



PRIME BUSINESS PARK REPLAT ONE

LOTS 1, 2 AND 3

BEING A REPLATING OF LOTS 1 AND 2, PRIME BUSINESS PARK, TOGETHER WITH THE EAST 25.00 FEET OF THE SW 1/4 OF SECTION 2, T15N, R15E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTH OF THE SOUTH LINE OF WEST MAPLE ROAD.

NOTES

1. DIMENSIONS AND ANGLES IN PARENTHESES PERTAIN TO EASEMENTS.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOT 2.
3. ACCESS TO THE "SON EASEMENT" LOCATED IN THE NE CORNER OF LOT 2 IS LIMITED TO ONE 12 FOOT WIDE DRIVE ONTO OLD HIGHWAY 84 AS SHOWN HEREON. THIS ACCESS IS LIMITED TO VEHICLES SERVING THE SON LOCATED WITHIN THE "SON EASEMENT" AREA ONLY AND CAN NOT BE USED FOR ACCESS TO THE REMAINDER OF LOT 2.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PRIME BUSINESS PARK REPLAT ONE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 30 DAY OF June 2014.

Tom Stettin Mayor
Barry President
James City Clerk

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF PRIME BUSINESS PARK REPLAT ONE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

10/3/2019
DATE
James
DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THE PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PRIME BUSINESS PARK REPLAT ONE, LOTS 1, 2 AND 3, BEING A REPLATING OF LOTS 1 AND 2, PRIME BUSINESS PARK TOGETHER WITH THE EAST 25.00 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T15N, R15E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA LYING SOUTH OF THE SOUTH LINE OF WEST MAPLE ROAD, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 2, THENCE WEST (ASSUMED BEARING) 89.08 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF; THENCE WEST 89.54' 11" 25.00 FEET ON THE SOUTH LINE OF SAID SE 1/4; THENCE N07°04'43"W 89.85 FEET ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH EAST LINE OF SAID SE 1/4 TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S89°55'10"E 25.10 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE NW CORNER OF SAID LOT 1; THENCE S84°19'43"E 328.77 FEET ON THE NORTH LINES OF SAID LOTS 1 AND 2; THENCE S88°40'44"E 570.48 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NE CORNER THEREOF; THENCE S42°55'41"E 54.77 FEET ON THE EAST LINE OF SAID LOT 2; THENCE S05°57'53"E 101.11 FEET ON THE EAST LINE OF SAID LOT 2; THENCE S21°28'33"E 80.15 FEET ON THE EAST LINE OF SAID LOT 2; THENCE S05°57'13"E 570.36 FEET ON THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

OCTOBER 31, 2014
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PRIME REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND JOUBURN LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND CORE BANK AND AMERICAN INTERSTATE BANK, A NEBRASKA BANKING CORPORATION, BEING THE MORTGAGE HOLDERS 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, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PRIME BUSINESS PARK REPLAT ONE, AND WE 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 STREET AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK INC AND ANY COMPANY WHICH HAS BEEN GRANTED A PERMIT TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO DIRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSINGS, 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, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE INTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT PROPERTY IS SURVEYED, PLATTED AND RECORDED NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN 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 HEREBY GRANTED.

PRIME REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

By: *Steven P. Kanne*
STEVEN P. KANNE, MEMBER

By: *Brian J. Kewiel*
BRIAN J. KEWIEL, MEMBER

By: *John Wanner*
JOHN WANNER, MEMBER

AMERICAN INTERSTATE BANK, A NEBRASKA BANKING CORPORATION

By: *Daniel B. Palamou*
DANIEL B. PALAMOU, PRESIDENT

By: *Jon R. Nelson*
JON R. NELSON, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF Nov., 2014 BY STEVEN P. KANNE AND BRIAN J. KEWIEL, BOTH MEMBERS OF PRIME REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF Nov., 2014 BY JOHN WANNER, MEMBER OF JOUBURN LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF Nov., 2014 BY DANIEL B. PALAMOU, PRESIDENT OF AMERICAN INTERSTATE BANK, A NEBRASKA BANKING CORPORATION ON BEHALF OF SAID CORPORATION.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF Nov., 2014 BY JON R. NELSON, VICE PRESIDENT OF CORE BANK, ON BEHALF OF SAID BANK.

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 31 DAY OF August, 2014.

APPROVAL OF CITY OF OMAHA PLANNING BOARD

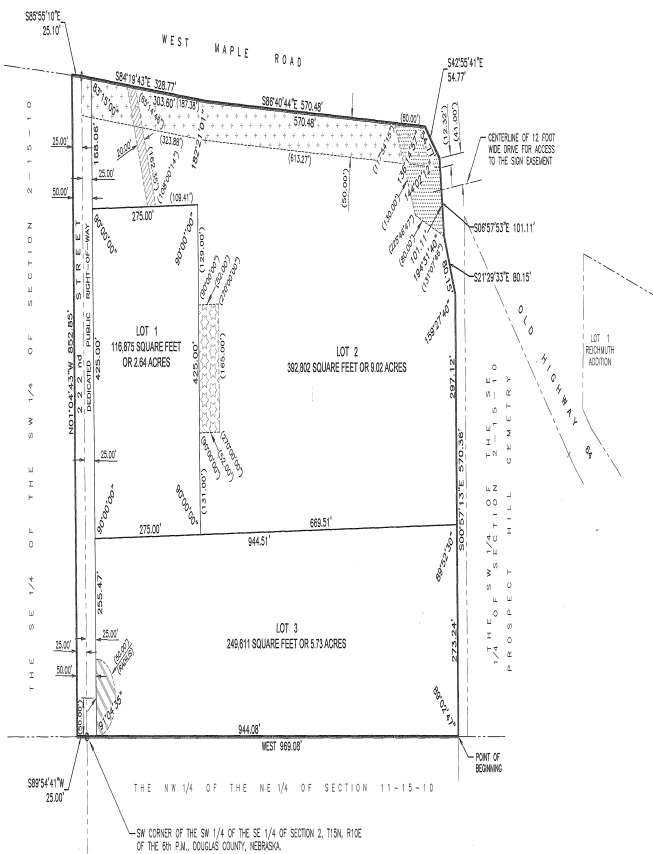
THIS PLAT OF PRIME BUSINESS PARK REPLAT ONE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 4th DAY OF February, 2014.

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF PRIME BUSINESS PARK REPLAT ONE ON THIS 21 DAY OF November, 2014.

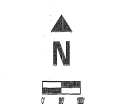
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

SEP 2, 2015
DATE



thompson, dreesen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p: 402.330.8860 1.402.330.5866
td2co.com

PRIME BUSINESS PARK REPLAT ONE
LOTS 1, 2 AND 3



No.	Description	MM-DD-YY
1		
2		
3		
4		
5		

Job No.: A1771-143A
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 31, 2014
Book: 12-03
Pages: 3-7 & 10

CITY OF OMAHA
FINAL PLAT

Sheet Number

SHEET 1 OF 1