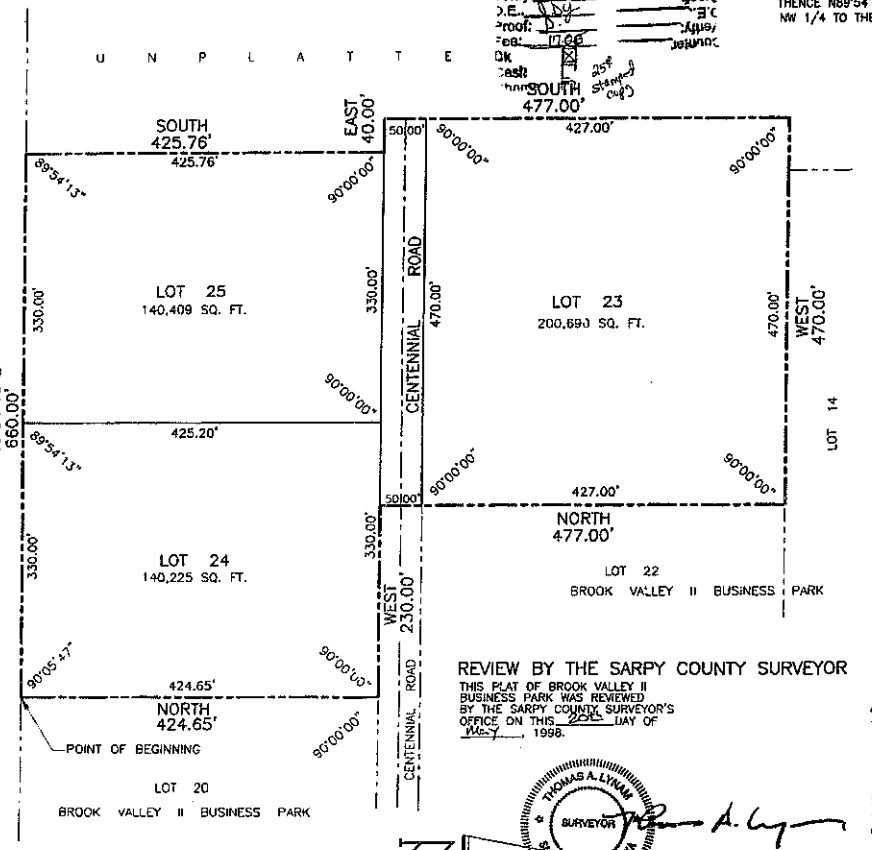
# BROOK VALLEY II BUSINESS PARK

FILED SARPY CO. NE
INSTRUMENT NUMBER
98-013043
98 MAY 20 PM 2:43
REGISTER OF DEEDS

98-13043

LOTS 23, 24 AND 25

BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.




## REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 20th DAY OF May, 1998.

THOMAS A. LYNAM — SURVEYOR — SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NW 1/4 OF SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES WITHIN SAID NW 1/4, SAID SUBDIVISION TO BE KNOWN AS BROOK VALLEY II BUSINESS PARK, LOTS 23, 24 AND 25, THE OUTER BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 20, BROOK VALLEY II BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE NORTH (ASSUMED BEARING) 424.65 FEET ON THE WEST LINE OF SAID LOT 20 TO THE NW CORNER THEREOF;

THENCE WEST 230.00 FEET ON THE SOUTH LINE OF CENTENNIAL ROAD;

THENCE NORTH 477.00 FEET ON THE WEST LINE OF LOT 22 SAID BROOK VALLEY II BUSINESS PARK AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF LOT 14 SAID BROOK VALLEY II BUSINESS PARK;

THENCE WEST 470.00 FEET ON THE SOUTH LINE OF SAID LOT 14 AND ITS WESTERLY EXTENSION;

THENCE SOUTH 477.00 FEET;

THENCE EAST 40.00 FEET;

THENCE SOUTH 425.76 FEET TO THE SOUTH LINE OF SAID NW 1/4;

THENCE N89°54'13"E 660.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

MARCH 17, 1998
DATE

JAMES D. WARNER
NEBRASKA RLS 308

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY II, LTD, A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS, AND MILLARD REFRIGERATED SERVICES-DENISON, A NEBRASKA GENERAL PARTNERSHIP, BEING THE MORTGAGE HOLDER 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 ON THIS PLAT, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY II BUSINESS 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 STREET AS SHOWN ON THIS PLAT, AND WE DO HEREBY 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 LINE OF LOT 23, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF LOTS 24 AND 25, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AN RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNERS AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, 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 THE STREET WITHIN SAID SUBDIVISION. 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 USESFOR RIGHTS HEREIN GRANTED.

BROOK VALLEY II, LTD, A NEBRASKA LIMITED PARTNERSHIP
BY: PRIME REALTY, INC., A NEBRASKA CORPORATION, ITS GENERAL PARTNER
BY: James V. McCart
JAMES V. MCCART, PRESIDENT

MILLARD REFRIGERATED SERVICES-DENSION, A NEBRASKA GENERAL PARTNERSHIP
BY:
LARRY A. LARSEN, MANAGING PARTNER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF May, 1998 BY JAMES V. MCCART, PRESIDENT OF PRIME REALTY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION, GENERAL PARTNER OF BROOK VALLEY II, LTD, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY-State of Nebraska JEAN M. LINDAUER My Comm. Exp. June 25, 1998

NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF May, 1998 BY LARRY A. LARSEN, MANAGING PARTNER OF MILLARD REFRIGERATED SERVICES-DENISON, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY-State of Nebraska STEVEN L. OFFICER My Comm. Exp. Aug. 16, 1998

NOTARY PUBLIC

## APPROVAL OF LaVISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE LaVISTA CITY PLANNING COMMISSION ON THIS 7 DAY OF May, 1998.

GENERAL NOTARY-State of Nebraska RITA M. RAMIREZ My Comm. Exp. Sept. 25, 1998

CHAIRMAN OF LaVISTA PLANNING COMMISION

## APPROVAL OF LaVISTA CITY COUNCIL

THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE LaVISTA CITY COUNCIL OF THE CITY OF LaVISTA, NEBRASKA, ON THIS 19 DAY OF May, 1998.

Rita M. Ramirez
ATTEST

MAYOR

## 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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

5-20-98
DATE

Seal — SARPY COUNTY, NEBRASKA

DEPUTY
COUNTY TREASURER

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

BROOK VALLEY II
BUSINESS PARK

FINAL PLAT

DATE: MAR. 17, 1998
DRAWN BY: RJR
CHECKED BY: JDW


THOMPSON, DREESSEN & DORNER, INC.
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10836 O.D MILL RD.
OMAHA, NE 68154
(402) 330 - 8860


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