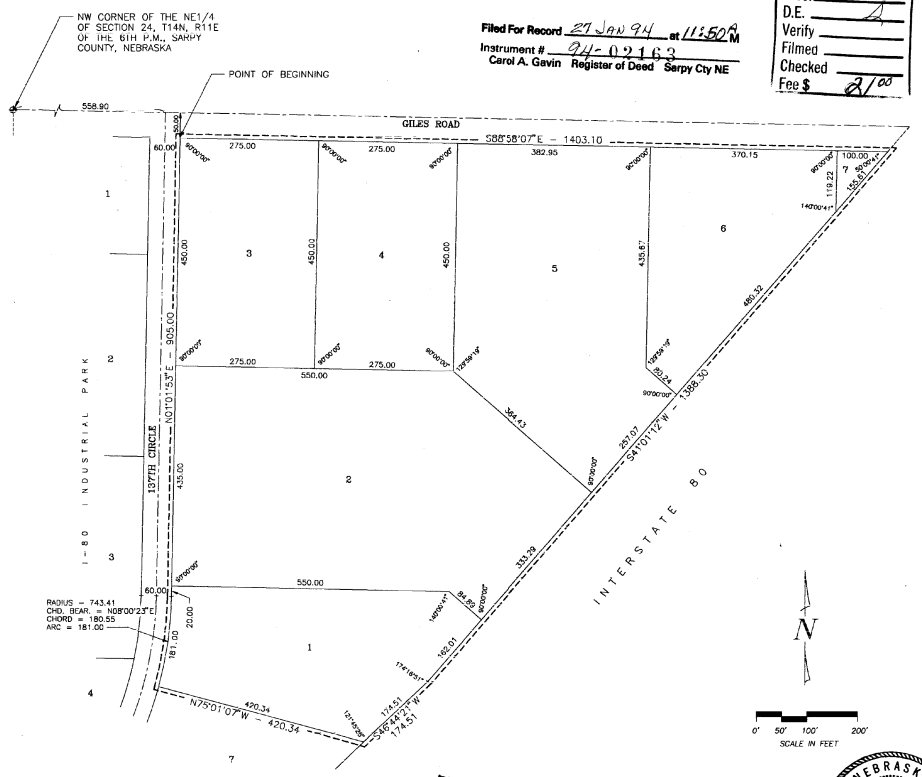
I-80 INDUSTRIAL PARK REPLAT 1

LOTS 1 THRU 7, INCLUSIVE

BEING A REPLATTING OF LOTS 8, 9, 10, 11, AND 12, I-80 INDUSTRIAL PARK
SARPY COUNTY, NEBRASKA



Filed For Record 27 JAN 94 at 11:50 A M
Instrument # 94-02163
Carol A. Gavin Register of Deed Sarpy Cty NE

Proof C
D.E. A
Verify
Filmed
Checked
Fee $ 21.00

94-02163

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, REPLAT 1, LOTS 1 THRU 7, INCLUSIVE, BEING A REPLATTING OF LOTS 8 THRU 12, INCLUSIVE, I-80 INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 10; THENCE S 88°58'07"E (ASSUMED BEARING) 1403.10 FEET ON THE NORTH LINE OF SAID LOTS 10, 11 AND 12 TO THE NE CORNER OF SAID LOT 12; THENCE S 41°01'12" W 1308.30 FEET ON THE SOUTHEASTERLY LINES OF SAID LOTS 8, 11 AND 12; THENCE S 48°44'21" W 174.51 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER THEREOF; THENCE N 75°01'07" W 420.34 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 8 TO THE SW CORNER THEREOF; THENCE NORTHEASTERLY ON THE WESTERLY LINE OF SAID LOT 8 ON A 743.41 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N 08°00'23" E, CHORD DISTANCE 180.55 FEET, AN ARC DISTANCE OF 181.00 FEET TO A POINT OF TANGENCY; THENCE N 01°01'53" E 905.00 FEET ON THE WEST LINES OF SAID LOTS 8, 9 AND 10 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LS-308 LAND SURVEYOR JAMES D. WARNER

JANUARY 10, 1994
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 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 I-80 INDUSTRIAL PARK REPLAT 1, 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

DONALD E. KROEGER

BARBARA H. KROEGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, 1994 BY DONALD E. KROEGER AND BARBARA H. KROEGER, HUSBAND AND WIFE.

GENERAL NOTARY-State of Nebraska ROSE M. KELLER My Comm. Exp. July 6, 1996

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 27th DAY OF JANUARY, 1994.

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

COUNTY TREASURER Seal SARPY COUNTY

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF I-80 INDUSTRIAL PARK REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 25 DAY OF June, 1994.

SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF I-80 INDUSTRIAL PARK REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 25 DAY OF June, 1994.

ATTEST

SEAL SARPY COUNTY NEBRASKA

CHAIRMAN

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF I-80 INDUSTRIAL PARK REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 27th DAY OF JAN., 1994.

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

02163

scale: AS SHOWN
date: JAN. 10, 1994
drawn by: RTM
checked by: JDW
revision:

I-80 INDUSTRIAL PARK REPLAT 1

FINAL PLAT

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

895102R1.DWG

895-102