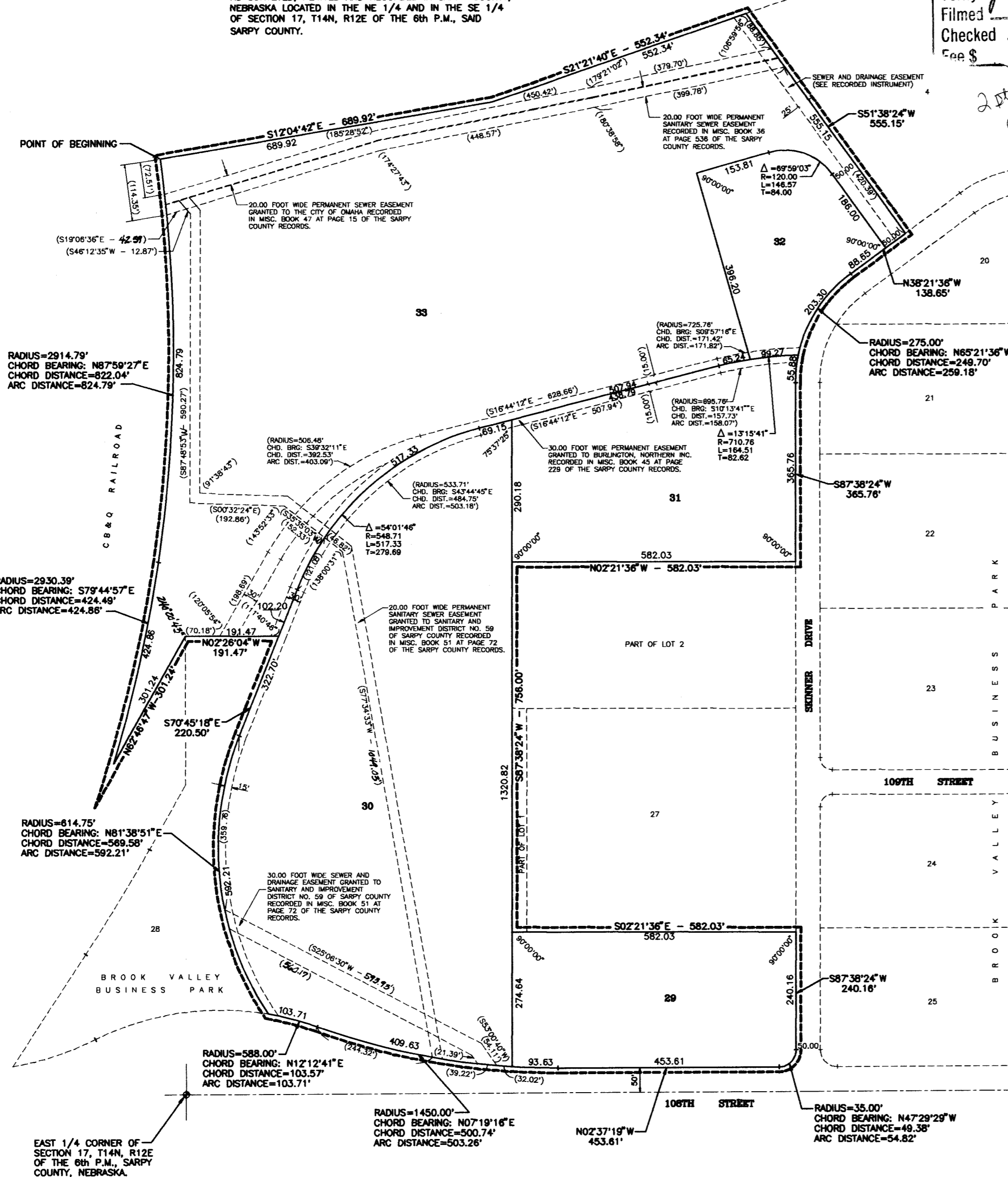


# BROOK VALLEY BUSINESS PARK

LOTS 29 THRU 33, INCLUSIVE

BEING A REPLATTING OF LOTS 3, 28 AND PART OF LOTS 1 AND 2, BROOK VALLEY BUSINESS PARK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA LOCATED IN THE NE 1/4 AND IN THE SE 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY.



Proof W  
 D.E. M  
 Verify g  
 Filmed g  
 Checked g  
 Fee \$ 19.50

*2 stamped copies 50¢*

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND THAT BOUNDARY WILL BE POSTED WITH THE CITY OF LA VISTA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS BROOK VALLEY BUSINESS PARK, LOTS 29 THRU 33, INCLUSIVE, BEING A REPLATTING OF LOTS 3, 28, AND PART OF LOTS 1 AND 2, BROOK VALLEY BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 2; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOTS 1 AND 2 THE FOLLOWING SIX DESCRIBED COURSES: THENCE NORTHEASTERLY ON A 2914.79 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N87°59'27"E (ASSUMED BEARING) CHORD DISTANCE 822.04 FEET, AN ARC DISTANCE OF 824.79 FEET TO A POINT OF COMPOUND CURVE, THENCE SOUTHEASTERLY ON A 2930.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S79°44'57"E, CHORD DISTANCE 424.49 FEET, AN ARC DISTANCE OF 424.86 FEET, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOTS 1 AND 2 THE FOLLOWING THREE DESCRIBED COURSES: THENCE NORTHEASTERLY ON A 614.75 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N81°38'51"E CHORD DISTANCE 569.58 FEET, AN ARC DISTANCE OF 592.21 FEET TO THE SE CORNER OF SAID LOT 1; THENCE NORTHERLY ON THE EAST LINES OF SAID LOTS 1 AND 28 ON THE FOLLOWING THREE DESCRIBED COURSES: THENCE NORTHEASTERLY ON A 103.71 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N12°12'41"E CHORD DISTANCE 103.57 FEET, AN ARC DISTANCE OF 103.71 FEET TO A POINT OF REVERSE CURVE, THENCE NORTHEASTERLY ON A 1450.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N07°19'16"E CHORD DISTANCE 500.74 FEET, AN ARC DISTANCE OF 503.26 FEET; THENCE N07°19'16"E CHORD DISTANCE 500.74 FEET; THENCE N07°19'16"E CHORD DISTANCE 500.74 FEET TO THE NW CORNER THEREOF; THENCE S02°21'36"E CHORD DISTANCE 582.03 FEET ON THE WEST LINE OF SAID LOT 26 AND ITS SOUTHERLY EXTENSION; THENCE S87°38'24"W 758.00 FEET ON A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION; THENCE N02°21'36"W 582.03 FEET ON A LINE 300.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 TO THE NORTH LINE THEREOF; THENCE S87°38'24"W 365.76 FEET ON THE NORTH LINE OF SAID LOT 2; THENCE NORTHEASTERLY ON THE NORTHERLY LINES OF SAID LOTS 2 AND 3 ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N65°21'36"W CHORD DISTANCE 249.70 FEET, AN ARC DISTANCE OF 259.18 FEET; THENCE N65°21'36"W 138.65 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 3 TO THE MOST NORTHERLY CORNER THEREOF; THENCE S51°38'24"W 555.15 FEET ON THE NORTH LINE OF SAID LOT 3 TO THE NW CORNER THEREOF; THENCE S02°21'36"E 582.34 FEET ON THE WEST LINES OF SAID LOTS 2 AND 3; THENCE S12°04'42"E 689.82 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

Filed For Record 10-21-94 at 11:55 A.M.  
 Instrument # 94-22692  
 Carol A. Gavin Register of Deed Sarpy City NE



AUGUST 15, 1994  
 DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNER, AND UNITED-A.G. COOPERATIVE, INC., A NEBRASKA CORPORATION BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS, 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 PIPES 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 HEREBY 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 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRAULICS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS WITHIN SAID SUBDIVISION. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 HEREBY GRANTED.

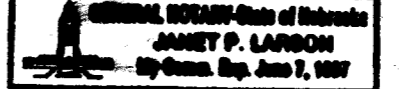
BROOK VALLEY LIMITED PARTNERSHIP,  
 A NEBRASKA LIMITED PARTNERSHIP  
 BY: James V. Mc Cart  
 JAMES V. MC CART, PRESIDENT

UNITED-A.G. COOPERATIVE, INC.,  
 A NEBRASKA CORPORATION  
 BY: T. W. Olsen  
 T. W. OLSEN, PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska } SS  
 COUNTY OF Sarpy }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF Sept, 1994, BY JAMES V. MC CART, PRESIDENT OF PRIME REALTY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION, GENERAL PARTNER OF BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

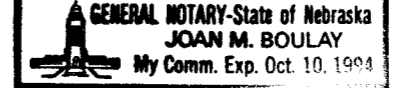


Janet P. Larson  
 NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska } SS  
 COUNTY OF Sarpy }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF Sept, 1994, BY T. W. OLSEN, THE PRESIDENT OF UNITED-A.G. COOPERATIVE, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.



Joan M. Boulay  
 NOTARY PUBLIC

### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 8th DAY OF SEPTEMBER, 1994.

Michael S. Fugyewicz  
 CHAIRMAN OF LA VISTA PLANNING COMMISSION



THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 20th DAY OF September, 1994.

Stanley D. M. Brinnis  
 CITY CLERK

Harvel Anderson  
 MAYOR

### 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.

October 21, 1994  
 DATE

John V. Ustak  
 COUNTY TREASURER

### REVIEW BY THE SARPY COUNTY SURVEYOR

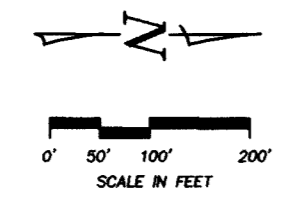
THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 21st DAY OF SEPT., 1994.

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR



Thomas A. Lynn  
 COUNTY SURVEYOR

EAST 1/4 CORNER OF SECTION 17, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



*by HTS*

22692

AS SHOWN	DATE	BY	CHECKED BY	REVISION
	AUG. 15, 1994	RJR		

BROOK VALLEY BUSINESS PARK

FINAL PLAT

THOMPSON, DRESSEN & DORNER  
 Consulting Engineers & Land Surveyors  
 10636 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 330-8860

850-101  
 A850101R.DWG