

ALTECH BUSINESS PARK
69-#54
1 of 4

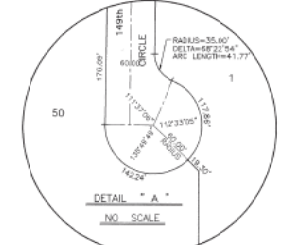
ALTECH BUSINESS PARK

A CLUSTER SUBDIVISION
LOTS 1 THRU 50, INCLUSIVE & OUTLOTS A, B, C AND D

BEING A PLATING OF PART OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWESTERLY OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 35; TOGETHER WITH PART OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35.

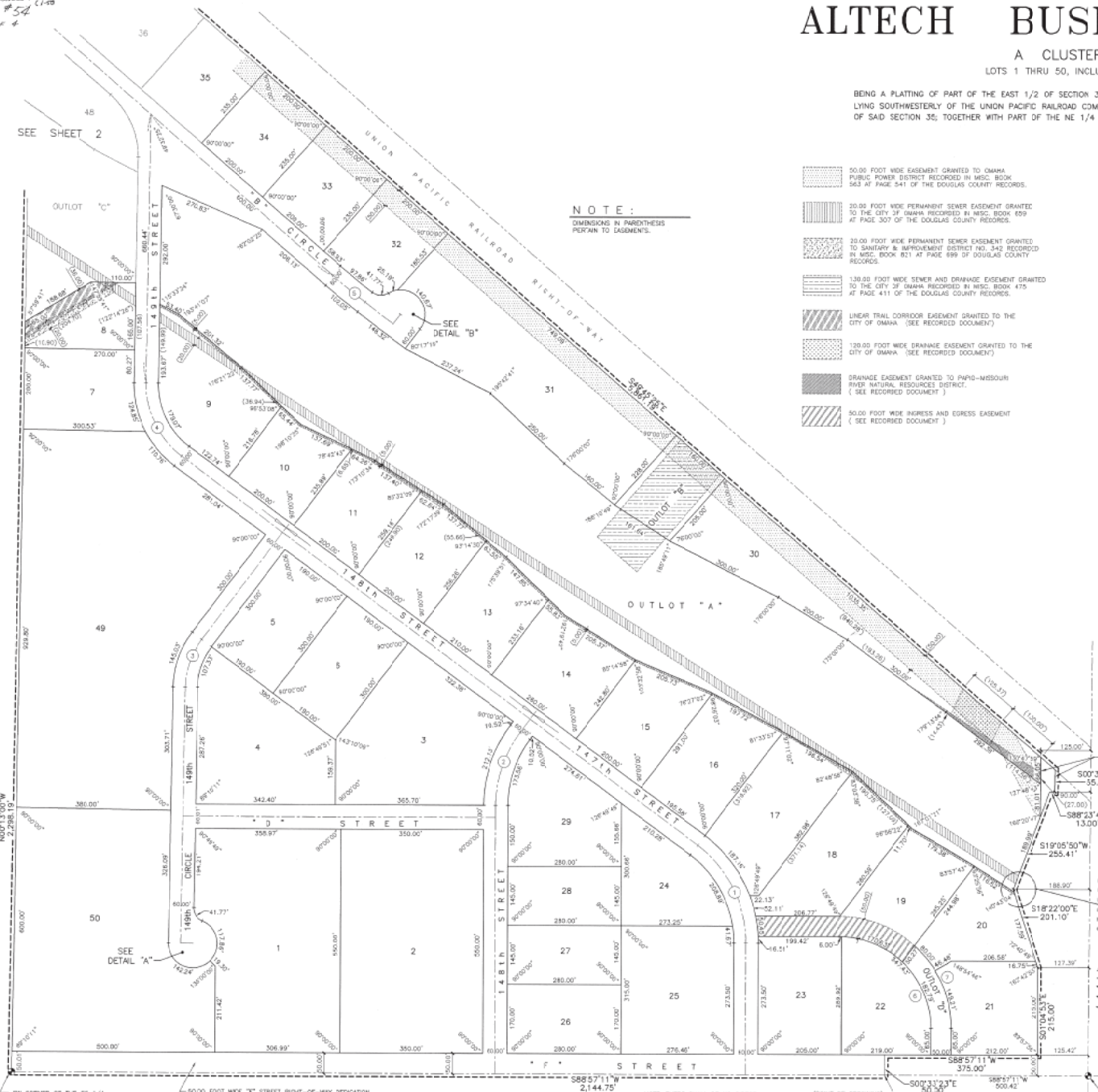
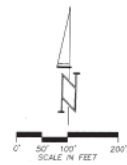
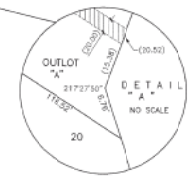
NOTE:
DIMENSIONS IN PARENTHESES Pertain to EASEMENTS.

- 50.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 563 AT PAGE 547 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE PERMANENT SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 699 AT PAGE 307 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE PERMANENT SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 821 AT PAGE 899 OF THE DOUGLAS COUNTY RECORDS.
- 130.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 479 AT PAGE 411 OF THE DOUGLAS COUNTY RECORDS.
- LINEAR TRAIL CORRIDOR EASEMENT GRANTED TO THE CITY OF OMAHA. (SEE RECORDED DOCUMENT)
- 120.00 FOOT WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA. (SEE RECORDED DOCUMENT)
- DRAINAGE EASEMENT GRANTED TO PAPMO-MISSOURI RIVER NATURAL RESOURCES DISTRICT. (SEE RECORDED DOCUMENT)
- 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT (SEE RECORDED DOCUMENT)



CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	300.00'	150.13'	278.40'	53°10'11"
2	300.00'	99.89'	192.84'	30°49'49"
3	200.83'	65.29'	135.18'	50°00'00"
4	220.00'	112.10'	207.30'	54°00'00"
5	1431.81'	50.00'	99.96'	4°00'00"
6	225.00'	225.00'	353.43'	90°00'00"
7	275.00'	121.73'	239.21'	47°45'18"

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONLY 144th STREET OVER THE EAST LINES OF LOTS 20, 21 AND OUTLOT "A".



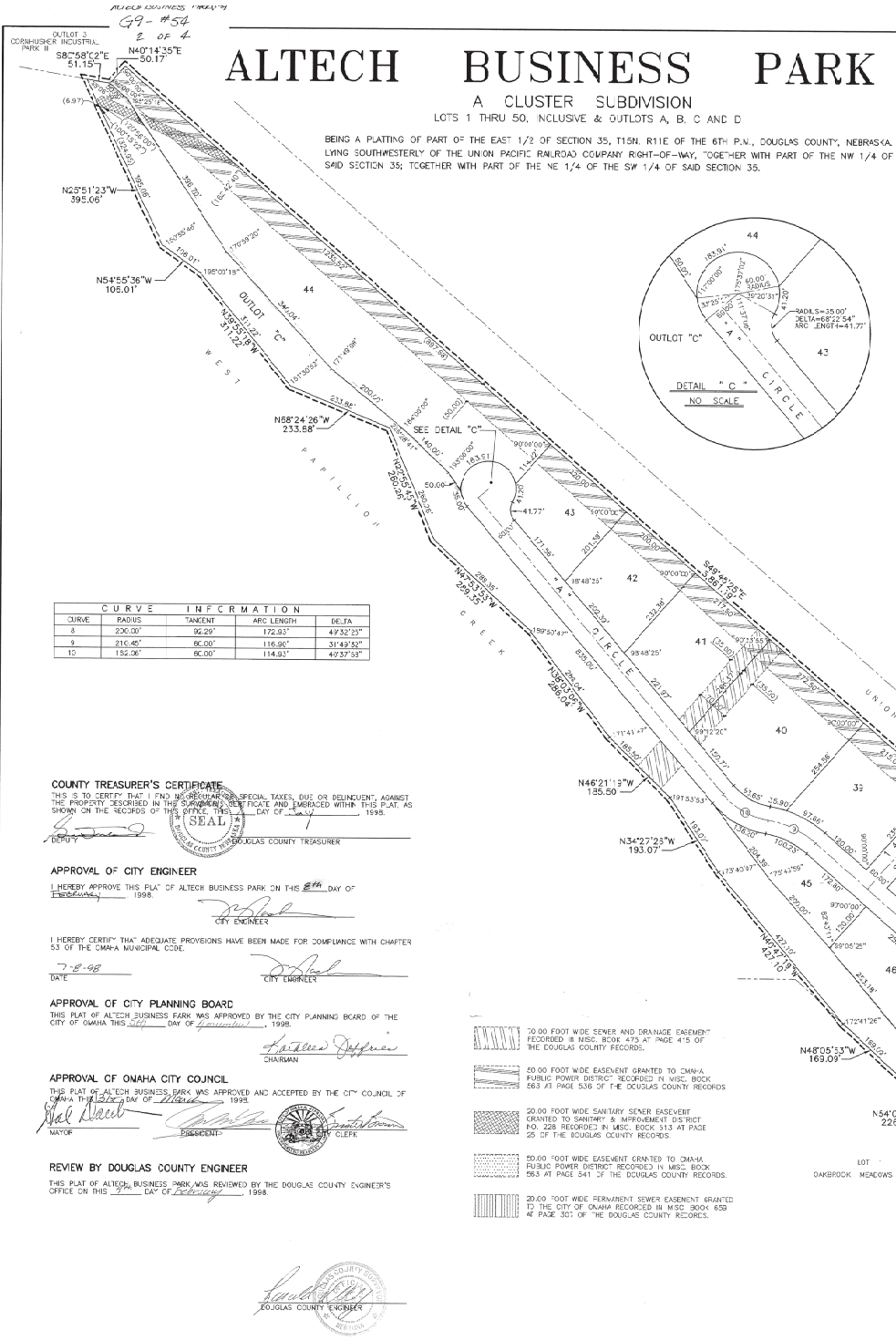
NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONLY 7th STREET OVER THE SOUTH LINES OF LOTS 1, 2, 20, 25, 23, 22, AND 21.

SE CORNER OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. (COMMENCING POINT)

DATE:	January 23, 1997
DESIGNED BY:	DRN
CHECKED BY:	DRN

ALTECH BUSINESS PARK
FINAL PLAT

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



ALTECH BUSINESS PARK

A CLUSTER SUBDIVISION
LOTS 1 THRU 50, INCLUSIVE & OUTLOTS A, B, C AND D

BEING A PLATING OF PART OF THE EAST 1/2 OF SECTION 35, 115N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWESTERLY OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 35; TOGETHER WITH PART OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT A BOUNDARY BE SET WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION AS BEING KNOWN AS ALTECH BUSINESS PARK... (text continues with detailed survey data)



JANUARY 23 1998
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TED GRACE DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY JOE McDERMOTT ASSOCIATES, INC., TED V. GRACE, RENE GRACE, CHAD E. GRACE, SHIRLEY GRAY AND DAN WALZ BEING THE OWNERS AND AMERICAN INTERSTATE BANK, BEING THE MORTGAGEE, HOLDER OF THE TITLE OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AS ALTECH BUSINESS PARK, AND WE HEREBY RAISE BY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAN AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS, CROSSINGS, DRIVEWAYS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPTION 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 ADJOINING THE REAR BOUNDARY... (text continues with dedication details)

TED GRACE DEVELOPMENT, L.L.C. A NEBRASKA LIMITED LIABILITY COMPANY
By: *Ted V. Grace* TED V. GRACE, MANAGER
By: *Joe McDermott* JOSEPH R. McDERMOTT, PRESIDENT
By: *Chad E. Grace* CHAD E. GRACE
By: *Shirley Gray* SHIRLEY GRAY
By: *Dan Walz* DAN WALZ
AMERICAN INTERSTATE BANK
By: *Nel Kirby* NEL KIRBY, PRESIDENT

NOTE:

ONE-DIMENSIONAL ANGLES & PARALLELISM PERTAIN TO EASEMENTS.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 23rd day of January, 1998 by TED V. GRACE, MANAGER, OF TED GRACE DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by JOSEPH R. McDERMOTT, PRESIDENT OF JOE McDERMOTT ASSOCIATES, INC. ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by TED V. GRACE, MANAGER OF TED GRACE DEVELOPMENT, L.L.C., ON BEHALF OF SAID BANK.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by RENE GRACE, PRESIDENT OF AMERICAN INTERSTATE BANK ON BEHALF OF SAID BANK.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by CHAD E. GRACE, PRESIDENT OF AMERICAN INTERSTATE BANK ON BEHALF OF SAID BANK.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by DAN WALZ, PRESIDENT OF AMERICAN INTERSTATE BANK ON BEHALF OF SAID BANK.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by DAN WALZ, PRESIDENT OF AMERICAN INTERSTATE BANK ON BEHALF OF SAID BANK.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by DAN WALZ, PRESIDENT OF AMERICAN INTERSTATE BANK ON BEHALF OF SAID BANK.

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
I, *Shirley A. Gray*, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 26th day of January, 1998 by DAN WALZ, PRESIDENT OF AMERICAN INTERSTATE BANK ON BEHALF OF SAID BANK.

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I AND MY CLERK HAVE RECORDED AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAN, AS SHOWN ON THE RECORDS OF THIS OFFICE, THE DAY OF JANUARY, 1998.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAN OF ALTECH BUSINESS PARK ON THE 23rd DAY OF JANUARY, 1998.

APPROVAL OF CITY PLANNING BOARD
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAN OF ALTECH BUSINESS PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THE 23rd DAY OF JANUARY, 1998.

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAN OF ALTECH BUSINESS PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 23rd DAY OF JANUARY, 1998.

SCALE:	AS SHOWN
DATE:	JAN 23, 1998
DRAWN BY:	DKM
CHECKED BY:	DKM
REVISION:	

ALTECH BUSINESS PARK
FINAL PLAN

THOMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10838 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-1860

ALTECH BUSINESS PARK (1-0)
 G9-#54
 3 of 4





ALTECH BUSINESS PARK

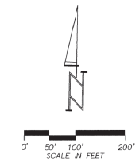
A CLUSTER SUBDIVISION

LOTS 1 THRU 50, INCLUSIVE & OUTLOTS A, B, C AND D

BEING A PLATTING OF PART OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWESTERLY OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 35; TOGETHER WITH PART OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35.

NOTE:
 DIMENSIONS IN PARENTHESIS
 PERTAIN TO EASEMENTS

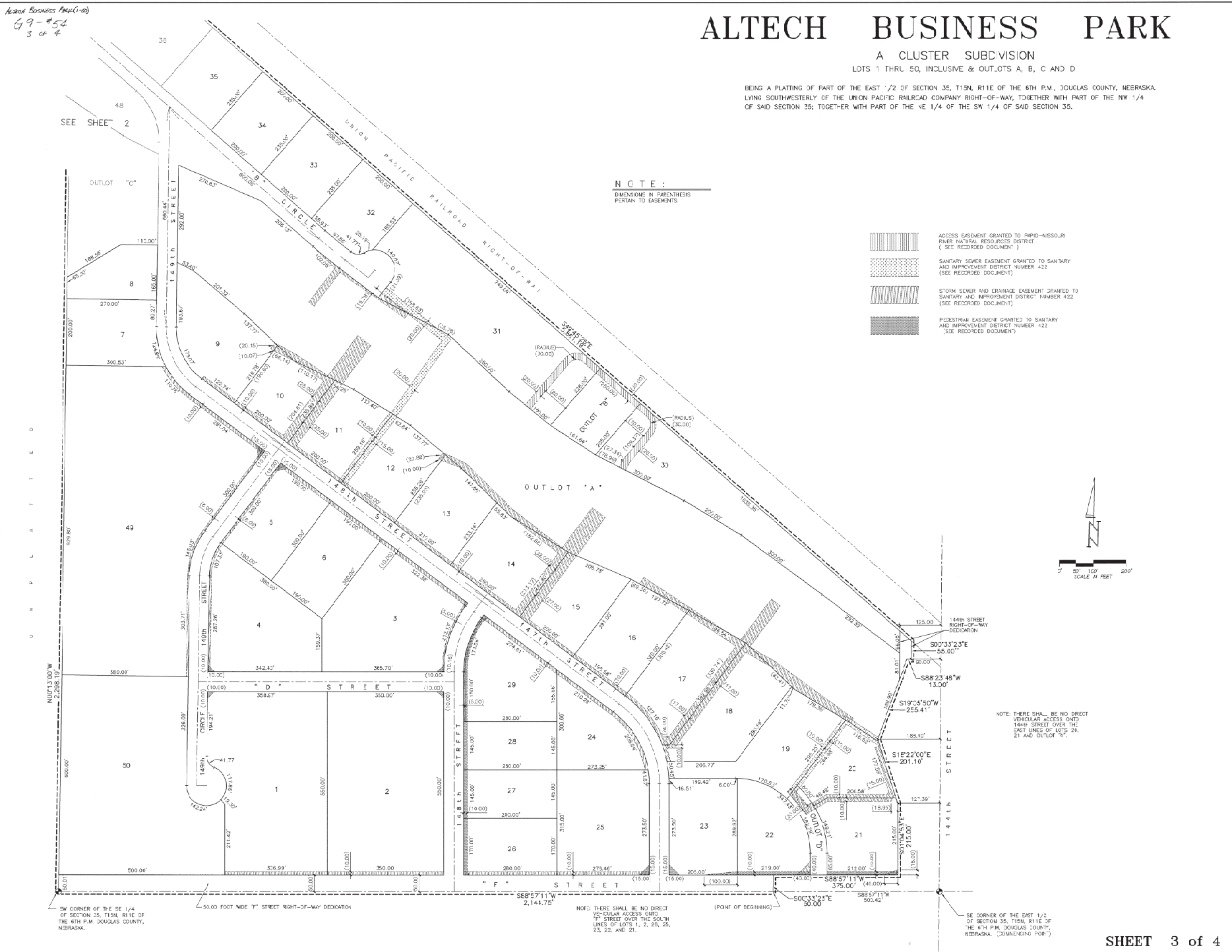
-  ADDRESS EASEMENT GRANTED TO RMPD-HISSOURI RIVER NATURAL RESOURCES DISTRICT (SEE RECORDED DOCUMENT)
-  SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 421 (SEE RECORDED DOCUMENT)
-  STORM SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 422 (SEE RECORDED DOCUMENT)
-  PEDESTRIAN EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 422 (SEE RECORDED DOCUMENT)



NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINES OF LOTS 24, 21 AND OUTLOT 'A'.

SE CORNER OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, (DOMINANCE POINT)

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO F STREET OVER THE SOUTH LINES OF LOTS 1, 2, 25, 26, 23, 22, AND 21.



AS SHOWN	DATE	BY
	January 23, 1997	
DATE	BY	BY
DATE	BY	BY

ALTECH BUSINESS PARK
 FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10176 61st. Mill Road
 Omaha, NE 68154
 (402) 430-8880



423-122

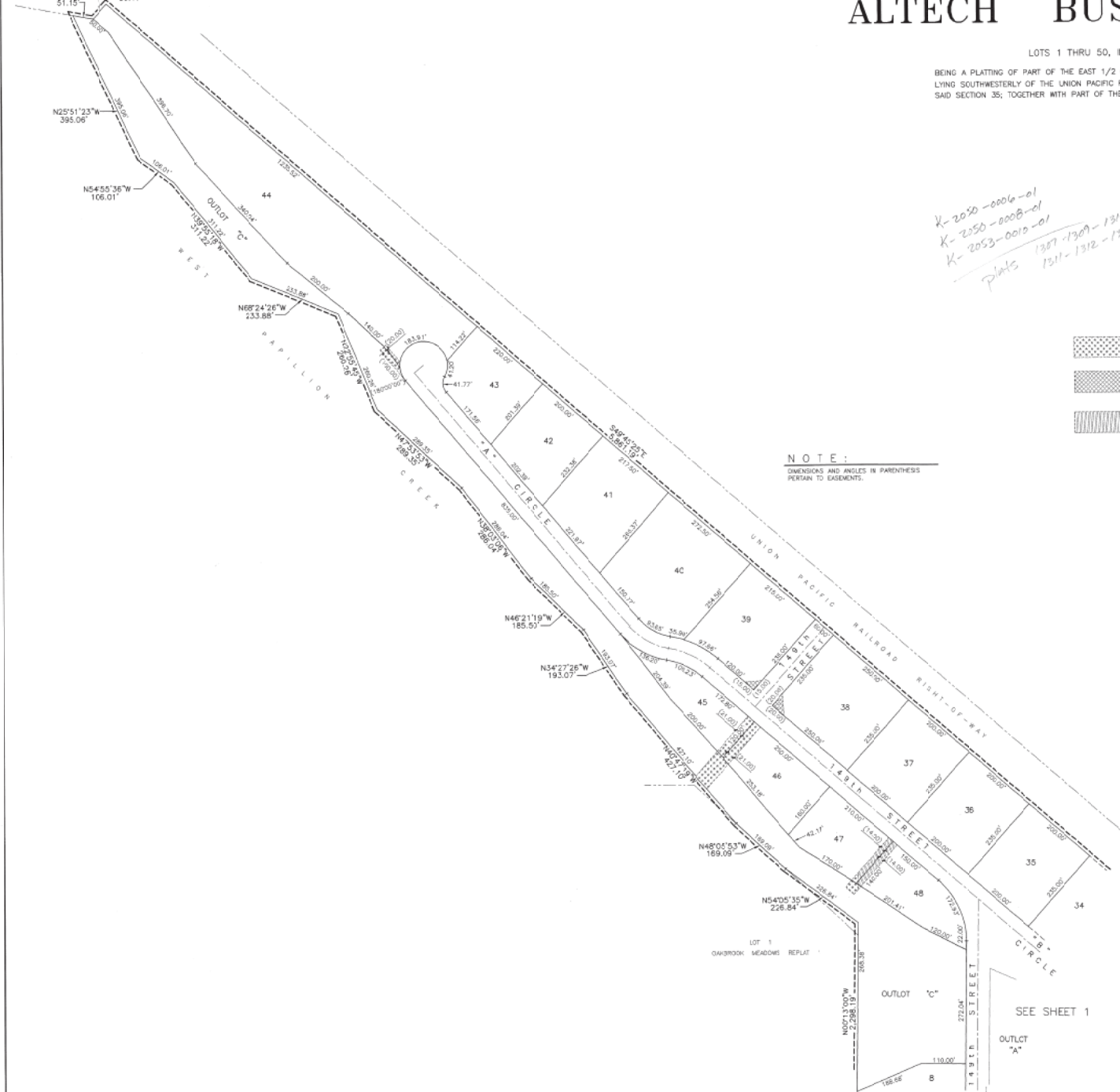
ALTECH BUSINESS PARK (r-s)
 G-9-#54
 4 of 4
 OUTLOT 1
 CORNBUSHER INDUSTRIAL
 PARK II
 S87°54'02"E
 51.15'
 N47°14'35"E
 50.17'

ALTECH BUSINESS PARK




LOTS 1 THRU 50, INCLUSIVE & OUTLOTS A, B, C AND D

BEING A PLATTING OF PART OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWESTERLY OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 35; TOGETHER WITH PART OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35.

*K-2050-0006-01
 K-2050-0008-01
 K-2053-0010-01
 Plots 1307-1309-1310-
 1311-1312-1314*



NOTE:
 DIMENSIONS AND ANGLES IN PARENTHESIS
 PERTAIN TO EASEMENTS.

-  STORM SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
-  PEDESTRIAN EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
-  STORM SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 42 (SEE RECORDED DOCUMENT)

AS SHOWN	JAN 23, 1998
DATE	
DRAWN BY	RJR
REVISED BY	DKN
PROJECT	

ALTECH BUSINESS PARK
 FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10836 OLD MILL ROAD
 OMAHA, NE 68164
 (402) 333-0800



423-122



2094 446 DEED



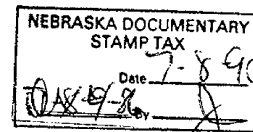
09011 98 446-470

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 JUL -8 PM 3:28

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT



9011x MI-00502 (new)
#20 01-60000

FEE 500 FB _____
BKP 35-15-11 C/C _____ COMP MB
DEL _____ SCAN dc FY _____