GRETNA BUSINESS PARK

97-286606

LOTS 6, 7, 8 AND 9, AND OUTLOTS A AND B

BEING A PLATTING OF PART OF TAX LOT 1 IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25, T14N, R10E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF TAX LOT 3B IN THE SW 1/4 OF SECTION 30, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

Counter
Verify
D.E.
Proof
Fee
Ck
Cash
Charge

2-25 STAMPED COPIES

FILED SARPY CO. NE.
INSTRUMENT NUMBER
97-286606
97 DEC 18 PM 12:21
REGISTER OF DEEDS

SARPY 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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

12/18/97
DATE

COUNTY TREASURER

APPROVAL OF THE GRETNA CITY PLANNING BOARD

THIS PLAT OF GRETNA BUSINESS PARK WAS APPROVED BY THE GRETNA CITY PLANNING BOARD THIS 24 DAY OF October, 1997.

CHAIRMAN, GRETNA PLANNING BOARD

APPROVAL OF THE GRETNA CITY COUNCIL

THIS PLAT OF GRETNA BUSINESS PARK WAS APPROVED BY THE GRETNA CITY COUNCIL THIS 16th DAY OF November, 1997.

MAYOR

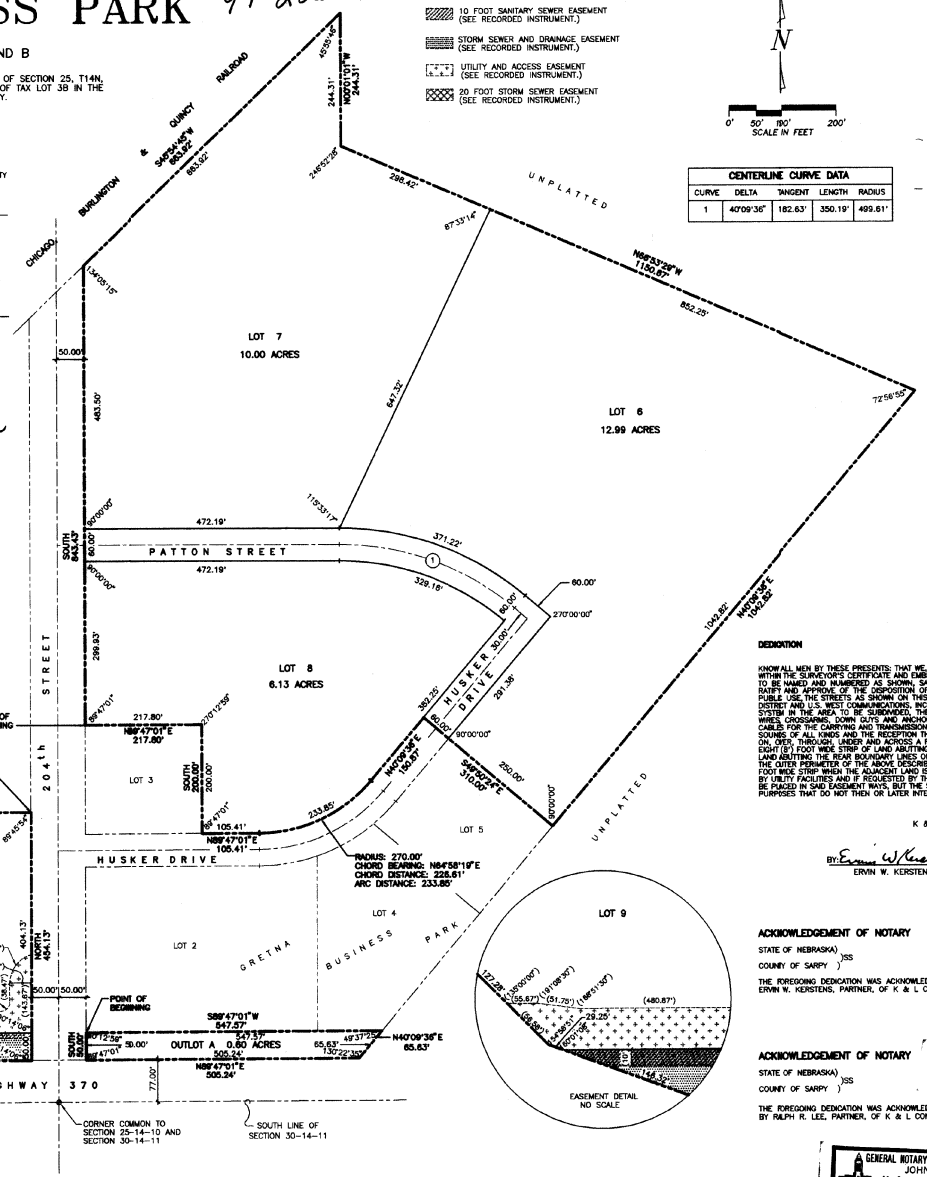
CITY CLERK

APPROVAL OF THE SARPY COUNTY SURVEYOR

I HEREBY APPROVE OF THIS PLAT OF GRETNA BUSINESS PARK ON THIS 18 DAY OF Oct, 1997.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR



CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	40°09'36"	182.63'	350.19'	499.61'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF TAX LOT 1 IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25, T14N, R10E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NE 1/4 OF THE SE 1/4 AND SECTION 25 LYING SOUTHEASTERLY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, TOGETHER WITH TAX LOT 3B IN THE SW 1/4 OF SECTION 30, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION LYING WITHIN SAID TAX LOT 1 AND WITHIN SAID TAX LOT 3B, SAID SUBDIVISION TO BE KNOWN AS GRETNA BUSINESS PARK, LOTS 6, 7, AND 9, AND OUTLOTS A AND B, THE BOUNDARY OF SAID SUBDIVISION IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 7, GRETNA BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY; THENCE SOUTH (ASSUMED BEARING) 50.00 FEET ON THE EAST LINE OF 204TH STREET AND ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 30, TO THE NORTHERLY LINE OF HIGHWAY 370; THENCE N89°47'01"E, 506.24 FEET ON THE NORTHERLY LINE OF HIGHWAY 370 AND ON A LINE 77.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30 TO THE EASTERLY LINE OF SAID TAX LOT 3B; THENCE N40°09'36"E, 65.63 FEET ON THE EASTERLY LINE OF SAID TAX LOT 3B TO THE SE CORNER OF LOT 4, SAID GRETNA BUSINESS PARK; THENCE S89°47'01"W, 547.57 FEET ON THE SOUTHERLY LINES OF SAID LOTS 4 AND 2 TO THE POINT OF BEGINNING; TOGETHER WITH THAT PART OF SAID TAX LOT 3B DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 3, SAID GRETNA BUSINESS PARK; THENCE N89°47'01"E (ASSUMED BEARING) 217.80 FEET ON THE NORTHERLY LINE OF SAID LOT 3 TO THE NE CORNER THEREOF; THENCE SOUTH 200.00 FEET ON THE EAST LINE OF SAID LOT 3 TO THE SE CORNER THEREOF; THENCE N89°47'01"E 105.41 FEET ON THE NORTHERLY LINE OF HUSKER DRIVE; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF HUSKER DRIVE AND ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N64°58'19"E, CHORD DISTANCE 226.61 FEET, AN ARC DISTANCE OF 233.85 FEET; THENCE N40°09'36"E, 150.87 FEET ON THE NORTHWESTERLY LINE OF HUSKER DRIVE; THENCE S49°50'24"E, 310.00 FEET ON THE NORTHEASTERLY LINE OF LOT 5, SAID GRETNA BUSINESS PARK AND ON THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 5 TO THE NE CORNER THEREOF; THENCE N40°09'36"E, 1042.82 FEET ON THE EASTERLY LINE OF SAID TAX LOT 3B TO THE NE CORNER THEREOF; THENCE N68°53'29"W, 1150.67 FEET ON THE NORTHERLY LINE OF SAID TAX LOT 3B; THENCE N00°01'01"W, 244.31 FEET ON THE NORTHERLY LINE OF SAID TAX LOT 3B TO THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE, S48°54'45"W 663.92 FEET ON THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD TO THE EAST LINE OF 204TH STREET; THENCE SOUTH 843.43 FEET ON THE EAST LINE OF 204TH STREET AND ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING; TOGETHER WITH THAT PART OF SAID TAX LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 1, SAID GRETNA BUSINESS PARK; THENCE S89°45'54"W, (ASSUMED BEARING) 740.79 FEET ON THE SOUTHERLY LINE OF SAID LOT 1 TO THE SW CORNER THEREOF; THENCE NORTH 334.13 FEET ON THE SW WESTERLY LINE OF SAID TAX LOT 1 TO THE NORTHERLY LINE OF HIGHWAY 370; THENCE EASTERLY ON THE NORTHERLY LINE OF HIGHWAY 370 ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE N62°35'55"E 65.69 FEET; THENCE S45°14'05"E 127.28 FEET; THENCE S70°19'14"E 175.57 FEET; THENCE N89°45'54"E 426.37 FEET TO THE WEST LINE OF 204TH STREET; THENCE NORTH 454.13 FEET ON THE WEST LINE OF 204TH STREET AND ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S. 475 DAVID H. NEEF

OCTOBER 7, 1997
DATE:

DAVID H. NEEF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, K & L CONSTRUCTION COMPANY, PARTNERSHIP, 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 A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GRETNA BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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 ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING 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 SUBDIVISION. 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 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.

K & L CONSTRUCTION COMPANY, PARTNERSHIP

BY: Ervin W. Kerstens
ERVIN W. KERSTENS, PARTNER

BY: Ralph R. Lee
RALPH R. LEE, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

GENERAL NOTARY-State of Nebraska JOHN J. KOKE My Comm. Exp. June 3, 1998

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF NOVEMBER, 1997 BY ERVIN W. KERSTENS, PARTNER, OF K & L CONSTRUCTION COMPANY, PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

John J. Koke
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

GENERAL NOTARY-State of Nebraska JOHN J. KOKE My Comm. Exp. June 3, 1998

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF NOVEMBER, 1997 BY RALPH R. LEE, PARTNER, OF K & L CONSTRUCTION COMPANY, PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

John J. Koke
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska JOHN J. KOKE My Comm. Exp. June 3, 1998

GRETNA BUSINESS PARK

FINAL PLAT

scale:	AS SHOWN
date:	OCT. 7, 1997
drawn by:	JKW
checked by:	DHN
revision:	

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

639-117

A639117A.DWG