93-01258

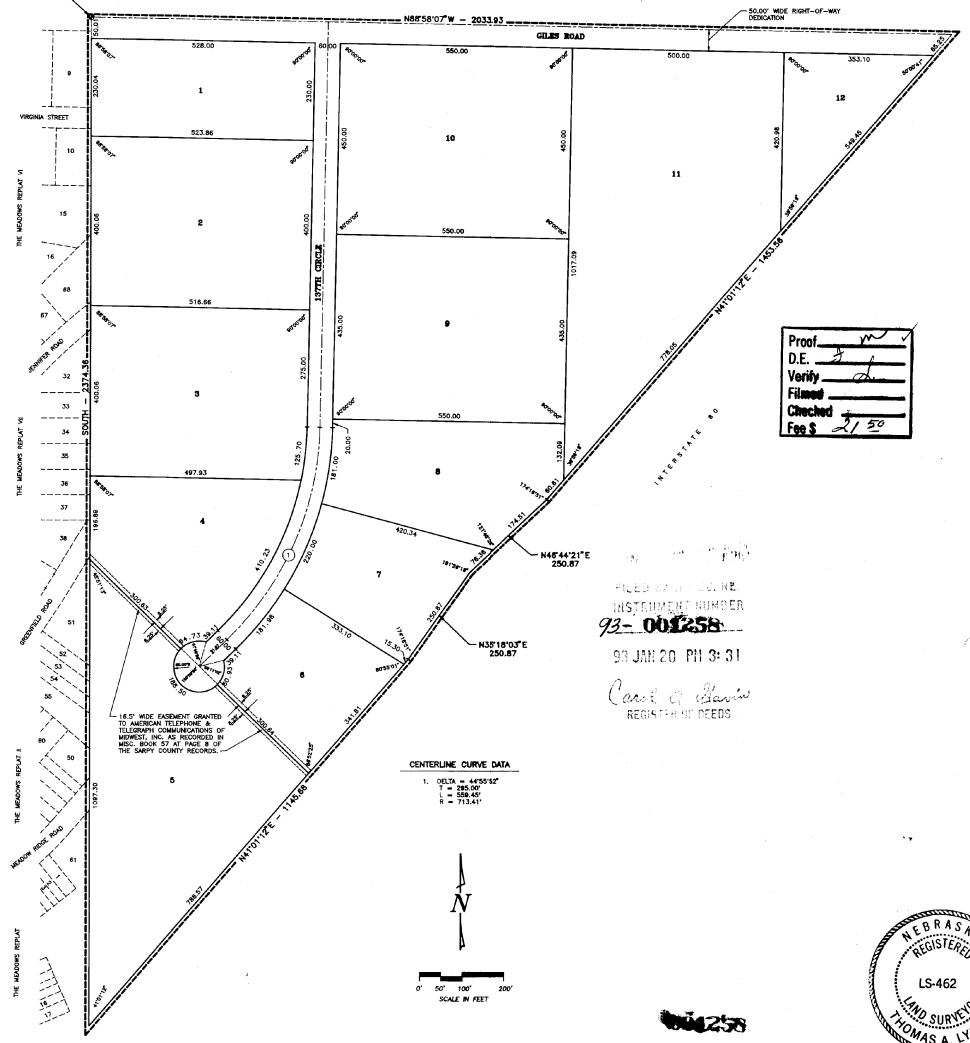
I-80 INDUSTRIAL PARK

LOTS 1 THRU 12, INCLUSIVE

BEING A PLATTING OF PART OF THE NE1/4 OF SECTION 24, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

NW CORNER OF THE NE1/4 OF SECTION 24, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

POINT OF BEGINNING



CENTERLINE CURVE DATA

1. DELTA = 44°55'32"
T = 285.00'
L = 559.45'
R = 713.41'

Proof
D.E.
Verify
Filmed
Checked
Fee $ 21.50

FILED SARPY COUNTY, NE.
INSTRUMENT NUMBER
93- 001258
93 JAN 20 PM 3:31
Carol A. Stavik
REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND 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 I-80 INDUSTRIAL PARK, LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NE1/4 OF SECTION 24, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NE1/4; THENCE SOUTH (ASSUMED BEARING) 2374.36 FEET ON THE WEST LINE OF SAID NE1/4 TO THE NORTHWESTERLY LINE OF INTERSTATE 80; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED FOUR COURSES; THENCE N44°01'12"E 1145.68 FEET; THENCE N35°18'03"E 250.87 FEET; THENCE N45°44'21"E 250.87 FEET; THENCE N41°01'12"E 1453.56 FEET TO THE NORTH LINE OF SAID NE1/4; THENCE N88°58'07"W 2033.93 FEET ON THE NORTH LINE OF SAID NE1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

JULY 24, 1992
DATE

JAMES D. WARNER, R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE: DONALD E. KROEGER AND BARBARA H. KROEGER, HUSBAND AND WIFE, BEING THE OWNERS AND FIRST BANK, FORMERLY KNOWN AS FIRST WESTSIDE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS I-80 INDUSTRIAL PARK, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN, 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 COMMUNICATION, 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 AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING ALL REAR BOUNDARY LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE EASEMENT 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, DRIVEWAYS AND SIDEWALKS, AND OTHER PURPOSES THAT DO NOT MORE OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Barbara H. Kroeger
DONALD E. KROEGER — BARBARA H. KROEGER

Thomas D. Johnson V.P.
FIRST BANK

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebr.
COUNTY OF Douglas

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August, 1992 BY DONALD E. KROEGER AND BARBARA H. KROEGER, HUSBAND

GENERAL NOTARY-State of Nebraska
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NE
COUNTY OF Douglas

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August, 1992 BY Thomas D. Johnson OF FIRST BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska
NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 20 DAY OF January, 1993

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF I-80 INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 19 DAY OF August, 1992.

SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF I-80 INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 24th DAY OF August, 1992.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF I-80 INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 8th DAY OF September, 1992.

ATTEST — CHAIRMAN

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

SEAL

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF I-80 INDUSTRIAL PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 8 DAY OF Sept., 1992.

SARPY COUNTY SURVEYOR

I-80 INDUSTRIAL PARK

FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 – 8860

895-102