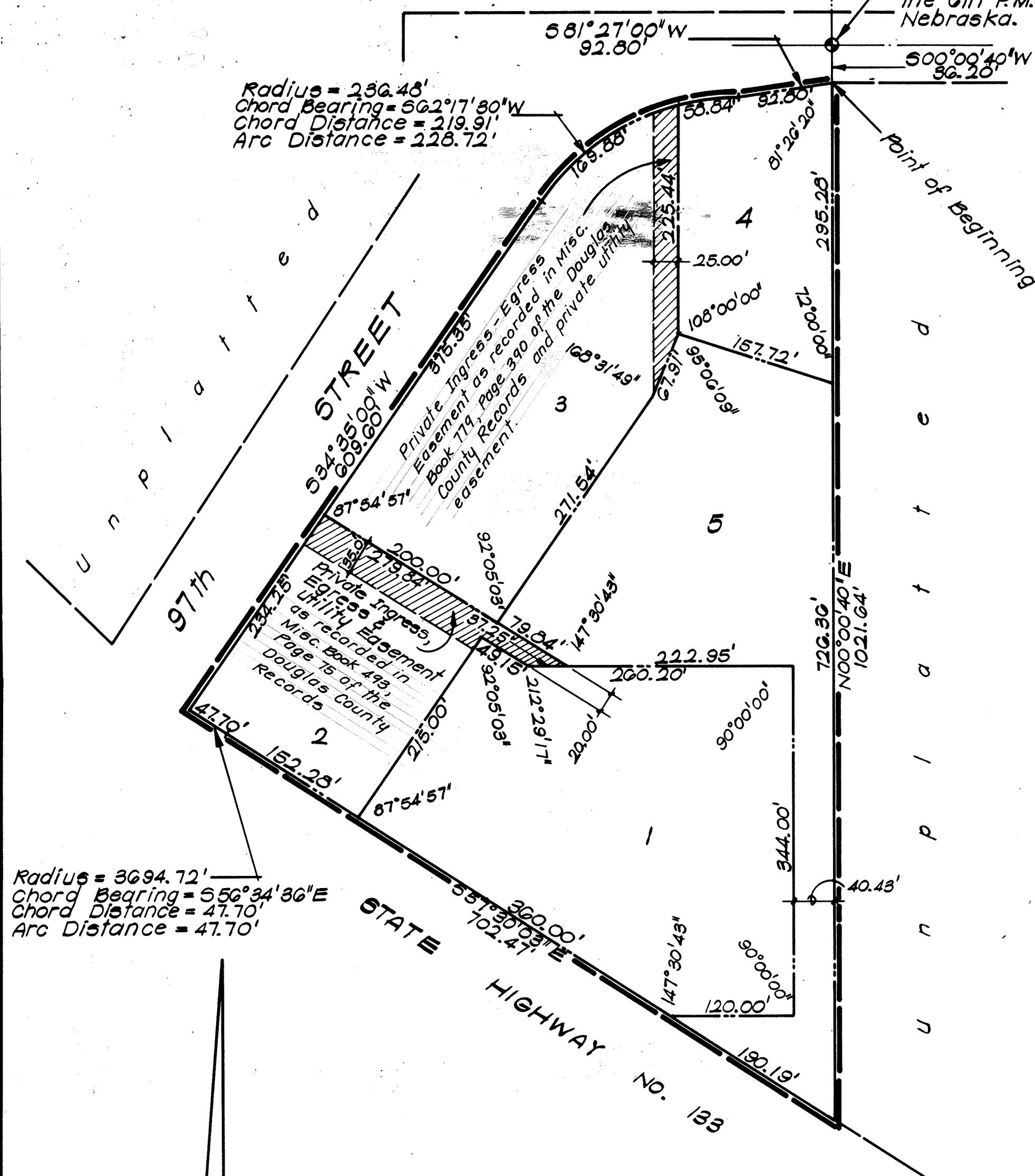


NORTHWEST BUSINESS CENTER

Lots 1 Thru 5, Inclusive
Being a platting of part of the NE 1/4 of Section 33, T16N, R12E of the 6th P.M., Douglas County, Nebraska.

unplatted



ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 9th day of December, 1986, by Frank B. Cernik

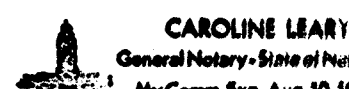


Linda S. Brum
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 1st day of Dec, 1986 by R.A. Campbell of Commercial Federal Savings and Loan Association, on behalf of said Association.



Caroline Leary
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 26th day of November, 1986, by Kathy McGee of First National Bank of Omaha, on behalf of said Bank.

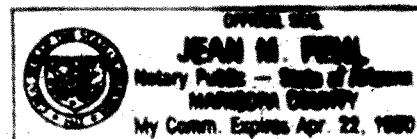


Steve L. Havelock
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 24th day of November, 1986, by Raymond Underwood, Vice Pres. of Fidelity National Title Insurance Company, on behalf of said Company.



Jean M. Fenn
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 21st day of November, 1986, by E.T. Dasky AS AGENT of Homesteaders Life Company, on behalf of said Company.



Cornelia Krueci
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 4th day of December, 1986, by H. Lee Gendler of Equitable Federal Savings and Loan Association of Fremont, on behalf of said Association.



Shirley R. Rasmussen
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

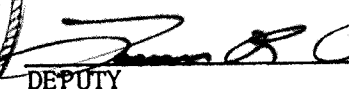
The foregoing instrument was acknowledged before me this 4th day of December, 1986, by Milton L. Nelson and Myrna L. Nelson.



Linda S. Brum
NOTARY PUBLIC

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 this 11th day of Dec., 1986.



James R. Brum
DOUGLAS COUNTY TREASURER

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Northwest Business Center was reviewed by the Douglas County Surveyor's Office this 10th day of December, 1986.



Shirley R. Rasmussen
DOUGLAS COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and that a bond will be posted with the City of Omaha to insure that iron pipes will be set at all corners of all lots in said subdivision to be known as Northwest Business Center, Lots 1 thru 5 inclusive, being a platting of that part of the NE 1/4 of Section 33, T16N, R12E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: commencing at the NE corner of said NE 1/4; thence S00°00'40"W (assumed bearing) 36.20 feet on the East line of said NE 1/4 to the South line of Ida Street and the point of beginning; thence S81°27'00"W 92.80 feet on the South line of Ida Street to a point of curve; thence Southwesterly on the Southerly line of Ida Street and the Easterly line of 97th Street on a 236.48 foot radius curve to the left, chord bearing S62°17'30"W, chord distance 219.91 feet, an arc distance of 228.72 feet; thence S34°35'00"W 609.60 feet on the Easterly line of 97th Street to the Northerly line of Highway 133; thence Southeasterly on the Northerly line of Highway 133 on a 3694.72 foot radius curve to the left, chord bearing S50°34'36"E, chord distance 47.70 feet an arc distance of 47.70 feet; thence S51°30'03"E 702.47 feet on the North line of Highway 133 to the East line of said NE 1/4; thence N00°00'40"E 1021.64 feet on the East line of said NE 1/4 to the point of beginning.

DATE OCTOBER 24, 1986

James L. Nelson
REGISTERED LAND SURVEYOR L.S. 308

DEDICATION

Know all men by these presents: that we Sheldon D. McLaurin Jr., Milton L. Nelson and Myrna L. Nelson (as Land Contract Purchasers), Donald E. Baldwin and Joanne H. Baldwin, husband and wife, Irvin Gendler, H. Lee Gendler, and Frank B. Cernik being the Owners and Commercial Federal Savings and Loan Association, First National Bank of Omaha, Fidelity National Title Insurance Company, Homesteaders Life Company, Equitable Federal Savings and Loan Association of Fremont, mortgage holders of the land described within the Surveyors Certificate and embraced within this plat have caused said land to be hereafter known as Northwest Business Center, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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 and a eight (8') foot wide strip of land adjoining all rear boundary lot lines and a sixteen (16') foot wide strip of land abutting the rear boundary lines of all exterior lots. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide easement when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot wide easement is not occupied by utility facilities and if requested by the Owner. 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 and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Sheldon D. McLaurin Jr.
SHELDON D. MC LAURIN JR.

Donald E. Baldwin
DONALD E. BALDWIN

Irvin Gendler
IRVIN GENDLER

Frank B. Cernik
FRANK B. CERNIK

Myrna L. Nelson
MYRNA L. NELSON

Joanne H. Baldwin
JOANNE H. BALDWIN

H. Lee Gendler
H. LEE GENDLER

Commercial Federal Savings and Loan Association
COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION

First National Bank of Omaha
FIRST NATIONAL BANK OF OMAHA

Fidelity National Title Insurance Company
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Equitable Federal Savings and Loan Association of Fremont
EQUITABLE FEDERAL SAVINGS AND LOAN ASSOCIATION OF FREMONT

Milton L. Nelson
MILTON L. NELSON

Myrna L. Nelson
MYRNA L. NELSON

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 3rd day of December, 1986 by Sheldon D. McLaurin Jr.



Linda S. Brum
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 2nd day of November, 1986 by Donald E. Baldwin and Joanne H. Baldwin, husband and wife.



Douglas Benson
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 2nd day of December, 1986, by Irvin Gendler and H. Lee Gendler.



Linda S. Brum
NOTARY PUBLIC

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Northwest Business Center on this 30th day of January, 1987

Larry R. Hermann
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

DATE 4-12-87

James H. Smith
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of Northwest Business Center was approved by the City Planning Board of the City of Omaha this 11th day of February, 1986.

Michael D. Soley
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

This plat of Northwest Business Center was approved and accepted by the City Council of Omaha this 21st day of March, 1986.

Bernie Simon MAYOR Steve H. Jomack PRESIDENT Mary Lou Peterson CITY CLERK

RECEIVED
1987 APR 27 AM 9:32
GEORGE J. GULEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BK 1802 N 91/518 CJO DEL FEE MG
PG 180 N 91/518 DEL MG
OF 225 COMP FIB 225

NORTHWEST BUSINESS CENTER

FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

2

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119-114

NORTHWEST BUSINESS CENTER