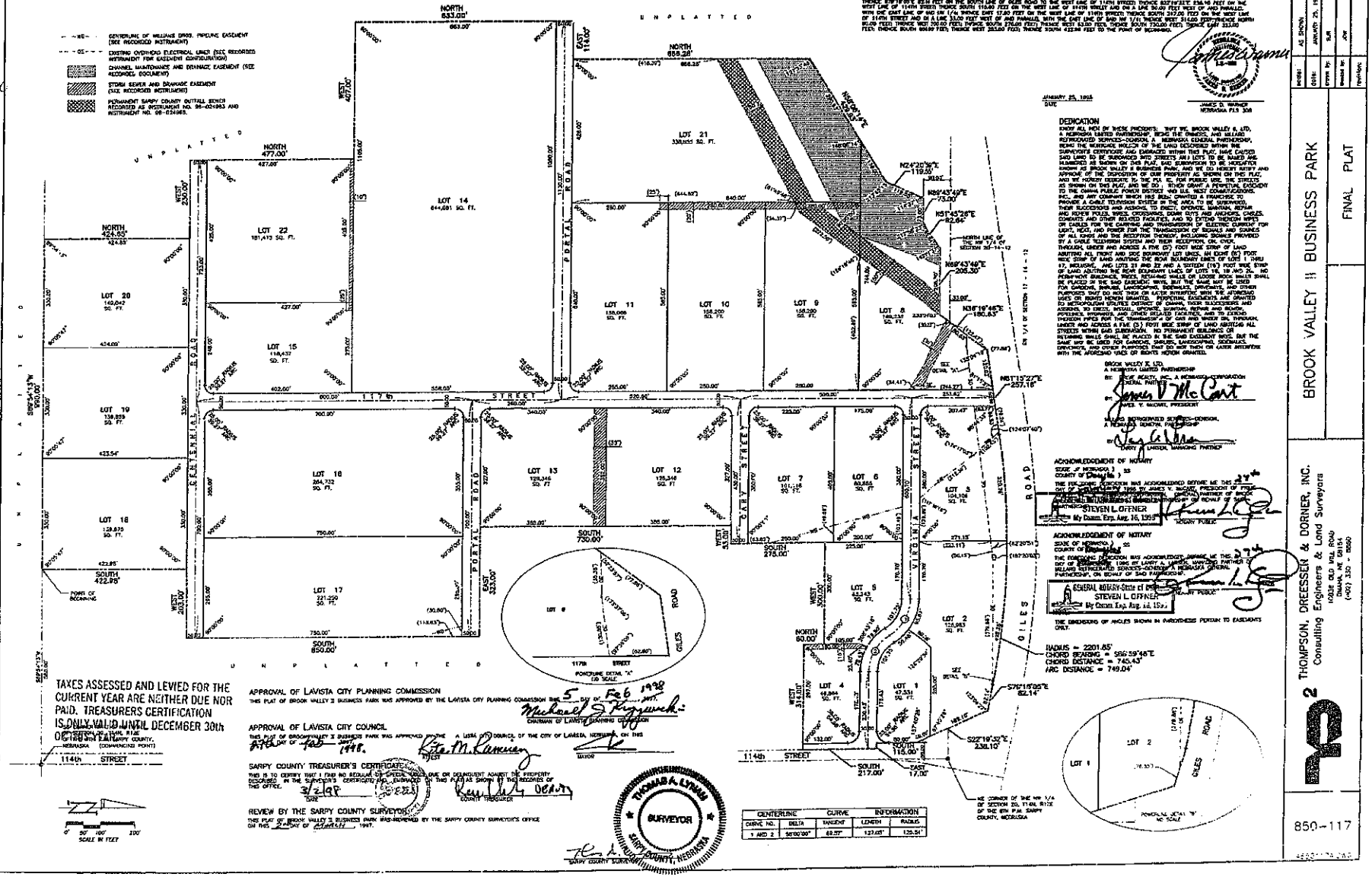
98-04586

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98 004586
98 JAN -2 PM 1:53
REGISTER OF DEEDS

BROOK VALLEY II BUSINESS PARK

LOTS 1 THRU 22, INCLUSIVE

BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA AND THAT PART OF THE SW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., OF SAID SARPY COUNTY, LYING SOUTH OF GILES ROAD.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NW 1/4 SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES PARTIALLY WITHIN SAID NW 1/4 AND PARTIALLY WITHIN THAT PART OF THE SW 1/4 OF SECTION 17, T14N, R12E OF SAID 6TH P.M., SAID SARPY COUNTY, LYING SOUTH OF GILES ROAD, SAID SUBDIVISION TO BE KNOWN AS BROOK VALLEY II BUSINESS PARK, LOTS 1 THRU 22, INCLUSIVE, THE OUTER BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NW 1/4; THENCE SOUTH 0°16'13"W (ASSUMED) ON THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 663.00 FEET; THENCE WEST 114.00 FEET; THENCE SOUTH 477.00 FEET; THENCE WEST 2650.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING WEST 203.00 FEET; THENCE NORTH 424.65 FEET; THENCE WEST 2650.00 FEET; THENCE NORTH 477.00 FEET; THENCE WEST 477.00 FEET; THENCE NORTH 663.00 FEET; THENCE EAST 114.00 FEET; THENCE NORTH 666.28 FEET; THENCE N69°43'46"E 73.00 FEET; THENCE N51°45'26"E 82.64 FEET; THENCE N69°43'46"E 206.30 FEET; THENCE N35°19'46"E 180.63 FEET; THENCE N81°15'27"E 257.16 FEET TO THE NORTH LINE OF GILES ROAD; THENCE N23°20'36"E 119.55 FEET ON THE SOUTH LINE OF GILES ROAD; THENCE S76°15'05"E 82.14 FEET; THENCE S22°16'32"E 238.10 FEET; THENCE SOUTH 115.00 FEET; THENCE EAST 17.00 FEET; THENCE SOUTH 217.00 FEET; THENCE WEST 513.00 FEET; THENCE SOUTH 275.00 FEET; THENCE EAST 323.00 FEET; THENCE SOUTH 750.00 FEET; THENCE WEST 323.00 FEET; THENCE SOUTH 650.00 FEET; THENCE WEST 203.00 FEET TO THE POINT OF BEGINNING.

JAMES D. WARNER
NEBRASKA PLS 308
JANUARY 25, 1998
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY II, LTD., A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS, AND MILLARD REPRESENTED SERVICES - NEBRASKA, A GENERAL PARTNERSHIP, BEING THE MORTGAGEE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NUMBERED AND NUMBERED AS SHOWN ON THIS PLAT, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY II BUSINESS PARK, AND 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 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 DEDICATED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, CROSSINGS, GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND FOR THE RECEPTION OF 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 LOTS 1 THRU 17, INCLUSIVE, AND LOTS 21 AND 22 AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF LOTS 18, 19 AND 20. 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, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR, RENEW, PROTECT, ENLARGE, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES FOR THE TRANSMISSION OF GAS AND, UNDER SOIL THEREON, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS 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, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

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

MILLARD REPRESENTED SERVICES - NEBRASKA,
A NEBRASKA GENERAL PARTNERSHIP
BY: Gary G. Larsen
GARY G. LARSEN, MANAGING PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
) ss
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, 1998, BY JAMES V. MCCART, PRESIDENT OF RIDGE REALTY, INC., A NEBRASKA CORPORATION, GENERAL PARTNER OF BROOK VALLEY II, LTD., A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

STEVEN L. OFFNER
My Comm. Exp. Aug. 16, 1999
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
) ss
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, 1998, BY GARY G. LARSEN, MANAGING PARTNER OF MILLARD REPRESENTED SERVICES - NEBRASKA, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

A GENERAL NOTARY-State of Nebraska
STEVEN L. OFFNER
My Comm. Exp. Aug. 16, 1999
NOTARY PUBLIC

THE BEARINGS OF ANGLES SHOWN IN PARENTHESES PERTAIN TO EASEMENTS ONLY.

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

APPROVAL OF LAVISTA CITY PLANNING COMMISSION
THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE LAVISTA CITY PLANNING COMMISSION THIS 5 DAY OF Feb 1998.
Michael J. Krzywicki
CHAIRMAN OF LAVISTA PLANNING COMMISSION

APPROVAL OF LAVISTA CITY COUNCIL
THIS PLAT OF BROOKVALLEY II BUSINESS PARK WAS APPROVED BY THE LAVISTA CITY COUNCIL OF THE CITY OF LAVISTA, NEBRASKA, ON THIS 26th DAY OF Jan 1998.
Rita M. Ramirez
CITY CLERK
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.
3/2/98
DATE
COUNTY TREASURER
Deputy

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 9th DAY OF January 1998.
SARPY COUNTY SURVEYOR

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1 AND 2	56°00'00"	69.35'	123.05'	126.51'

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

BROOK VALLEY II BUSINESS PARK
FINAL PLAT

SCALE:	AS SHOWN
DATE:	JANUARY 25, 1998
DRAWN BY:	RJH
CHECKED BY:	JDW
PROJECT NO.	

850-117