

MAPLE HEIGHTS OFFICE PARK

LOTS 1 THRU 4, INCLUSIVE

BEING A REPLATTING OF LOT 25, MAPLE HEIGHTS, A SUB-DIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



SURVEYORS 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 lot corners of said subdivision to be known as Maple Heights Office Park, Lots 1 thru 4 inclusive, being a replatting of Lot 25, Maple Heights, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows: beginning at the N.W. corner of said Lot 25; thence East (assumed bearing) on the North line of said Lot 25 a distance of 338.84 feet to the N.E. corner of said Lot 25; thence S00°01'46"W on the East line of said Lot 25 a distance of 499.13 feet to the S.E. corner of said Lot 25; thence N76°51'41"W on the South line of said Lot 25 a distance of 390.31 feet to the S.W. corner of said Lot 25; thence N05°46'28"E on the West line of said Lot 25 a distance of 412.50 feet to the point of beginning.

DATE January 10, 1986
REGISTERED LAND SURVEYOR L.S. 308

DEDICATION

Know all men by these presents: That we Maple Heights L-25 Partnership, being the owners, and Southwest Bank and Trust Co. of Omaha, 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 Maple Heights Office 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, Northwestern Bell Telephone Company, 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 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.

James D. Warner REGISTERED LAND SURVEYOR L.S. 308
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ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 30th day of January, 1986 by James D. Warner of the Maple Heights L-25 Partnership.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 30th day of January, 1986 by James D. Warner of the Southwest Bank and Trust Co. of Omaha.

COUNTY TREASURER'S CERTIFICATE
STATE OF Nebraska
COUNTY OF Douglas

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, this 30th day of January, 1986.

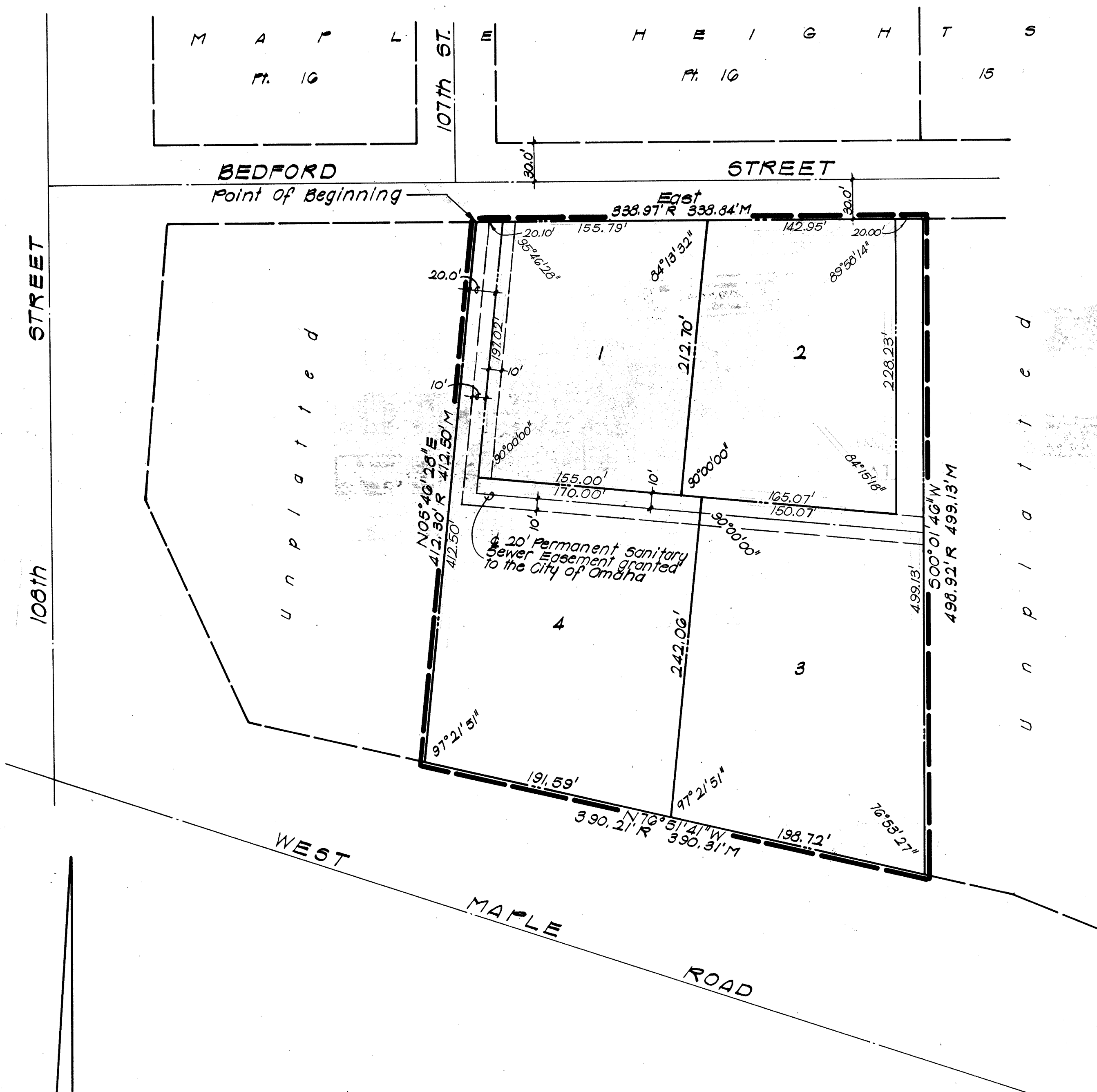
APPROVAL OF CITY ENGINEER
I hereby approve the plat of Maple Heights Office Park on this 12th day of February, 1986.

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

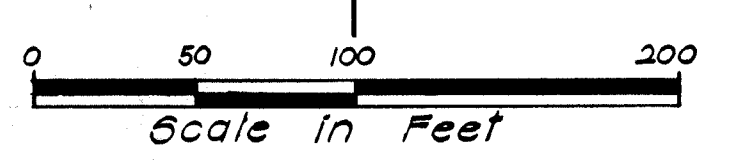
APPROVAL OF CITY PLANNING BOARD
This plat of Maple Heights Office Park was approved by the City Planning Board of the City of Omaha this 12th day of February, 1986.

APPROVAL OF OMAHA CITY COUNCIL
This plat of Maple Heights Office Park was approved and accepted by the City Council of Omaha this 10th day of June, 1986.

REVIEW BY DOUGLAS COUNTY SURVEYOR
This plat of Maple Heights Office Park was reviewed by the Douglas County Surveyor's Office on this 10th day of FEBRUARY, 1986.



LEGEND
Recorded Dimensions R
Measured Dimensions M



10569 Reed
RECEIVED
1986 AUG 29 PM 3:42
ENGINEER
NEBRASKA REGISTERED PROFESSIONAL ENGINEER
DOUGLAS COUNTY, NEBRASKA

BK 1226 N
PG 528 N
OF 91
DEL. MC
FEB 2 1986
DOUGLAS COUNTY, NEBRASKA

N 25-122

SCALE AS SHOWN
DATE Jan. 10, 1986
DRAWN BY J.P.
CHECKED BY
REVISION

MAPLE HEIGHTS OFFICE PARK

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

