2005-35126

GRETNA BUSINESS PARK REPLAT 3

LOTS 1 THROUGH 9

A REPLATTING OF LOT 6B, GRETNA BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

Filed for Record 9-23-05 at 3:49 PM
Instrument # 2005 – 35126
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

APPROVAL OF CITY COUNCIL

THIS PLAT OF GRETNA BUSINESS PARK REPLAT 3 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA, NEBRASKA THIS 6TH DAY OF September, 2005.

MAYOR

CITY CLERK

CITY OF GRETNA Seal SARPY COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF GRETNA

THIS PLAT OF GRETNA BUSINESS PARK REPLAT 3 WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA THIS 21st DAY OF September, 2005.

CITY ENGINEER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF GRETNA BUSINESS PARK REPLAT 3 ON THIS 26th DAY OF Sept, 2005.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

NOTES:

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. LOTS 1 THROUGH 9 ARE ZONED LI (LIMITED INDUSTRIAL).

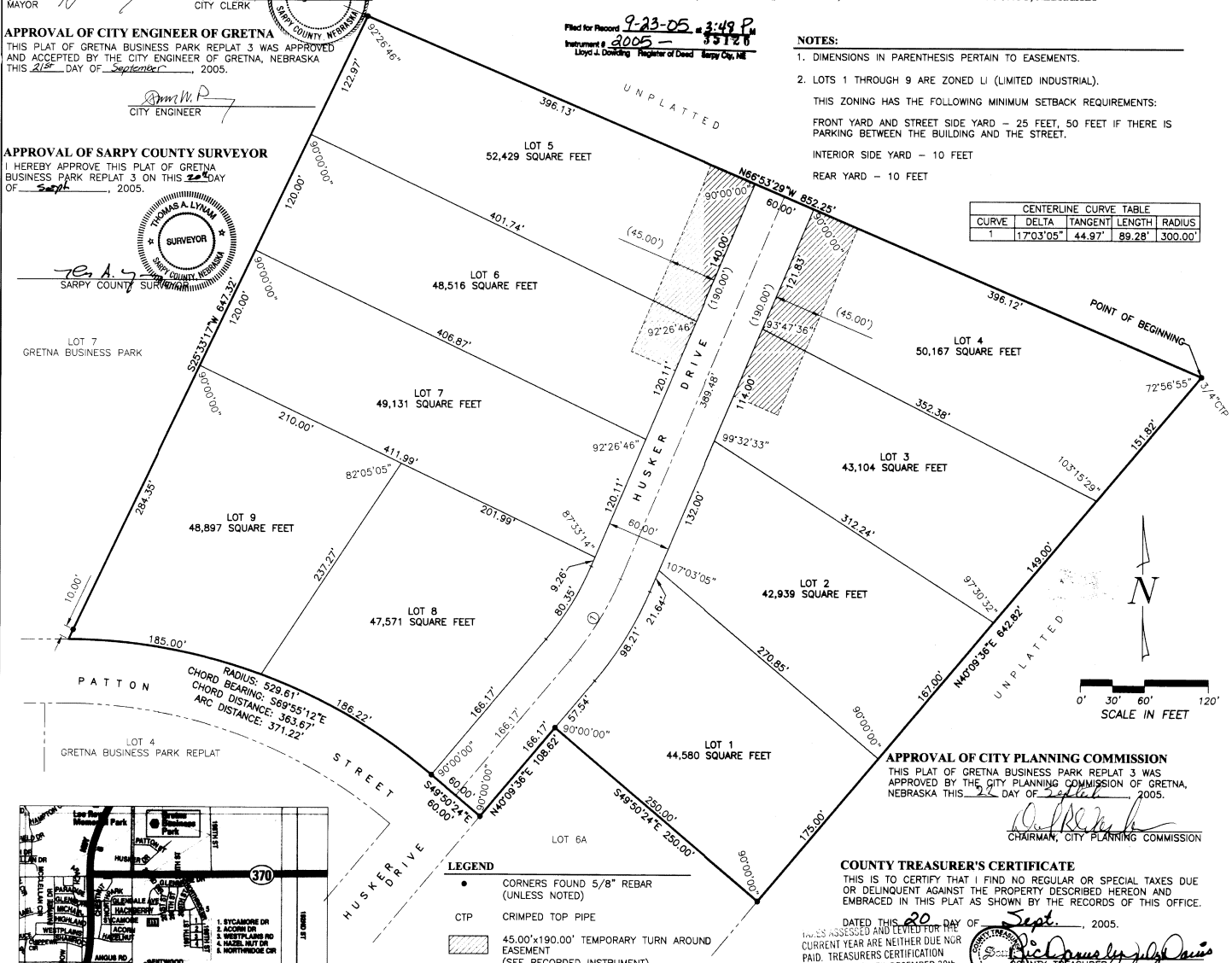
   THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

   FRONT YARD AND STREET SIDE YARD – 25 FEET, 50 FEET IF THERE IS PARKING BETWEEN THE BUILDING AND THE STREET.

   INTERIOR SIDE YARD – 10 FEET

   REAR YARD – 10 FEET

CENTERLINE CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	17°03'05"	44.97'	89.28'	300.00'



LEGEND

- ● CORNERS FOUND 5/8" REBAR (UNLESS NOTED)
- CTP CRIMPED TOP PIPE
- 45.00'x190.00' TEMPORARY TURN AROUND EASEMENT (SEE RECORDED INSTRUMENT)

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED HEREON AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 20 DAY OF Sept., 2005.

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

COUNTY TREASURER

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF GRETNA BUSINESS PARK REPLAT 3 WAS APPROVED BY THE CITY PLANNING COMMISSION OF GRETNA, NEBRASKA THIS 22 DAY OF September, 2005.

CHAIRMAN, CITY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT 5/8" REBAR WITH CAP # 475 WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS GRETNA BUSINESS PARK REPLAT 3, LOTS 1 THROUGH 9, BEING A REPLATTING OF LOT 6B, GRETNA BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6B;
THENCE N66°53'29"W (ASSUMED BEARING) 852.25 FEET ON THE NORTH LINE OF SAID LOT 6B TO THE NW CORNER THEREOF;
THENCE S25°33'17"W 647.32 FEET ON THE WEST LINE OF SAID LOT 6B TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTHEASTERLY ON THE SOUTHERLY LINES OF SAID LOT 6B ON THE FOLLOWING DESCRIBED 4 COURSES;
THENCE SOUTHEASTERLY ON A NON–TANGENT 529.61 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S69°55'12"E, CHORD DISTANCE 363.67 FEET, AN ARC DISTANCE OF 371.22 FEET;
THENCE S49°50'24"E 60.00 FEET;
THENCE N40°09'36"E 108.62 FEET;
THENCE S49°50'24"E 250.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6B;
THENCE N40°09'36"E 642.82 FEET ON THE EAST LINE OF SAID LOT 6B TO THE POINT OF BEGINNING.

COUNTER VERIFY PROOF FEES $ 20.00 CHECK# 10157 CHG CASH REFUND CREDIT STORE NCR

JULY 18, 2005
DATE:

NEBRASKA REGISTERED L.S. 475 DAVID H. NEEF

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 REPLAT 3, 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 STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF LOTS 5, 6, 7, 8 AND 9; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF LOTS 1, 2, 3 AND 4. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, 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. 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, PARTNER

BY: RALPH R. LEE, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
SS)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 2005, BY ERVIN W. KERSTENS AND RALPH R. LEE, PARTNERS OF K & L CONSTRUCTION COMPANY, PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP

GENERAL NOTARY - State of Nebraska LORRAINE H. KERSTEN My Comm. Exp. Dec. 7, 2007

NOTARY PUBLIC

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
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EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

SCALE: 1"=60'
DATE: JULY 18, 2005
DRAWN BY: JKZ
CHECKED BY: DHN
REVISION

GRETNA BUSINESS PARK REPLAT 3

FINAL PLAT

639-132

A639132A.DWG

2005-35126