

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-004586

98 MAR -2 PM 1:55

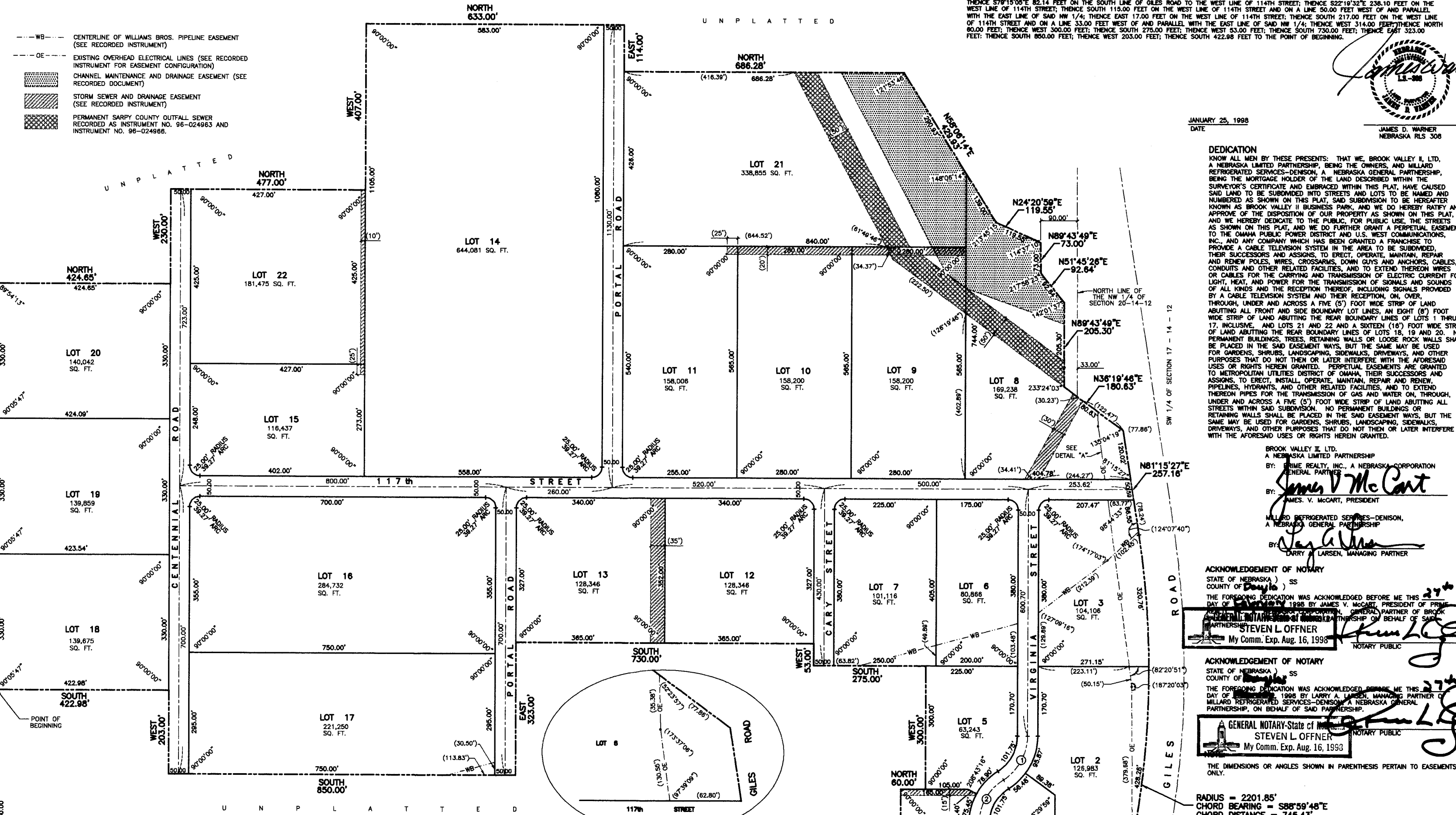
REGISTER OF DEEDS

98-04586

BROOK VALLEY II BUSINESS PARK

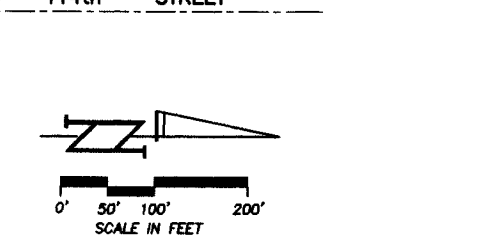
LOTS 1 THRU 22, INCLUSIVE

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.



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th

SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA (COMMENCING POINT)

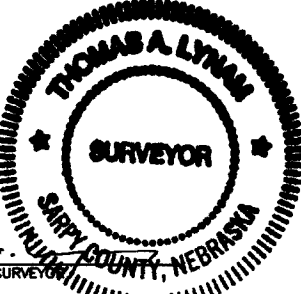


APPROVAL OF LAVISTA CITY PLANNING COMMISSION
THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE LAVISTA CITY PLANNING COMMISSION THIS 5 DAY OF Feb 1998.

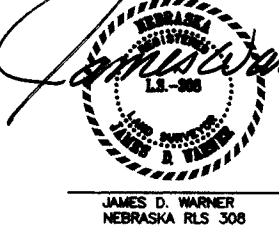
APPROVAL OF LAVISTA CITY COUNCIL
THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVISTA, NEBRASKA ON THIS 14th DAY OF Feb 1998.

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 IN THE RECORDS OF THIS OFFICE.

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 2nd DAY OF March 1998.



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 THE 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: COMMENCING AT THE SE CORNER OF SAID NW 1/4; THENCE S89°54'13\"



DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY II, LTD., A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS, AND MILLARD REFRIGERATED SERVICES-DENSON, 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 STREETS 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 RATEY 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 FURTHER 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 OF CABLE TELEVISION 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 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, SIDEWALKS, 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 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 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, SIDEWALKS, 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: JAMES V. MCCART, PRESIDENT
MILLARD REFRIGERATED SERVICES-DENSON,
A NEBRASKA GENERAL PARTNERSHIP
BY: LARRY A. LARSEN, MANAGING PARTNER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
I, STEVEN L. OFFNER, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 27th day of February, 1998, by James V. McCart, President of Brook Valley II, Ltd., and Larry A. Larsen, Managing Partner of Millard Refrigerated Services-Denson, a Nebraska General Partnership, on behalf of said partnership.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
I, STEVEN L. OFFNER, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 27th day of February, 1998, by Larry A. Larsen, Managing Partner of Millard Refrigerated Services-Denson, a Nebraska General Partnership, on behalf of said partnership.

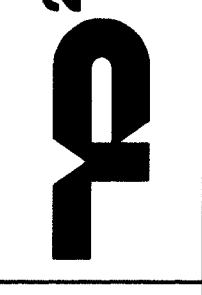
THE DIMENSIONS OR ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.
RADIUS = 2201.85'
CHORD BEARING = S88°59'48\"

CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1 AND 2	58°00'00"	68.57'	127.05'	125.51'

AS SHOWN	JANUARY 25, 1998
DATE	RJR
DRAWN BY	JDW
CHECKED BY	
REVISION:	

BROOK VALLEY II BUSINESS PARK
FINAL PLAT

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



850-117

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