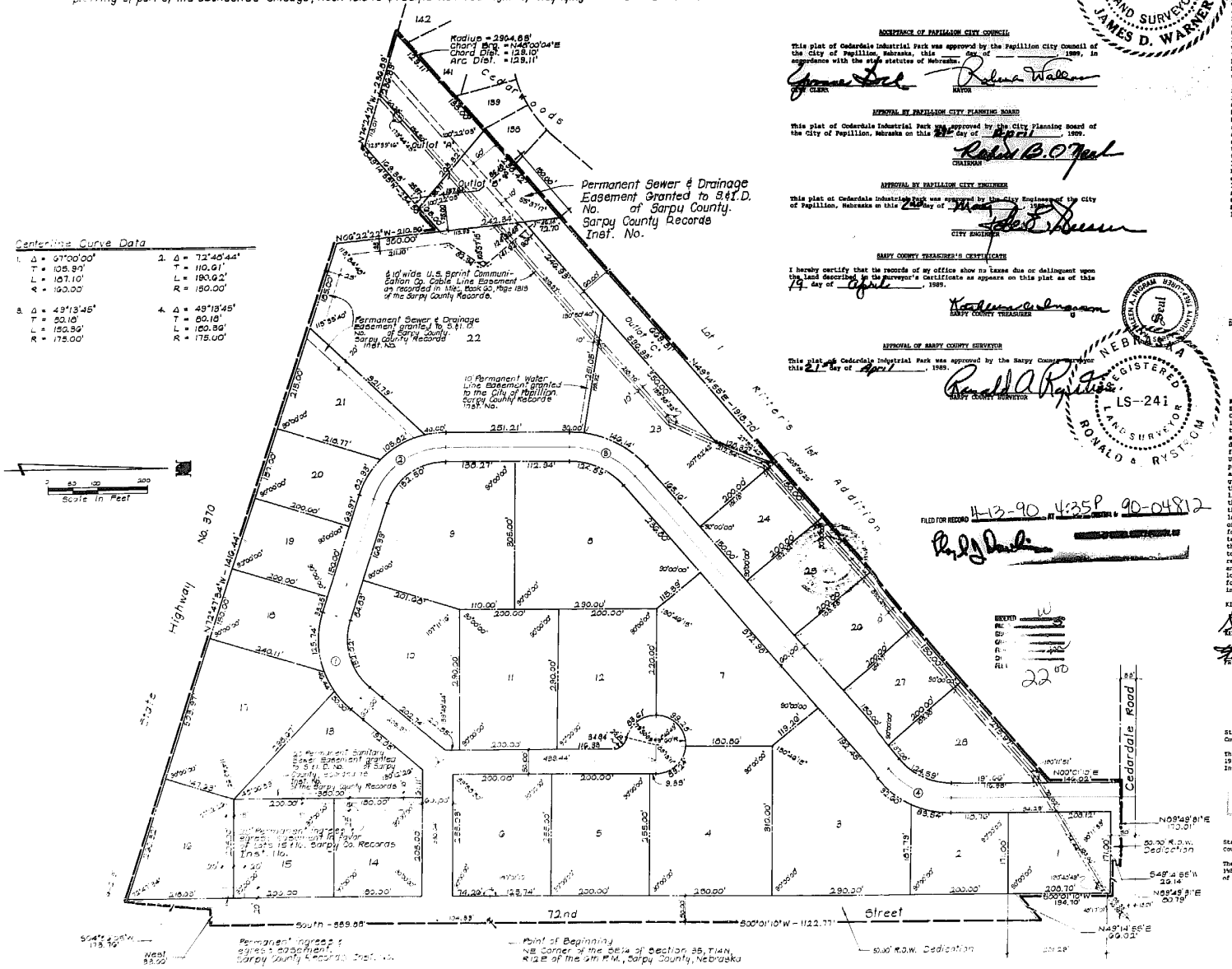
CEDARDALE INDUSTRIAL PARK

90-04812

Lots 1 thru 20, inclusive & Outlots 'A', 'B' & 'C'

Being a replatting of part of Lot 1, Ritter's 1st Addition, as surveyed, platted and recorded in Sarpy County, Nebraska, and a platting of part of the SE¼ of the NE¼ and part of the NE¼ of the SE¼ of Section 35, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, and a platting of part of the abandoned Chicago, Rock Island & Pacific Railroad right-of-way lying within said Section 35.



Centerline Curve Data

1. Δ = 67°00'00" T = 105.90' L = 187.10' R = 160.00'
2. Δ = 72°46'44" T = 110.61' L = 190.62' R = 150.00'
3. Δ = 49°13'45" T = 80.18' L = 150.59' R = 175.00'
4. Δ = 49°13'45" T = 80.18' L = 150.59' R = 175.00'

ACCEPTANCE OF PAPILLION CITY COUNCIL

This plat of Cedardale Industrial Park was approved by the Papillion City Council of the City of Papillion, Nebraska, this ____ day of _____, 1989, in accordance with the state statutes of Nebraska.

CITY CLERK — MAYOR

APPROVAL BY PAPILLION CITY PLANNING BOARD

This plat of Cedardale Industrial Park was approved by the City Planning Board of the City of Papillion, Nebraska on this 2nd day of April, 1989.

CHAIRMAN

APPROVAL BY PAPILLION CITY ENGINEER

This plat of Cedardale Industrial Park was approved by the City Engineer of the City of Papillion, Nebraska on this 24th day of March, 1989.

CITY ENGINEER

SARPY COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the Land described by the Surveyor's Certificate as appears on this plat as of this 14 day of April, 1989.

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Cedardale Industrial Park was approved by the Sarpy County Surveyor this 21st day of April, 1989.

SARPY COUNTY SURVEYOR

FILED FOR RECORD 11-13-90 AT 4:35P IN BOOK 90 AS DOCUMENT # 90-04812

RECEIVED — REC — ENT — COMP — SCAN — FEE — CHG — CK

22 BD

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes or permanent markers have been found or set at all accessible 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 Cedardale Industrial Park, Lots 1 thru 20, inclusive, and Outlots A, B, and C, being a replatting of a part of Lot 1 of Ritter's 1st Addition, as surveyed, platted and recorded in Sarpy County, Nebraska, and a platting of part of the SE¼ of the NE¼ and part of the NE¼ of the SE¼ of Section 35, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, and a platting of part of the abandoned Chicago, Rock Island and Pacific Railroad right-of-way lying within said Section 35, all more particularly described as follows: Beginning at the NE corner of the SE¼ of said Section 35; thence South (assumed bearing) 889.88 feet on the East line of said SE¼ to the Northerly right-of-way line of State Highway No. 370; thence Westerly on the Northerly right-of-way line of State Highway No. 370 on the following described courses; thence West 33.00 feet; thence N04°58'05"W 173.76 feet; thence N73°47'34"W 1416.44 feet; thence N06°22'22"W 210.36 feet to the Easterly line of said abandoned railroad; thence S45°14'55"W 234.38 feet on the Easterly line of said abandoned railroad; thence N74°24'21"W 236.09 feet to the most Southerly corner of Lot 142, Cedarwoods, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, said corner being on the Westerly line of said abandoned railroad; thence Northeasterly on the Westerly line of said abandoned railroad on a 2964.93 foot radius curve to the right, chord bearing N46°00'04"E, chord distance 129.10 feet, an arc distance of 129.11 feet to a point of tangency; thence N45°14'55"E 1916.70 feet on the Westerly line of said abandoned railroad; thence N00°01'10"E 146.02 feet to the North line of Lot 1 of said Ritter's Addition; thence N89°49'31"E 170.01 feet on the North line of said Lot 1; thence S45°14'55"W 26.14 feet on the Southeasterly line of said Lot 1 and on the Westerly line of said abandoned railroad; thence N89°49'31"E 50.79 feet on a line 50.00 feet South of and parallel to the North line of the SE¼ of the NE¼ of said Section 35; thence S00°01'10"W 194.70 feet on a line 50.00 feet West of and parallel to the East line of the SE¼ of the NE¼ of said Section 35 to the Easterly line of said abandoned railroad; thence S45°14'55"E 66.02 feet on the Easterly line of said abandoned railroad to the East line of the SE¼ of the NE¼ of said Section 35; thence S00°01'10"W 1122.77 feet on the East line of the SE¼ of the NE¼ of said Section 35 to the point of beginning.

April 2, 1989 — James D. Warner
DATE — JAMES D. WARNER, R.L.S. 308

NEBRASKA REGISTERED LS.-308 LAND SURVEYOR JAMES D. WARNER

NEBRASKA REGISTERED LS-241 LAND SURVEYOR RONALD A. RYSTROM

DEDICATION

Know all men by these presents: that we, Kick's Inc., being the owners and Ralston Bank 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 streets, lots and outlots to be named and numbered as shown, said subdivision to be hereafter known as Cedardale Industrial Park, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do 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, 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 ingress, egress, 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.

KICK'S INC. — RALSTON BANK

Kenneth L. Stahl (President) — Mark Frederick

Francis J. Ritter (Secretary)

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska, County of Sarpy, ss

The foregoing instrument was acknowledged before me this 19th day of April 1989 by Kenneth L. Stahl (President) and Francis J. Ritter (Secretary) of Kick's Inc. on behalf of said Kick's Inc.

GENERAL NOTARY-State of Nebraska PATRICIA J. BOCHNICEK My Comm. Exp. April 1, 1991

Patricia J. Bochnicek
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska, County of Douglas, ss

The foregoing instrument was acknowledged before me this 19 day of April 1989 by Mark E. Frederick, Vice President of Ralston Bank on behalf of said Bank.

Patricia J. Stamm
NOTARY PUBLIC

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

SCALE OF PLAT: 1" = 100'
DATE: SEPTEMBER 7, 1989
DRAWN BY: [illegible]
CHECKED BY: [illegible]
REVISION

CEDARDALE INDUSTRIAL PARK
Final Plat

JOB NUMBER 431-02

Cedardale Industrial Park