



DEED 2006112368



SEP 29 2006 11:48 P 47

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/29/2006 11:48:00.12



2006112368

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed*

*47*  
*30*

FEE 250.00 FB 01-60000 *ald*  
*6-14-12* *cc*  
 BKP 31-15-12 C/O COMP *dc*  
 DEL SD SCAN            FV 1M2E

*new-61-28703*

*Ret C Bairl*

*#344-0500*  
*v135626*

**CONSENT TO AND RATIFICATION OF PLAT**

This Consent to and Ratification of Plat is attached to and made part of that certain Final Plat of Omaha Works Industrial Park dated February 6, 2006, which was prepared by Lamp, Rynearson & Associates, Inc. and identified as Job No. 01087.18. Wachovia Bank, National Association, hereby consents to the plat and dedication of Lots 1 through 25, inclusive, and Outlots 1, 2 and 3 of Omaha Works Industrial Park, being a replatting of the North Half of Section 6, Township 14 North, Range 12 East and part of the South Half of Section 31, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska. Wachovia Bank National Association hereby ratifies such plat and dedication in all respects in the same manner as if the undersigned had executed such plat.

Dated: 5-12-06

WACHOVIA BANK, NATIONAL ASSOCIATION

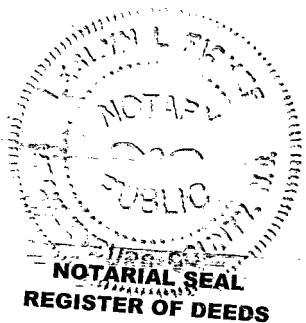
By: Vickie Strausborger  
Name: Vickie Strausborger  
Its: \_\_\_\_\_

STATE OF NC )  
COUNTY OF Mecklenburg ) ss.

The foregoing instrument was acknowledged before me on this 12 day of May, 2006, by Vickie Strausborger, as vice president of Wachovia Bank, National Association, on behalf of said bank.

Leslie L. Jones  
Notary Public

My commission expires  
7-28-2009



DOCS/728813.1

Scott Dye  
Baird Klotz LLP  
1500 Woodmen Tower  
Omaha NE 68102-2068

# OMAHA WORKS INDUSTRIAL PARK

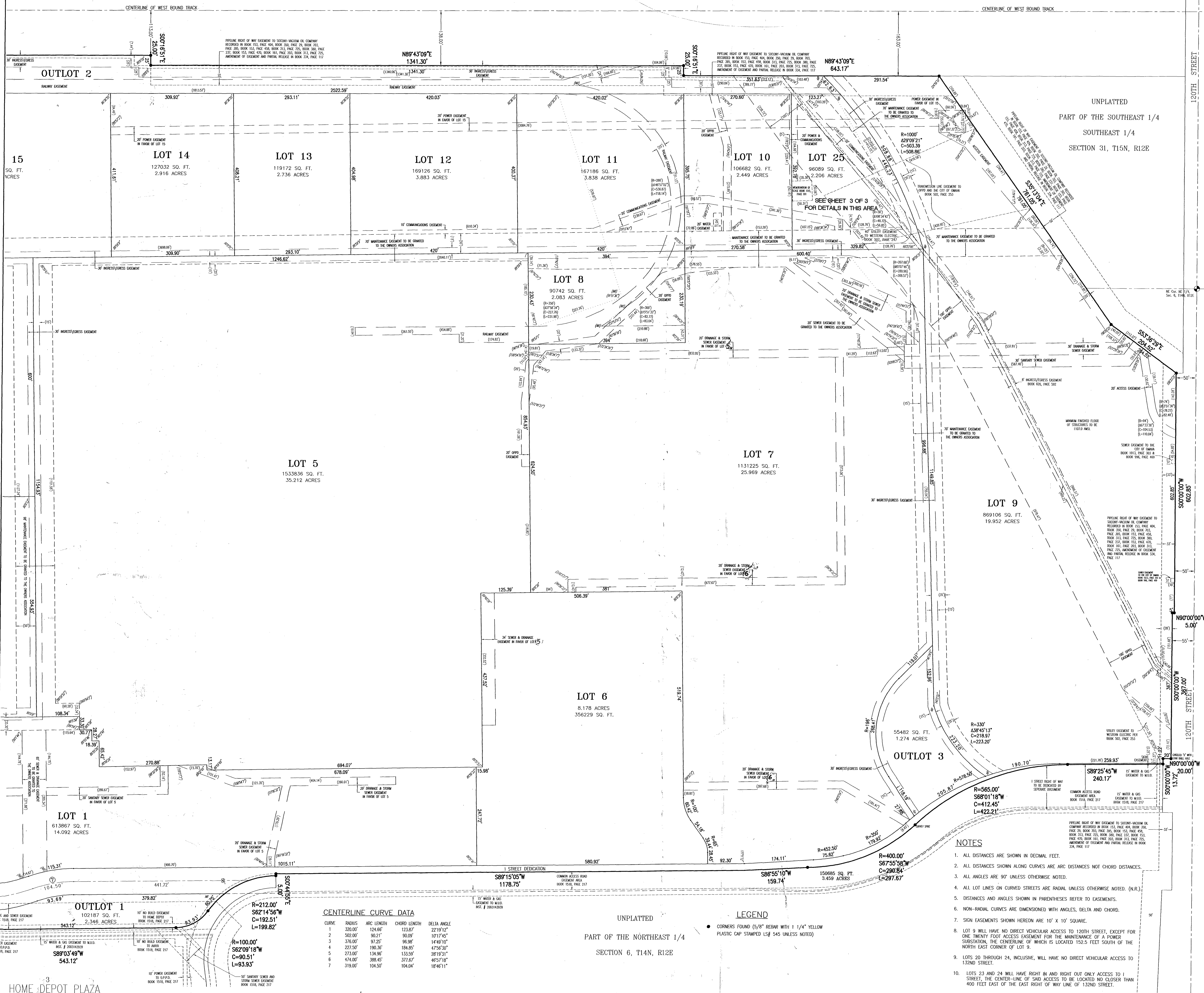
Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.



UNION PACIFIC RAILROAD RIGHT OF WAY

UNION PACIFIC RAILROAD RIGHT OF WAY

CENTERLINE OF WEST BOUND TRACK



**CENTERLINE CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	330.00'	124.66'	123.87'	22°19'12"
2	502.00'	90.21'	90.00'	10°17'45"
3	376.00'	97.25'	98.98'	14°49'10"
4	227.50'	190.36'	194.85'	47°56'30"
5	273.00'	134.98'	133.60'	28°19'31"
6	474.00'	388.45'	377.67'	46°57'18"
7	319.00'	104.50'	104.04'	18°46'11"

UNPLATTED  
PART OF THE NORTHEAST 1/4  
SECTION 6, T14N, R12E

**LEGEND**  
• CORNERS FOUND (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED L&S# 545 UNLESS NOTED)

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
  - DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
  - NON-RADIAL CURVES ARE DIMENSIONED WITH ANGLES, DELTA AND CHORD.
  - SIGN EASEMENTS SHOWN HEREON ARE 10' X 10' SQUARE.
  - LOT 9 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 120TH STREET, EXCEPT FOR ONE TWENTY FOOT ACCESS EASEMENT FOR THE MAINTENANCE OF A POWER SUBSTATION, THE CENTERLINE OF SAID ACCESS TO BE LOCATED 152.5 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 9.
  - LOTS 20 THROUGH 24, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 132ND STREET.
  - LOTS 23 AND 24 WILL HAVE RIGHT IN AND RIGHT OUT ONLY ACCESS TO I STREET, THE CENTERLINE OF SAID ACCESS TO BE LOCATED NO CLOSER THAN 400 FEET EAST OF THE EAST RIGHT OF WAY LINE OF 132ND STREET.

drawn by JHYD  
designed by  
reviewed by RDP  
path filename 01087.18.dwg  
revision

WWW.LRA-INC.COM  
Lamp, Rynearson & Associates, Inc.  
14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
Ph: 402.496.2498  
Fax: 402.496.2730  
OMAHA WORKS INDUSTRIAL PARK, (Lots 1 through 25, AND Outlots 1, 2 & 3)  
Douglas County, Nebraska

FINAL PLAT  
job number-tasks 01087.18 / 003  
book page 01087  
date February 6, 2006  
sheet 1 of 3

# OMAHA WORKS INDUSTRIAL PARK

Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Drawn by  
JHV

Designed by  
RDP

Reviewed by  
RDP

Path/Name  
01087\_18.dwg

Revisions

WWW.LRA-INC.COM

Lamp, Rynearson & Associates, Inc.

14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027

(PH) 402-496-2498  
(Fax) 402-496-2750

OMAHA WORKS INDUSTRIAL PARK, (Lots 1 through 25, AND Outlots 1, 2 & 3)  
Douglas County, Nebraska

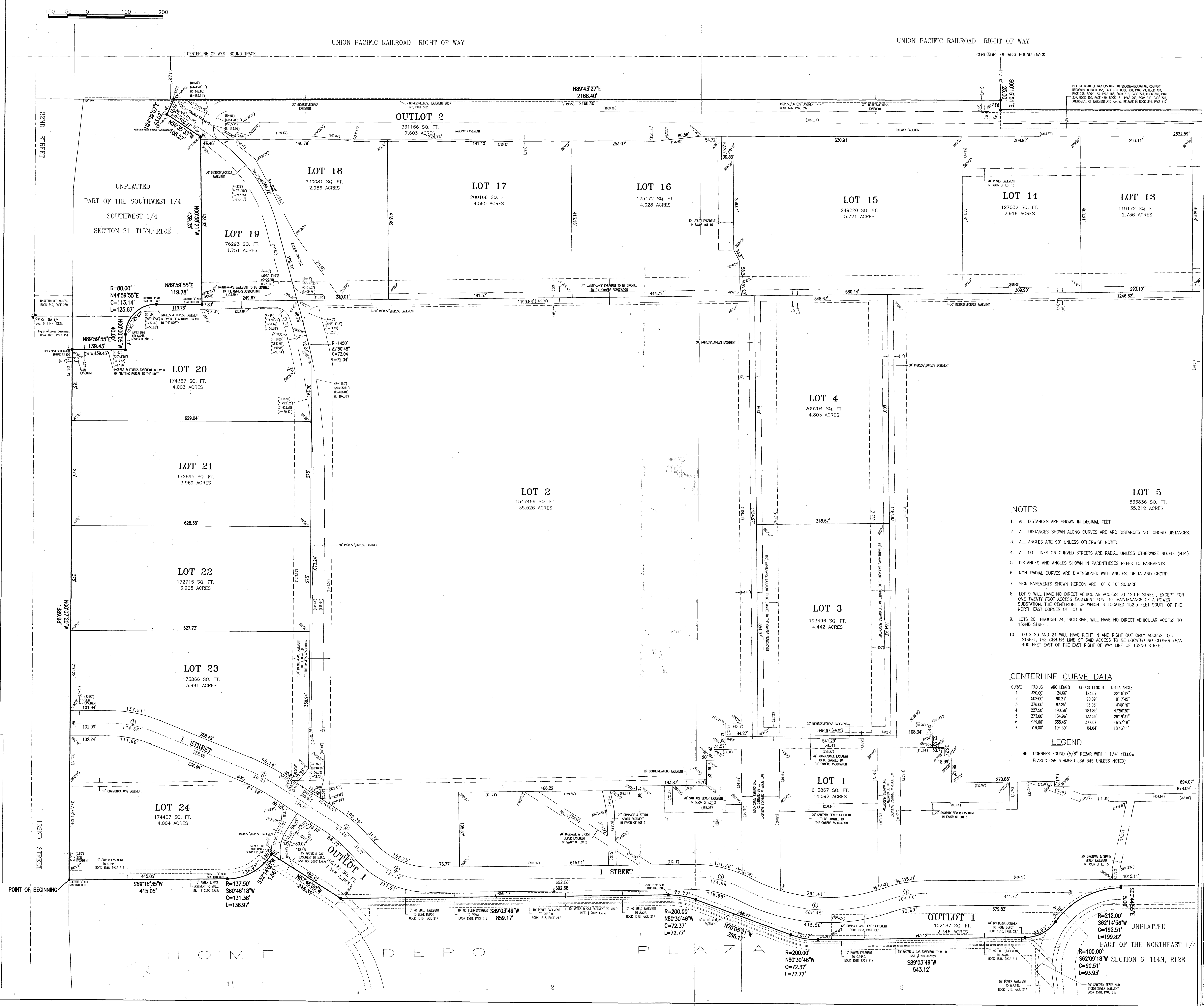
FINAL  
PLAT

job number-lrka  
01087.18 / 003

book page  
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sheet  
2 of 3



- NOTES**
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  6. NON-RADIAL CURVES ARE DIMENSIONED WITH ANGLES, DELTA AND CHORD.
  7. SIGN EASEMENTS SHOWN HEREON ARE 10' X 10' SQUARE.
  8. LOT 9 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 120TH STREET, EXCEPT FOR ONE TWENTY FOOT ACCESS EASEMENT FOR THE MAINTENANCE OF A POWER SUBSTATION, THE CENTERLINE OF WHICH IS LOCATED 152.5 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 9.
  9. LOTS 20 THROUGH 24, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 132ND STREET.
  10. LOTS 23 AND 24 WILL HAVE RIGHT IN AND RIGHT OUT ONLY ACCESS TO I STREET, THE CENTERLINE OF SAID ACCESS TO BE LOCATED NO CLOSER THAN 400 FEET EAST OF THE EAST RIGHT OF WAY LINE OF 132ND STREET.

**CENTERLINE CURVE DATA**

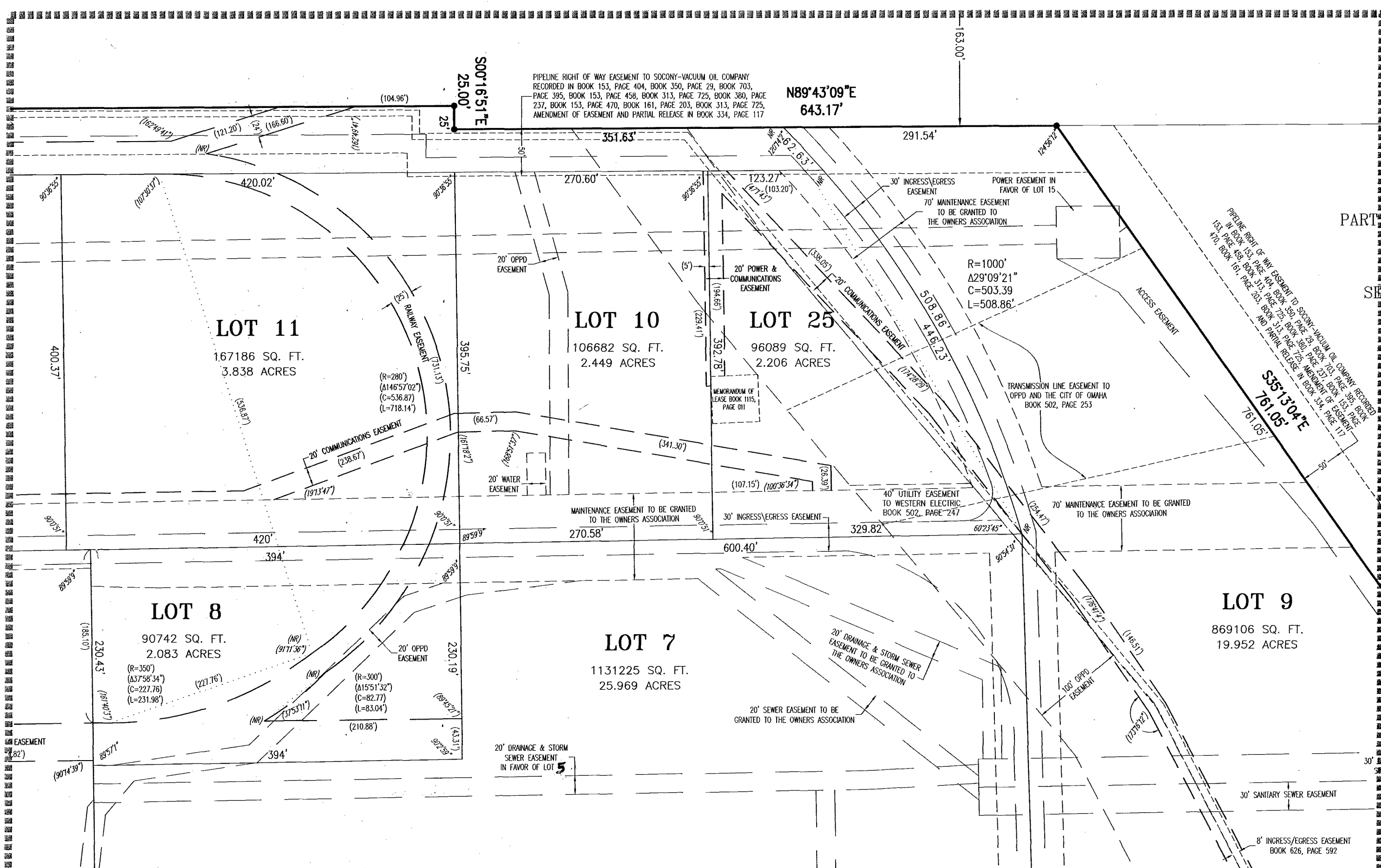
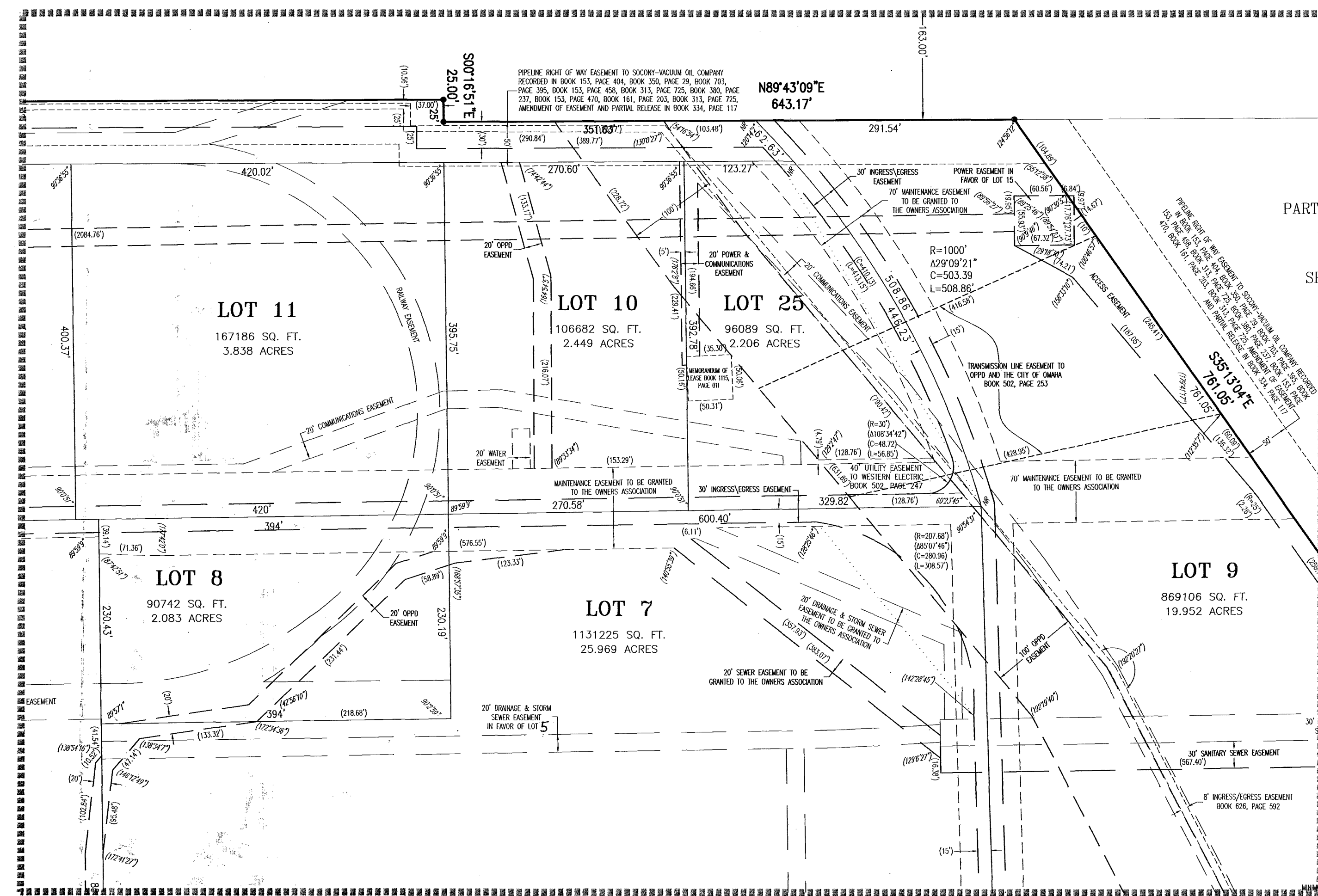
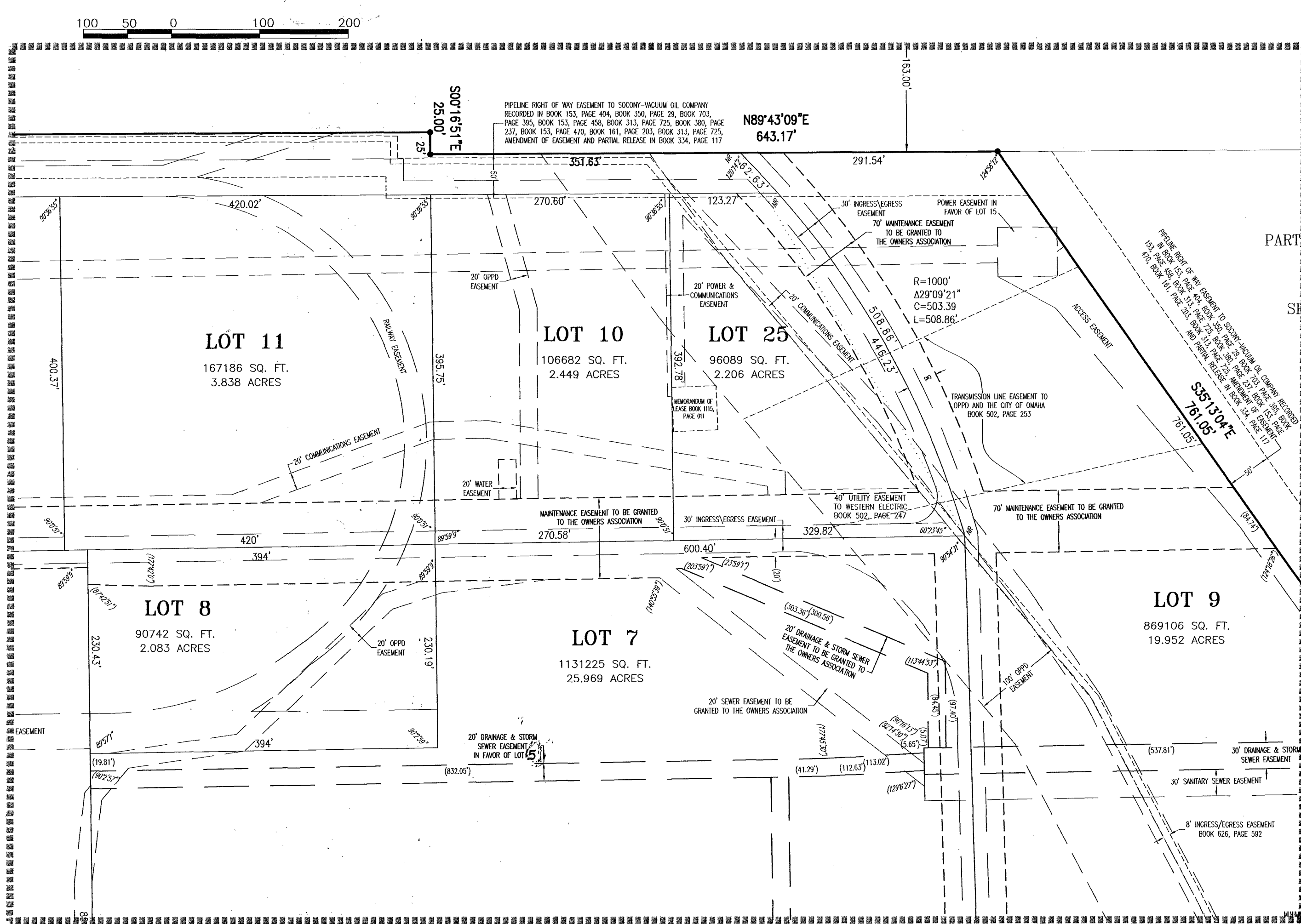
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	320.00'	124.66'	123.87'	22°19'12"
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5	274.00'	134.96'	133.59'	28°19'31"
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7	319.00'	104.50'	104.04'	18°46'11"

**LEGEND**

- CORNERS FOUND (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LSF 545 UNLESS NOTED)

# OMAHA WORKS INDUSTRIAL PARK

Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.



## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as OMAHA WORKS INDUSTRIAL PARK, Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, (excepting there from any corner or angle point falling within an existing building) being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at a chiseled "x" with a star drill hole monumenting the northwest corner of Lot 1, HOME DEPOT PLAZA, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;  
 Thence North 00°07'20" West (bearings referenced to the Final Plat of HOME DEPOT PLAZA) for 1389.98 feet along the east right of way line of 132nd Street to a survey spike with washer stamped LS 545;  
 Thence North 89°59'55" East for 119.78 feet to a chiseled "x" with star drill hole;  
 Thence North 00°00'05" West for 40.00 feet to a survey spike with washer stamped LS 545;  
 Thence along a curve to the right (having a radius of 80.00 feet and a long chord bearing North 44°58'55" East for 113.14 feet) for an arc length of 125.67 feet to a chiseled "x" with star drill hole;  
 Thence North 89°59'55" East for 119.78 feet to a chiseled "x" with star drill hole;  
 Thence North 00°38'21" West for 439.25 feet to a 5/8" lead plug;  
 Thence North 55°35'33" West for 106.22 feet to a 5/8" lead plug;  
 Thence North 24°09'07" East for 43.02 feet to a 5/8" lead plug in the south right of way line of the Union Pacific Railroad;  
 Thence along said south right of way line for the following five (5) courses;

- 1) Thence North 89°43'27" East for 2168.40 feet;
- 2) Thence South 00°16'51" East for 25.00 feet;
- 3) Thence North 89°43'09" East for 1341.30 feet parallel with and 138.00 feet south of the centerline of the West Bound Track (north set of rails);
- 4) Thence South 00°16'51" East for 25.00 feet;
- 5) Thence North 89°43'09" East for 643.17 feet parallel with and 163.00 feet south of the centerline of the West Bound Track (north set of rails);

- 6) Thence South 35°13'04" East for 761.05 feet;
- 7) Thence South 53°36'29" East for 204.52 feet to the west right of way line of 120th Street;
- 8) Thence along said west right of way line for the following five (5) courses;
- 9) Thence South 00°00'00" West for 602.85 feet parallel with and 50.00 feet west of the east line of the Northeast Quarter of Section 6;
- 10) Thence North 90°00'00" West for 5.00 feet;
- 11) Thence South 00°00'00" West for 367.00 feet parallel with and 55.00 feet west of the east line of the Northeast Quarter of Section 6 to a star drill hole with chiseled "x";
- 12) Thence North 89°43'09" West for 106.22 feet;
- 13) Thence North 90°00'00" West for 20.00 feet;
- 14) Thence South 00°00'00" West for 13.72 feet parallel with and 75.00 feet west of the east line of the Northeast Quarter of Section 6;
- 15) Thence South 89°25'45" West for 240.17 feet;
- 16) Thence along a curve to the left (having a radius of 565.00 feet and a long chord bearing South 68°01'18" West for 412.45 feet) for an arc length of 422.21 feet to a survey spike with washer stamped LS 545;
- 17) Thence along a curve to the right (having a radius of 400.00 feet and a long chord bearing South 67°55'58" West for 290.84 feet) for an arc length of 297.67 feet;
- 18) Thence South 86°55'10" West for 158.74 feet;
- 19) Thence South 89°15'05" West for 1178.75 feet;
- 20) Thence South 00°44'55" East for 5.00 feet to the northeast corner of Lot 3, HOME DEPOT PLAZA;
- 21) Thence west along the north line of HOME DEPOT PLAZA for the following eleven (11) courses;

- (1) Thence along a curve to the left (having a radius of 212.00 feet and a long chord bearing South 62°14'56" West for 192.51 feet) for an arc length of 199.82 feet;
- (2) Thence along a curve to the right (having a radius of 100.00 feet and a long chord bearing South 62°09'18" West for 90.51 feet) for an arc length of 93.93 feet;
- (3) Thence South 89°43'09" West for 543.12 feet;
- (4) Thence along a curve to the right (having a radius of 200.00 feet and a long chord bearing North 80°30'46" West for 72.37 feet) for an arc length of 72.77 feet;
- (5) Thence North 70°05'21" West for 266.17 feet;
- (6) Thence along a curve to the left (having a radius of 200.00 feet and a long chord bearing North 80°30'46" West for 72.37 feet) for an arc length of 72.77 feet;
- (7) Thence South 89°43'09" West for 859.17 feet;
- (8) Thence North 57°45'00" West for 216.31 feet to a survey spike with washer stamped LS 545;
- (9) Thence South 32°14'00" West for 1.56 feet;
- (10) Thence along a curve to the right (having a radius of 137.50 feet and a long chord bearing South 69°46'18" West for 131.38 feet) for an arc length of 136.97 feet;
- (11) Thence South 89°18'35" West for 415.05 feet to the Point of Beginning.

Contains 223,568 acres.  
 NOTE: All of the above corners, angle points and ends of curves are monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 545, unless noted otherwise.

Frank A. Kohl LS #545  
 Date: February 6, 2006

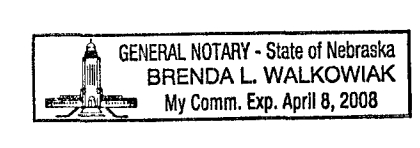
## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Connectivity Solutions Manufacturing, Inc. a Delaware Corporation, being the sole OWNER, of the land described within the land Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into lots and streets to be named and numbered as shown herein, said subdivision to be hereafter known as OMAHA WORKS INDUSTRIAL PARK, (Lots 1 through 25, inclusive and Outlots 1, 2 and 3) and hereby ratify and approve of the disposition of our property as shown on that plat; and we do hereby dedicate to the public, "I" Street as shown hereon and do hereby grant the easements as shown hereon. We do further grant a perpetual easement to the Omaha Public Power District and West and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, downspouts 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front lot lines; an eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded (excepting from the above, any lot line falling in an existing building on Lots 1, 2 and 5). In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with these limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in the above described easements, 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.

Connectivity Solutions Manufacturing, Inc. a Delaware Corporation, OWNER  
 Richard Dall  
 RICHARD DALL  
 PRESIDENT CSMI  
 (Signature) (Printed Name/Title)

## ACKNOWLEDGMENT OF NOTARIES

State of Nebraska } SS  
 County of Douglas }  
 On this 14 day of August, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared  
 Richard Dall, who is personally known to me for the identical person whose name is affixed to the above instrument as  
 President  
 of Connectivity Solutions Manufacturing, Inc. a Delaware Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.  
 Witness my hand and official seal the date just aforesaid.  
 Brenda Walkowiak  
 Notary Public



31  
 SWSW  
 SESW  
 SESE  
 6  
 SW NW  
 SE NE  
 NW  
 SW NE  
 SE NE

- ## NOTES
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
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  10. LOTS 23 AND 24 WILL HAVE RIGHT IN AND RIGHT OUT ONLY ACCESS TO STREET, THE CENTER-LINE OF SAID ACCESS TO BE LOCATED NO CLOSER THAN 400 FEET EAST OF THE EAST RIGHT OF WAY LINE OF 132ND STREET.

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of OMAHA WORKS INDUSTRIAL PARK (Lots 1 through 25, inclusive AND Outlots 1, 2 & 3) as to the design standards  
 this 16th day of August, 2006.  
 Charles Krupnik  
 City Engineer

## APPROVAL OF OMAHA CITY COUNCIL

This plat of OMAHA WORKS INDUSTRIAL PARK was approved and accepted by the City Council of Omaha, Nebraska, this  
 12th day of September, 2006.  
 Mike Jaley  
 Mayor

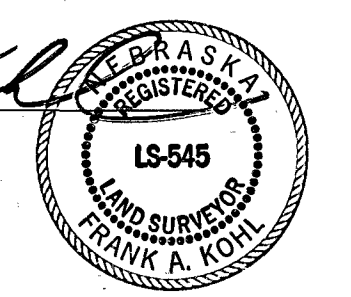
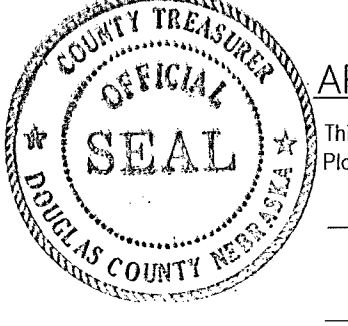
## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of  
 this 20th day of August, 2006.  
 Julie M. Haney  
 County Treasurer

## APPROVAL OF CITY PLANNING BOARD

This plat of OMAHA WORKS INDUSTRIAL PARK was approved by the City Planning Board of the City of Omaha, Nebraska, this  
 1st day of March, 2006.  
 Frank A. Kohl  
 Chairman, City Planning Board

COUNTY ENGINEER'S CERTIFICATE  
 This plat of OMAHA WORKS INDUSTRIAL PARK was approved by the Douglas County Engineer's Office.  
 5-106  
 Date: 2/6/06  
 W. DeSola  
 Douglas County Engineer



drawn by	JHYD	reference	0187201
designed by			
reviewed by	RDP		
path filename	01087\New\0187201 PAGE 3.DWG		
revisions			

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