

Clayton J. Douding
REGISTER OF DEEDS

REGISTER OF DEEDS



FINAL PLAT
CITY OF LA VISTA, NEBRASKA

BROOK VALLEY BUSINESS PARK REPLAT FOUR
A REPLATTING OF LOT 33C, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4 AND ALSO THE SE1/4 OF SECTION 17; AND ALSO LOT 55A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 17, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

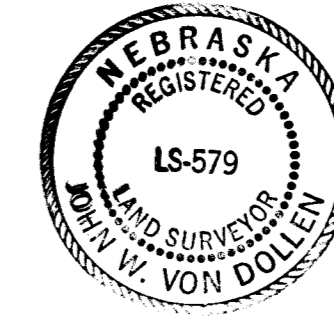
COUNTER *110*
VERIFY *110*
PROOF *110*
FEES \$ *17.00*
CHECK *110*
CHG *110* CASH
REFUND CREDIT
SHOW NCR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF LA VISTA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BROOK VALLEY BUSINESS PARK REPLAT FOUR (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOT 33C, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4, AND ALSO THE SE1/4 OF SECTION 17; AND ALSO LOT 55A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 17, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 15.003 ACRES, MORE OR LESS.

John W. Von Dollen
JOHN W. VON DOLLEN LS-579
DATE *12-22-2010*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ZYCH DRYWALL INC., LLC, AND STORE IT NOW, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE 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 BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO 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, QWEST 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, 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 INTERIOR LOTS; AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ABUTTING 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-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 DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, 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 CUL-DE-SAC 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 HERIN GRANTED.

Ron J. Zych
RON J. ZYCH
Karen J. Zych
KAREN J. ZYCH

STORE IT NOW, LLC

Larry J. Courtnage
BY: LARRY J. COURTNAGE, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS *23rd* DAY OF *December*, *2010*, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RON J. ZYCH, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Frederick B. Magid
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS *23rd* DAY OF *December*, *2010*, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KAREN J. ZYCH, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Frederick B. Magid
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS *23rd* DAY OF *December*, *2010*, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LARRY J. COURTNAGE, MANAGER OF STORE IT NOW, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Frederick B. Magid
NOTARY PUBLIC

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.

2-2-2011
DATE
Russell DeWitt
COUNTY TREASURER

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

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS *21st* DAY OF *December*, *2010*, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

Pamela A. Smith
CITY CLERK

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

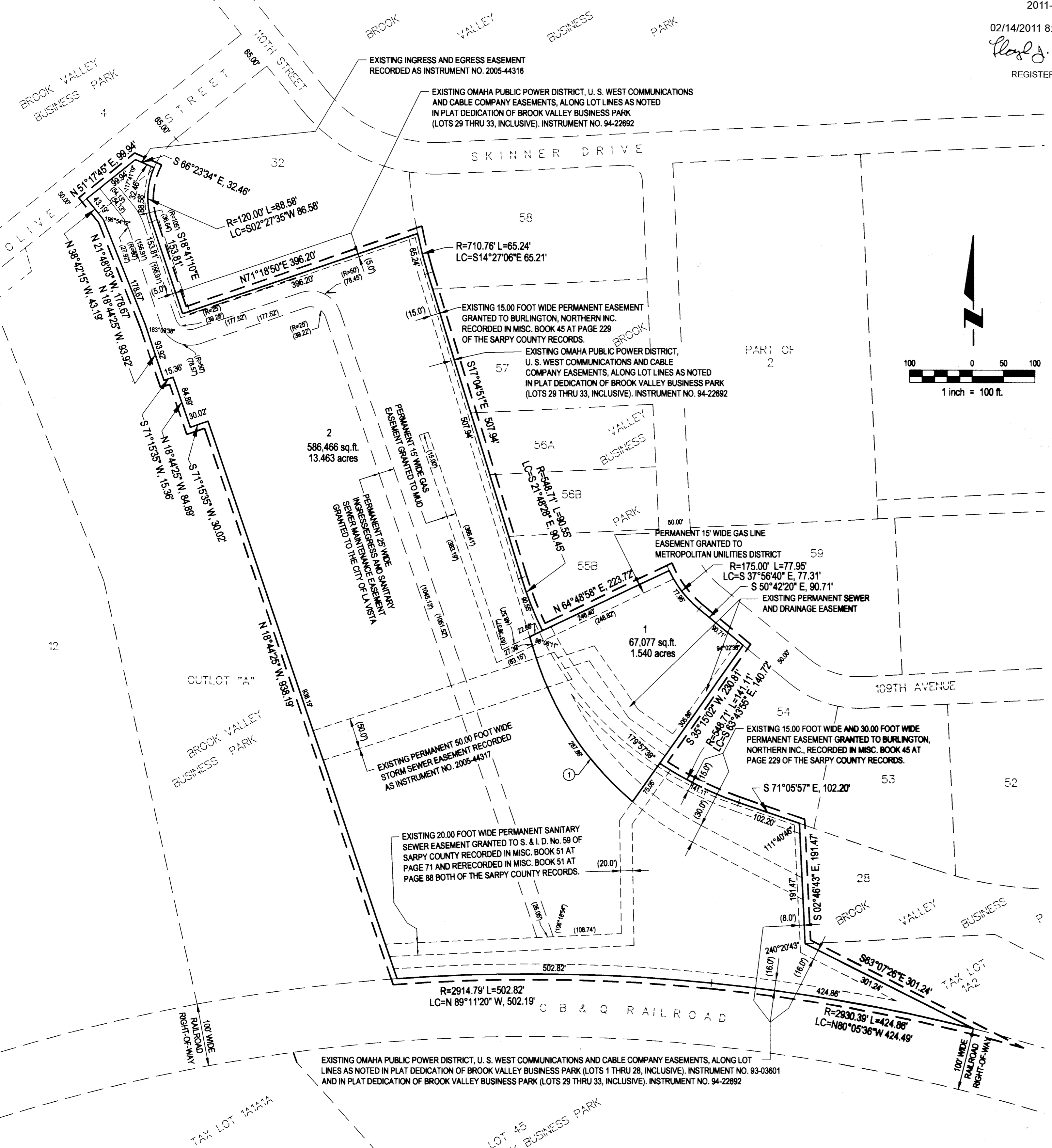
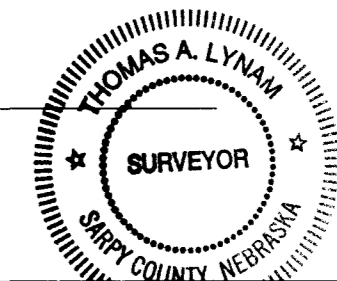
THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS *8th* DAY OF *AUGUST*, *2010*.

Michael J. Kaye
CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE SARPY COUNTY SURVEYOR ON THIS *29th* DAY OF *December*, *2010*.

Thomas A. Lynn
SARPY COUNTY SURVEYOR



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	506.48'	287.86'	147.93'	33°21'48"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

RECORDED ON THIS _____ DAY OF _____

SARPY COUNTY REGISTER OF DEEDS

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

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LINCOLN, NE 68516-5841
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FAX: (402) 402-7218

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 885-4700
FAX: (402) 885-3599

BROOK VALLEY BUSINESS PARK REPLAT FOUR
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

FINAL PLAT

Proj. No.	12/20/2010	Date	07/07/2010
Designed By:	JMF	Drawn By:	LDD
Checked By:		Sheet	1 of 1