

2001-06701

I-80 BUSINESS PARK 2ND ADDITION

LOTS 1 & 2

Part of Harrison Street right-of-way located in the NW1/4 of Section 17; and also together with a tract of land located in said NW 1/4 of Section 17; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plot, and that a bond has been furnished to the City of La Vista to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in I-80 BUSINESS PARK 2ND ADD. (the lots numbered as shown) being a platting of part of Harrison Street right-of-way located in the NW1/4 of Section 17; and also together with a tract of land located in said NW 1/4 of Section 17; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NW 1/4 of Section 17; thence S89°35'02"E (assumed bearing) along the North line of said NW 1/4 of Section 17, a distance of 191.81 feet to a point on the Southeastery right-of-way line of U.S. Interstate Highway No. 80, said point also being the point of beginning; thence continuing S89°35'02"E along said North line of the NW 1/4 of Section 17, a distance of 702.72 feet; thence S00°24'58"W, a distance of 33.00 feet to a point on the South right-of-way line of Harrison Street; thence S77°24'01"W, a distance of 377.41 feet; thence Southwesterly, on a curve to the left with a radius of 400.00 feet, a distance of 93.19 feet; said curve having a long chord which bears S66°35'20"W, a distance of 92.98 feet to a point on the North right-of-way line of Harry Anderson Avenue; thence S76°56'26"W, a distance of 325.28 feet; thence N84°00'34"W, a distance of 125.38 feet to a point on the West line of said NW 1/4 of Section 17; thence N00°14'42"E along said West line of the NW 1/4 of Section 17, a distance of 45.01 feet to a point on said Southeastery right-of-way line of U.S. Interstate Highway No. 80; thence N48°05'53"E along said Southeastery right-of-way line of U.S. Interstate Highway No. 80, a distance of 258.70 feet to the point of beginning.

Said tract of land contains an area of 111,904 square feet or 2.569 acres, more or less.

Robert Clark
Robert Clark, LS 419

Nov. 19, 1999
Date



DEDICATION

Know all men by these presents that we, I-80 Business Park, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as I-80 BUSINESS PARK 2ND ADDITION (lots numbered as shown), and we do hereby ratify 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, U.S. West 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 lines of all interior lots; 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 of Omaha and Peoples Natural Gas Company, 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 hand this 23 day of Nov. 1999
I-80 Business Park, L.L.C.

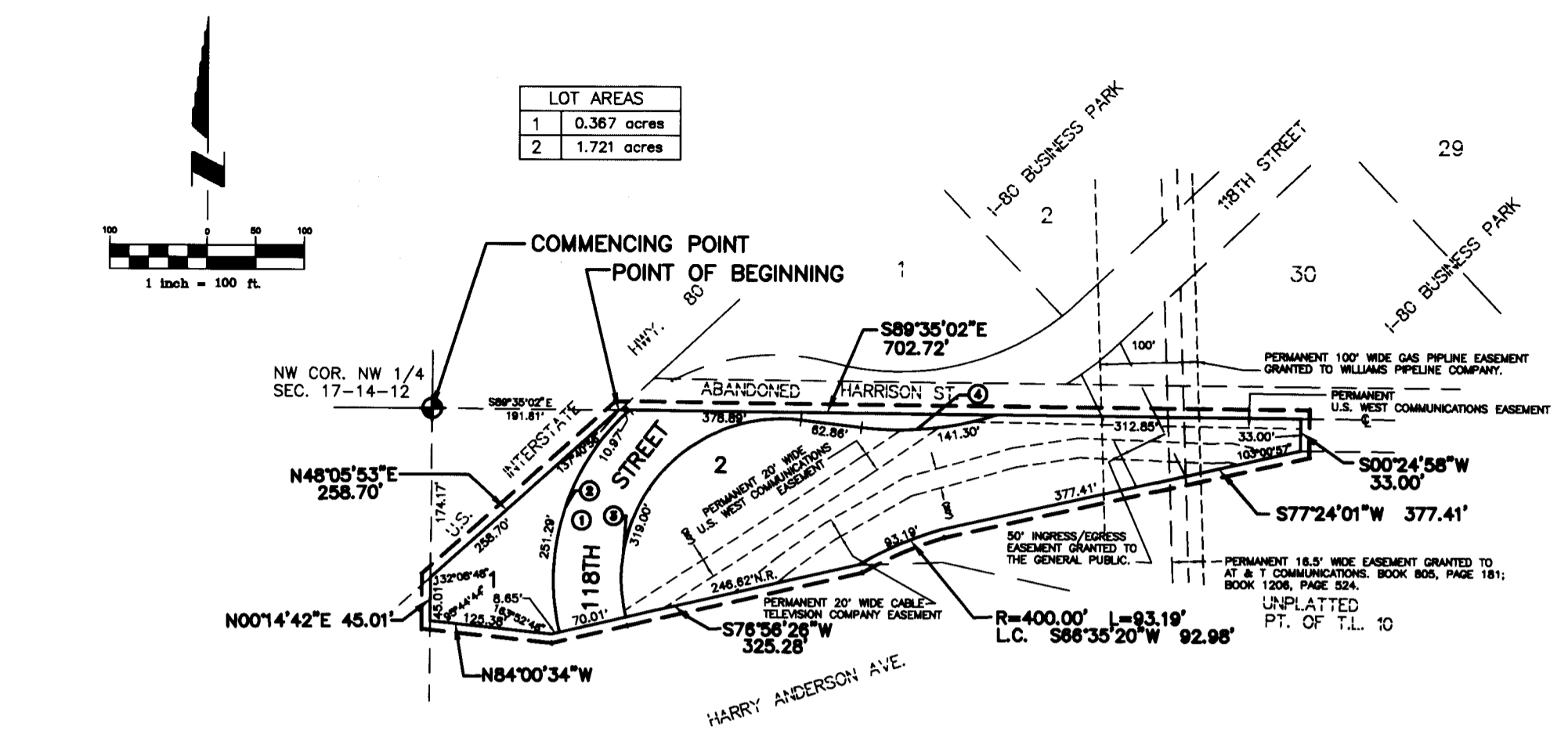
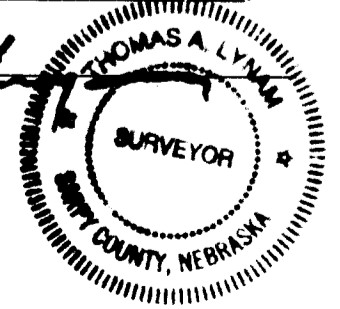
Charles R. Clatterback
Charles R. Clatterback, Member

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY
On this 23 day of Nov. 1999, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Charles R. Clatterback, member of I-80 Business Park, L.L.C., personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as said member.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public



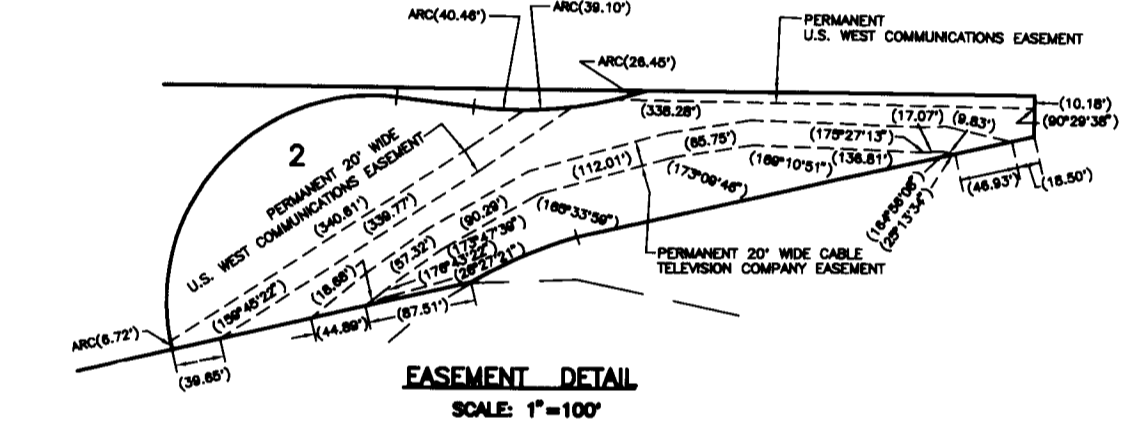
LOT AREAS	
1	0.367 acres
2	1.721 acres

NOTES:

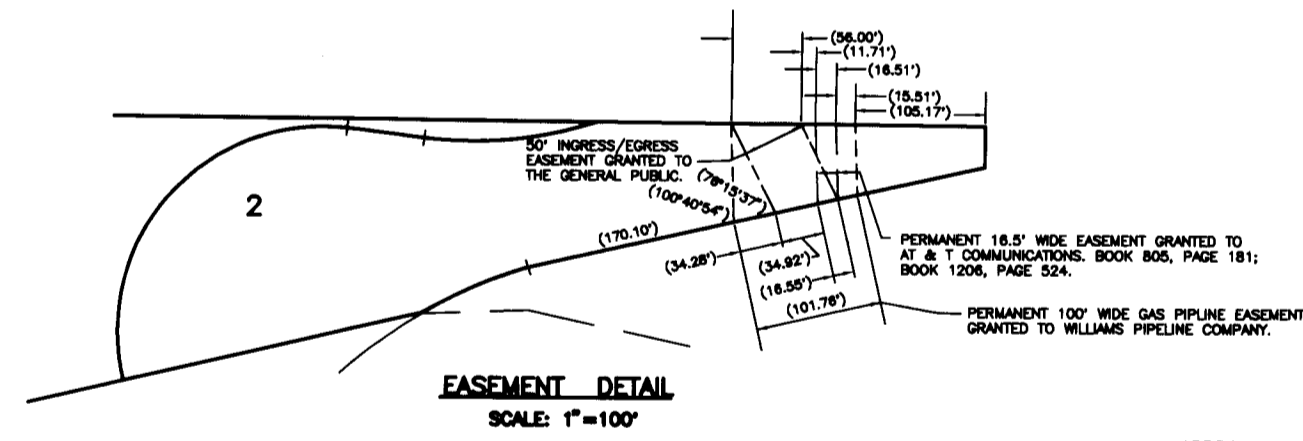
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRY ANDERSON AVE. FROM LOTS 1 OR 2.
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	200.00'	257.57'	150.14'	73°47'22"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C2	235.00'	251.29'	139.17'	81°18'03"
C3	185.00'	319.00'	239.05'	110°48'14"
C4	330.00'	141.30'	71.75'	24°31'56"



EASEMENT DETAIL
SCALE: 1"=100'



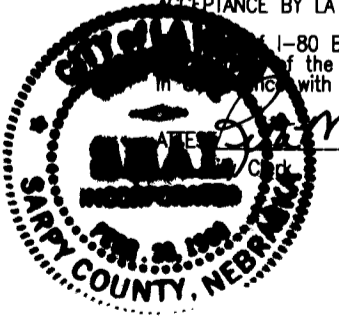
EASEMENT DETAIL
SCALE: 1"=100'

APPROVAL OF LA VISTA CITY PLANNING COMMISSION
This plot of I-80 BUSINESS PARK 2ND ADDITION (Lots numbered as shown) was approved by the City Planning Commission on this 4th day of December 1999

Michael D. Szypwiter
Chairman of La Vista City Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL
I-80 BUSINESS PARK 2ND ADDITION (Lots numbered as shown) was approved by the City of La Vista, Nebraska, on this 7th day of November 2000 in accordance with the State Statutes of Nebraska.

M. Ramsey
Mayor



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.

DATE 3/19/01 *Rj*

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER PAID NOR PAID. TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31st



E&A CONSULTING GROUP
12001 'Q' STREET - OMAHA, NE 68137 • (402) 886-1700 • FAX (402) 886-3000

I-80 BUSINESS PARK 2ND ADDITION
LAVISTA, NEBRASKA

FINAL PLAT

PROJECT NO.	10/12/99
DATE	10/12/99
BY	MAW
CHECKED BY	LDD
SCALE	1"=100'
SHEET	1 of 1

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2001-06701
2001 MR 19 PM 1:14
Glenn J. Lawling
REGISTER OF DEEDS

D
16.50

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