



R & M BUSINESS PARK

2002-01445

LOTS 1 THRU 14 INCLUSIVE

BEING A PORTION OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA.

SURVEYORS CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in R & M Business Park (the lots numbered as shown) being a platting of part of the NE 1/4 of the NE 1/4 of Section 23, Township 13 North, Range 10 East of the 6th P.M., Sarry County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said NE 1/4 of the NE 1/4 of Section 23, thence N60°00'00" (assumed bearing) along the North line of said Section 23, said line also being the South line of Section 14, a distance of 1319.88 feet to a point on the West right-of-way line of State Highway No. 31; thence Southwesterly along the West line of State Highway No. 31 on the following described courses: thence S07°59'20"E, a distance of 856.40 feet; thence S00°16'57"W, a distance of 101.88 feet; thence S07°42'17"W, a distance of 256.00 feet to a point on the North line of said Tax Lot 5, a line 64' located in said NE 1/4 of Section 23, said point also being on the South line of said NE 1/4 of the NE 1/4 of Section 23, thence N89°59'07"W along said South line of the NE 1/4 of the NE 1/4 of Section 23, said line also being the North line of said Tax Lot 5, and also the North line of Tax Lot 4B, a line 64' located in said NE 1/4 of Section 23, and also the North line of Lots 1 and 2, thence into Section 23, a line 64' located in the SE 1/4 of said NE 1/4 of Section 23, a distance of 1245.21 feet to the Southwest corner of said NE 1/4 of the NE 1/4 of Section 23, said point also being the Northwest corner of said Lot 5, thence into Section 23, a line 64' located in the East line of the West 1/2 of said NE 1/4 of Section 23, thence N02°11'39"E along said West line of the NE 1/4 of the NE 1/4 of Section 23, said line also being said East line of the West 1/2 of the NE 1/4 of Section 23, a distance of 1318.28 feet to the point of beginning.

Said tract of land contains an area of 1,821,902 square feet or 37,221 acres, more or less.

Robert Clark
Robert Clark, L.S. 419
Date: 12-4-01



DEDICATION

Know all men by these presents that we, R & M REALTY, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as R & M BUSINESS PARK (lots numbered as shown), and we do hereby grant 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 drives, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, 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, 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 bordering 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 Intergraph Utilities District of Omaha and Peoples Natural Gas Company, their successors and assigns, to extend, install, operate, maintain, repair and renew pipelines, systems 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 streets, avenues, and drives, whether public or private. No permanent buildings or retaining walls shall be placed in the said easement strips, 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 set our hands.

R & M REALTY

Michael P. Borillo
Michael P. Borillo
Partner

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARRY

On the 5th day of DEC., 2001, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Michael P. Borillo, partner of R & M REALTY, personally known to me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed, as said partner.

Witness my hand and Notarial Seal the day and year last above written.

James R. Hunt
James R. Hunt
Notary Public



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE HIGHWAY NO. 31 FROM ANY LOT ABUTTING SAID STREETS.

SARRY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of R & M BUSINESS PARK (lots numbered as shown) was approved on this 24th day of Dec., 2001.

[Signature]
Sarry County Building Inspector

REVIEW OF SARRY COUNTY SURVEYOR

This plat of R & M BUSINESS PARK (lots numbered as shown) was reviewed by the Sarry County Surveyor on this 22nd day of Dec., 2001.

[Signature]
Sarry County Surveyor



SARRY 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.

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.

SARRY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of R & M BUSINESS PARK (lots numbered as shown) was approved by the Board of Commissioners on this 24th day of Dec., 2001.

[Signature]
Chairman, Sarry County Board of Commissioners

SARRY COUNTY PLANNING COMMISSION APPROVAL

This final plat of R & M BUSINESS PARK (lots numbered as shown) was approved by the County Planning Commission on this 24th day of Dec., 2001.

[Signature]
Chairman, Sarry County Planning Commission

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

R & M BUSINESS PARK
SARRY COUNTY, NEBRASKA

FINAL PLAT

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