



DEED 2006109617



SEP 22 2006 14:35 P 19

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
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2006109617

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed*  
FEE 106<sup>00</sup> FB 01-60000 *New - OC-18137*  
*19* BKP 6-15-11 *SW* C/O COMP CC *OC-18132-Lot 10 SWNW*  
*22* DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_ *NE SE SW } old*

RETURN: 3DS2 Inc.  
1063 N 204th Ave  
Elkhorn, NE 68022

# INDIAN CREEK COMMERCIAL PLAZA LOTS 1 THRU 18 AND OUTLOTS 1 AND 2, INCLUSIVE

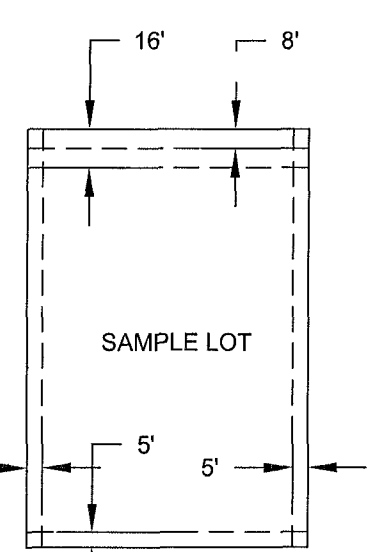
BEING A PLATTING OF PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST  
OF THE 6TH P.M., AND A REPLAT OF LOT 10 AND PART OF INDIAN CREEK DRIVE, INDIAN CREEK BUSINESS PARK, DOUGLAS COUNTY, NEBRASKA.

## NOTES

1. ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2. ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH A LONG 45 DEGREE DRIVEN FLUSH WITH THE GROUND WITH A CAP STAMPED L3 400.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELED NR (NON-RADIAL).
5. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	200.00	118.07	34°06'37"	117.32	S70°28'48"W
C2	375.00	125.54	19°10'54"	124.86	S83°03'09"W
C3	635.00	163.72	14°46'20"	163.26	S79°59'33"W
C4	525.00	61.95	08°45'39"	61.91	S83°19'53"W
C5	475.00	42.75	05°09'25"	42.74	S83°11'47"W
C6	175.00	275.29	81°10'01"	249.82	N48°10'57"W
C7	200.00	88.31	25°18'00"	87.89	N74°04'32"E
C8	100.00	138.81	80°06'18"	128.70	N42°26'53"W
C9	100.00	138.81	80°06'18"	128.70	N42°26'53"W
C10	300.00	174.82	33°23'18"	172.36	N14°17'56"E
C11	150.00	89.88	34°19'25"	88.52	N13°49'55"E
C12	345.00	84.82	13°59'42"	84.85	N15°28'04"W
C13	230.00	164.43	40°57'45"	160.96	N01°59'03"W

LOT AREA TABLE							
LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	524,107.56	2	79,107.43	3	34,784.47	4	37,416.12
5	39,001.96	6	42,408.27	7	65,541.39	8	59,129.56
9	45,748.76	10	47,017.47	11	49,676.75	12	51,751.73
13	51,914.87	14	52,447.56	15	55,811.55	16	49,882.79
17	57,768.06	18	96,268.35	01	12,034.79	02	20,024.03



TYPICAL LOT DEDICATION EASEMENTS  
NOT TO SCALE

## LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., AND A REPLAT OF LOT 10 AND PART OF INDIAN CREEK DRIVE, INDIAN CREEK BUSINESS PARK, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°28'10" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF INDIAN CREEK BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA) FOR 125.22 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 87°31'50" EAST FOR 75.19 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 831 (24TH STREET), THENCE NORTH 01°07'30" EAST FOR 30.80 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 3°12'44" WEST FOR 195.70 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 831, THENCE NORTH 1°02'07" EAST FOR 273.76 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 4°31'52" WEST FOR 361.14 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 3°13'40" WEST FOR 200.00 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 01°07'30" EAST FOR 30.80 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 4°32'22" WEST FOR 715.26 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 12°14'42" WEST FOR 86.35 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 3°13'12" WEST FOR 344.32 FEET ALONG SAID EAST RIGHT OF WAY TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°11'32" WEST FOR 98.77 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 831, THENCE NORTH 88°40'10" EAST FOR 37.09 FEET, THENCE SOUTH 01°19'50" EAST FOR 100.00 FEET, THENCE SOUTH 88°40'10" EAST FOR 297.23 FEET, THENCE SOUTH 45°32'08" WEST FOR 118.30 FEET, THENCE SOUTH 19°20'40" WEST FOR 192.25 FEET, THENCE SOUTH 30°59'50" WEST FOR 247.13 FEET, THENCE SOUTH 01°19'50" EAST FOR 205.20 FEET, THENCE SOUTH 19°20'40" EAST FOR 152.78 FEET, THENCE SOUTH 09°32'25" WEST FOR 300.40 FEET, THENCE SOUTH 07°03'37" EAST FOR 181.01 FEET, THENCE SOUTH 04°01'47" EAST FOR 188.86 FEET, THENCE SOUTH 04°32'48" WEST FOR 44.82 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 375.00 FEET AND A LONG CHORD BEARING SOUTH 64°19'00" EAST FOR 270.48 FEET), THENCE SOUTH 01°19'50" EAST FOR 224.12 FEET FOR AN ARC LENGTH OF 121.38 FEET, THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 368.00 FEET AND A LONG CHORD BEARING SOUTH 81°03'31" EAST FOR 224.12 FEET FOR AN ARC LENGTH OF 227.77 FEET), THENCE SOUTH 00°00'00" EAST FOR 2.04 FEET, THENCE NORTH 88°08'31" EAST FOR 44.82 FEET, THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 368.00 FEET AND A LONG CHORD BEARING SOUTH 85°17'11" EAST FOR 63.12 FEET FOR AN ARC LENGTH OF 63.20 FEET), THENCE NORTH 89°49'50" EAST FOR 58.59 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 280.11 FEET AND A LONG CHORD BEARING SOUTH 73°52'04" EAST FOR 163.50 FEET FOR AN ARC LENGTH OF 165.74 FEET), THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 280.11 FEET AND A LONG CHORD BEARING NORTH 15°23'28" EAST FOR 18.53 FEET FOR AN ARC LENGTH OF 18.53 FEET), THENCE SOUTH 89°19'10" WEST FOR 14.74 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 280.11 FEET AND A LONG CHORD BEARING SOUTH 14°23'02" EAST FOR 120.44 FEET FOR AN ARC LENGTH OF 121.32 FEET), THENCE SOUTH 87°08'08" WEST FOR 102.18 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 280.00 FEET AND A LONG CHORD BEARING SOUTH 05°58'17" EAST FOR 38.94 FEET FOR AN ARC LENGTH OF 38.96 FEET), THENCE SOUTH 02°06'40" EAST FOR 290.92 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 864, THENCE SOUTH 81°19'07" WEST FOR 141.74 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE SOUTH 85°54'14" WEST FOR 34.86 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE SOUTH 79°14'52" WEST FOR 302.65 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE SOUTH 86°50'33" WEST FOR 57.25 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE NORTH 54°01'50" WEST FOR 32.17 FEET TO THE POINT OF BEGINNING. CONTAINS 40.29 ACRES.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON, ON OR BEFORE DECEMBER 31, 2006.

*Michael R. Frecks* 6/28/06  
MICHAEL R. FRECKS, L.S. 4500 DATE

## COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF INDIAN CREEK COMMERCIAL PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

6/28/06  
DATE DOUGLAS COUNTY ENGINEER

## 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 DATE.

*Julie M. Haney*  
DOUGLAS COUNTY TREASURER

## APPROVAL OF ELKHORN CITY COUNCIL

THIS PLAT OF INDIAN CREEK COMMERCIAL PLAZA WAS APPROVED AND ACCEPTED BY THE CITY OF ELKHORN ON THIS 15 DAY OF

Sept. 2006  
*Philip E. Egan*  
MAYOR ATTESTED: CITY CLERK

## APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF INDIAN CREEK COMMERCIAL PLAZA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ELKHORN ON THIS 15 DAY OF

Sept. 2006  
*R. J. Haney*  
CHAIRMAN, CITY PLANNING COMMISSION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GOTTSCH LAND CO., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS INDIAN CREEK COMMERCIAL PLAZA (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY GRANT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, GUEST COMMUNICATIONS 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERCUTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT FOR WATER DISTRIBUTION AND AQUA, INC. FOR GAS DISTRIBUTION, 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-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING 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.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

GOTTSCH LAND CO.

BRETT A. GOTTSCH, PRESIDENT

STATE OF NEBRASKA )

DOUGLAS COUNTY )

ON THIS 31 DAY OF Oct. 2006

A.D., BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED AND FOR SAID COUNTY, APPEARED BRETT A. GOTTSCH, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS PRESIDENT OF GOTTSCH LAND CO., A NEBRASKA CORPORATION, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THE DATE LAST FORESAID.

*Tammy L. Chronomy*  
NOTARY PUBLIC

INDIAN CREEK COMMERCIAL PLAZA  
(204TH AND WEST MAPLE ROAD - ELKHORN, NEBRASKA)  
GOTTSCH LAND CO.  
FINAL PLAT

PROJECT # 05033  
SHEET 1 OF 1