

BROOK VALLEY BUSINESS PARK REPLAT FIVE

LOTS 1, 2 AND 3

BEING A REPLATING OF LOT 28A1 AND 51, IN BROOK VALLEY BUSINESS PARK AND LOT 2, IN BROOK VALLEY BUSINESS PARK REPLAT FOUR, BOTH SUBDIVISIONS IN SARP COUNTY NEBRASKA, LYING WITHIN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SAID SARP COUNTY AND WITHIN THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 17.

FILED SARP COUNTY NEBRASKA
NOTARY PUBLIC NUMBER
2018-22417
09/21/2018 10:55:22 AM
Reilly, Lindsay
REGISTER OF DEEDS

TD2
engineering & surveying

thompson, dresbassen & dorrner, inc.
10008 Old Mill Rd
Omaha, NE 68154
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APPROVAL BY LA VISTA CITY PLANNING COMMISSION
THIS PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FIVE WAS APPROVED BY THE CITY OF LA VISTA PLANNING COMMISSION ON THIS 27th DAY OF SEPTEMBER, 2018, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

[Signature]
Chairperson of the La Vista Planning Commission

APPROVAL BY LA VISTA CITY COUNCIL
THIS PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FIVE WAS APPROVED BY THE CITY OF LA VISTA CITY COUNCIL ON THIS 27th DAY OF SEPTEMBER, 2018, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

[Signature]
Mayor

REVIEW BY SARP COUNTY PUBLIC WORKS
THIS PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FIVE WAS REVIEWED BY THE SARP COUNTY SURVEYORS OFFICE THIS 27th DAY OF SEPTEMBER, 2018.

[Signature]
Surveyors

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED TO PRACTICE WITHIN THE STATE OF NEBRASKA AND THAT THIS PLAN MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. I HEREBY CERTIFY THAT I HAVE MADE A CAREFUL AND THOROUGH REVISION OF THE ORIGINAL SURVEYING RECORDS AND THAT ALL CORNERS OF SAID SUBDIVISION AND ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE SHOWN AS BROOK VALLEY BUSINESS PARK REPLAT FIVE, LOTS 1, 2 AND 3, ARE BEING A REPLATING OF LOT 28A1 AND 51 OF BROOK VALLEY BUSINESS PARK REPLAT FOUR, BOTH SUBDIVISIONS IN SARP COUNTY NEBRASKA, LYING WITHIN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SAID SARP COUNTY AND WITHIN THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 17.

SAID TRACT OF LAND CONTAINS 853,420 SQUARE FEET OR 19,133 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PERLE REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND REIZ, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND CASS COUNTY BANK, BEING THE MORTGAGEE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMPLOYED WITHIN THIS PLAN, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS TO BE PARCELED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY BUSINESS PARK REPLAT FIVE AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CREATING THE SAME AND ANY COMPANY WHICH HAS BEEN OR WILL BE CREATED TO OPERATE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SURVEYED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND REPAIR POLICY WIRES CROSSING DOWN CUTS AND ANCHORS, CHAINS, CONDUITS AND CABLES FACILEDS AND TO EXTEND THESE WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SIGNALS OF ALL KINDS AND THE RECEIVING 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 REAR LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES.

NO PERMANENT BUILDINGS, TREES, REMAINING WALLS OR LOOSE ROCKS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIGNAGE, SIGNPOSTS AND OTHER PURPOSES THAT DO NOT HINDER OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREBY GRANTED.

PERLE REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, REIZ, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, CASS COUNTY BANK, JAMES M. WARDHAUT, MANAGING MEMBER OF PERLE REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF SEPTEMBER, 2018 BY LINDSAY MARIE WARDHAUT, MANAGING MEMBER OF PERLE REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

[Signature]
Notary Public

ACKNOWLEDGEMENT OF NOTARY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF SEPTEMBER, 2018 BY JACQUY H. DUB, MEMBER OF PERLE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

[Signature]
Notary Public

ACKNOWLEDGEMENT OF NOTARY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF SEPTEMBER, 2018 BY JACQUELINE SENIOR VICE PRESIDENT OF CASS COUNTY BANK ON BEHALF OF SAID BANK.

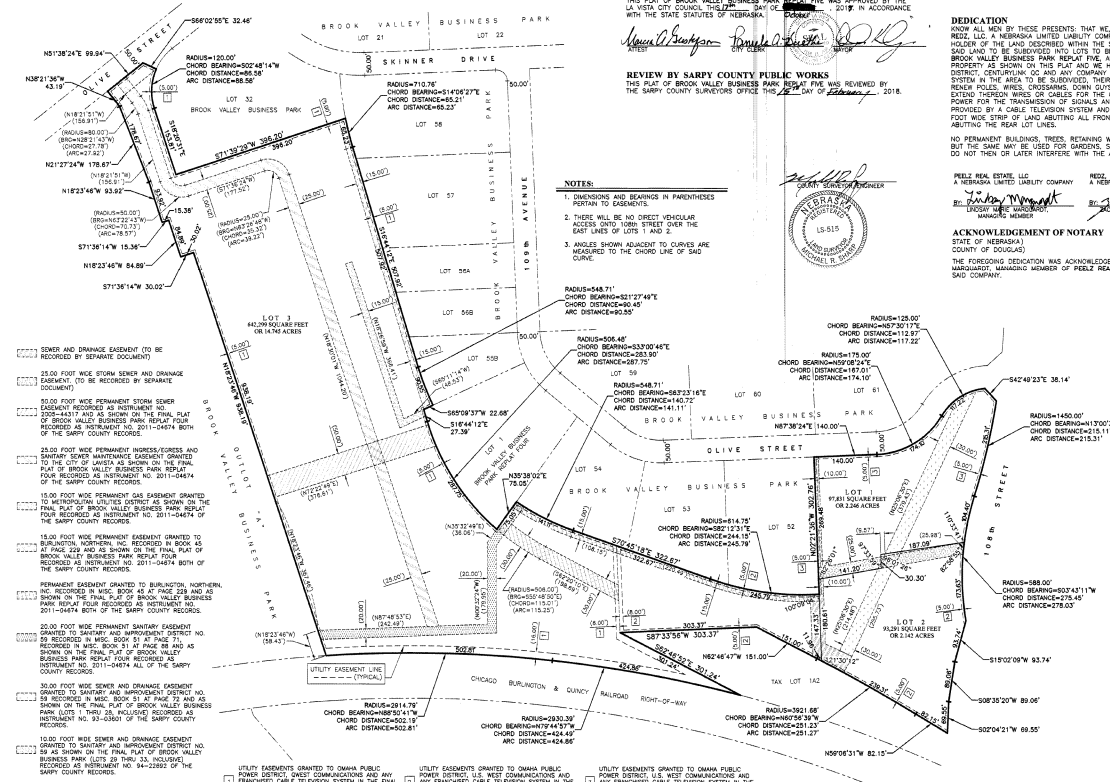
[Signature]
Notary Public

SARP 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 EMPLOYED WITHIN THIS PLAN AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 27th DAY OF SEPTEMBER, 2018.

[Signature]
Sarp County Treasurer

TREASURER'S SEAL
I HAVE ASSESSED AND LEVIED FOR THE CURRENT YEAR AS WITHIN THE BOOK AND THE TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.



- NOTES**
- DIMENSIONS AND BEARINGS IN PARENTHESES PERTAIN TO EASEMENTS.
 - THERE WILL BE NO STREET VEHICULAR ACCESS OFF OF GROVE STREET OVER THE EAST LINES OF LOTS 1 AND 2.
 - ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.

- SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.
- 25.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.
- 50.00 FOOT WIDE PERMANENT STORM SEWER EASEMENT RECORDED AS INSTRUMENT NO. 2008-04377 AND AS SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 BOTH OF THE SARP COUNTY RECORDS.
- 25.00 FOOT WIDE PERMANENT INTERSEWER AND SEWER SEWER MAINTENANCE EASEMENT OWNED TO THE CITY OF LA VISTA AS SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 OF THE SARP COUNTY RECORDS.
- 15.00 FOOT WIDE PERMANENT GAS EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT AS SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 OF THE SARP COUNTY RECORDS.
- 15.00 FOOT WIDE PERMANENT EASEMENT GRANTED TO BURKINGTON, NORTHERN, INC. RECORDED IN MISC. BOOK 45 AT PAGE 229 AND 483 SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 BOTH OF THE SARP COUNTY RECORDS.
- 20.00 FOOT WIDE PERMANENT SANITARY EASEMENT GRANTED TO SARTWELL AND WARRINGTON DISTRICT NO. 59 RECORDED IN MISC. BOOK 51 AT PAGE 88 AND 45 SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 ALL OF THE SARP COUNTY RECORDS.
- 30.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO SARTWELL AND WARRINGTON DISTRICT NO. 59 RECORDED IN MISC. BOOK 51 AT PAGE 88 AND 45 SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 ALL OF THE SARP COUNTY RECORDS.
- 15.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO SARTWELL AND WARRINGTON DISTRICT NO. 59 AS SHOWN ON THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK (LOTS 29 THRU 30) RECORDED AS INSTRUMENT NO. 947-23692 OF THE SARP COUNTY RECORDS.
- UTILITY EASEMENTS GRANTED TO OMAHA PUBLIC POWER DISTRICT (OPPD) OVERHEAD TRANSMISSION AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 OF THE SARP COUNTY RECORDS.
- UTILITY EASEMENTS GRANTED TO OMAHA PUBLIC POWER DISTRICT (OPPD) UNDERGROUND TRANSMISSION AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 OF THE SARP COUNTY RECORDS.
- UTILITY EASEMENTS GRANTED TO OMAHA PUBLIC POWER DISTRICT (OPPD) OVERHEAD TRANSMISSION AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAN OF BROOK VALLEY BUSINESS PARK REPLAT FOUR RECORDED AS INSTRUMENT NO. 2011-04974 OF THE SARP COUNTY RECORDS.

2018-22417

BROOK VALLEY BUSINESS PARK REPLAT FIVE
LOTS 1, 2 AND 3



Revision Dates

No.	Description	MM-DD-YY
1		
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3		
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9		
10		

Job No.: C1542-120C
Drawn By: RJR
Reviewed By: JDW
Date: NOV. 27, 2017
Book:
Page:
Sheet Title: Final Plat
Sheet Number:
SHEET 1 OF 1