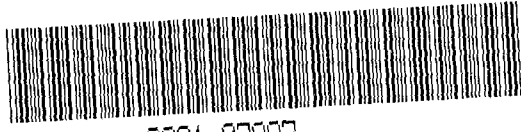


BK 2184 PG 004-010



DEED 2001 07897

Nebr. Doc Stamp Tax
6-26-01
Date
EX04
CP

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 JUN 26 AM 10:20

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

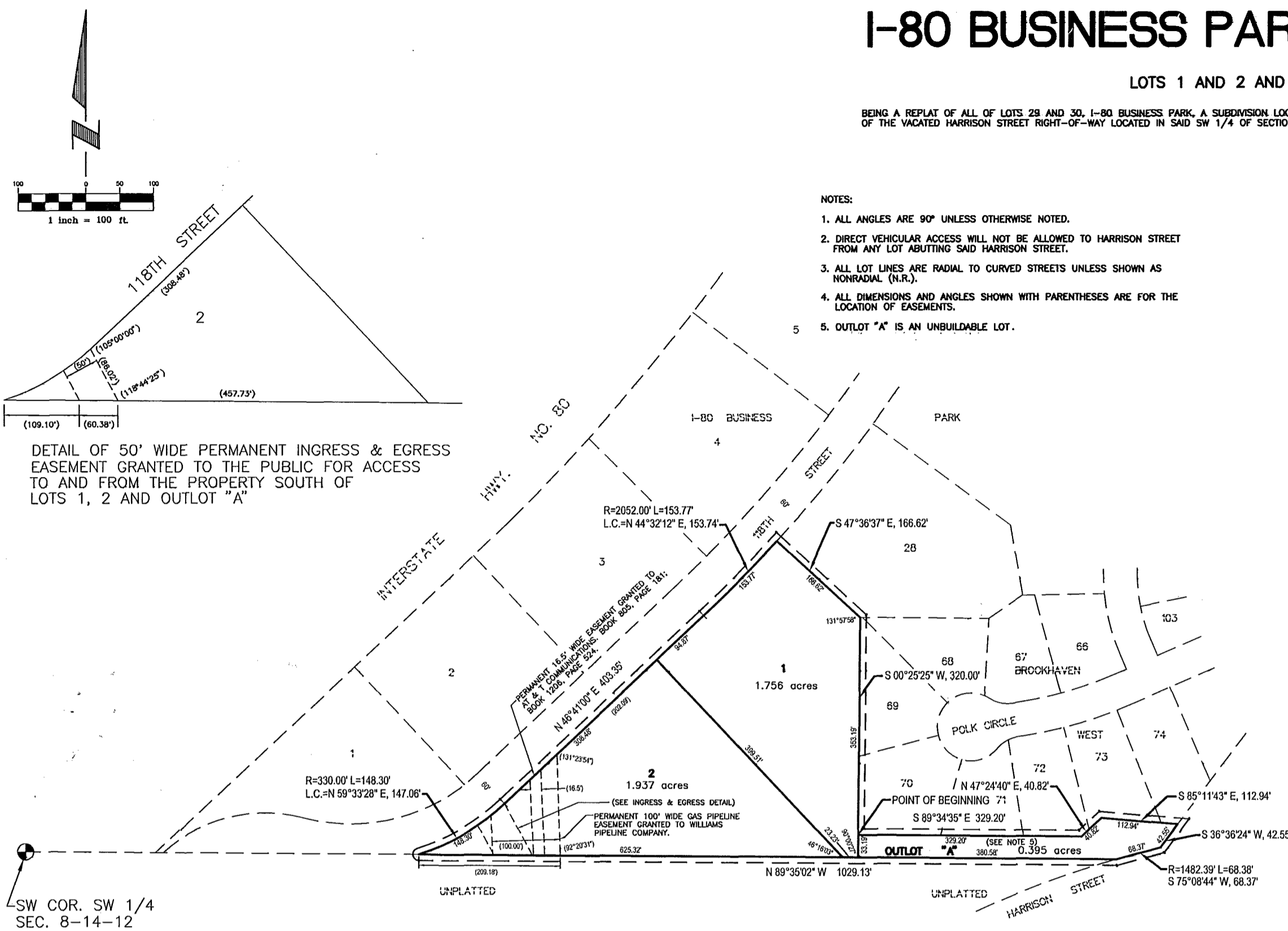
Deed 3800 Newt # M1-18039  
 7 FEE FB 01-6000 ✓ -old  
 6 BKP 5-14-12 C/O COMP  
DEL in SCAN OK FV

v1128

# I-80 BUSINESS PARK REPLAT TWO

LOTS 1 AND 2 AND OUTLOT "A"

BEING A REPLAT OF ALL OF LOTS 28 AND 30, I-80 BUSINESS PARK, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 8, AND ALSO BEING A PLATTING OF PART OF THE VACATED HARRISON STREET RIGHT-OF-WAY LOCATED IN SAID SW 1/4 OF SECTION 8, ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 5TH P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM ANY LOT ABUTTING SAID HARRISON STREET.
  3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  5. OUTLOT "A" IS AN UNBUILDABLE LOT.

### DEDICATION

Know all men by these presents that we, I-80 BUSINESS PARK, L.L.C., a Nebraska Limited Liability Company, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as I-80 BUSINESS PARK REPLAT TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements, all as shown on this plat, and 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. 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.

I-80 BUSINESS PARK, L.L.C.

By: Tucker B. Magid  
Tucker B. Magid, Managing Member

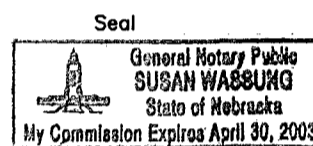
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 17th day of November, 2000, before me, the undersigned, a Notary Public in and for said County, personally came Tucker B. Magid, managing member of TRBA PARTNERS, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said member.

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

Susan Wassung  
Notary Public



DETAIL OF 50' WIDE PERMANENT INGRESS & EGRESS EASEMENT GRANTED TO THE PUBLIC FOR ACCESS TO AND FROM THE PROPERTY SOUTH OF LOTS 1, 2 AND OUTLOT "A"

OMAHA CITY COUNCIL ACCEPTANCE  
This plat of I-80 BUSINESS PARK REPLAT TWO (lots numbered as shown) was approved by the City Council of Omaha on this 3rd day of January, 2001.

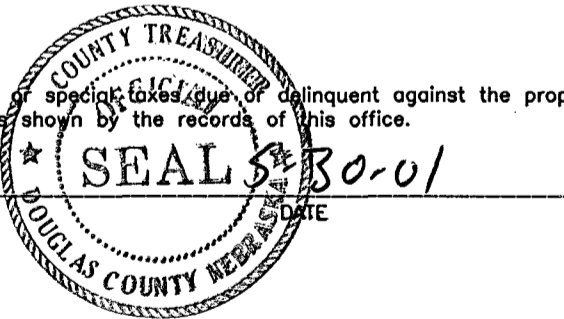
Paul Staub  
MAYOR

Boots Brown Marc Kuff  
ATTEST CITY CLERK PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE  
This is to certify that I find no regular assessments or delinquencies against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Carol Parker  
COUNTY TREASURER



APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of I-80 BUSINESS PARK REPLAT TWO (lots numbered as shown) was approved by the City Planning Board on this 17th day of December, 2000.

D. Foster  
CHAIRMAN OF CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of I-80 BUSINESS PARK REPLAT TWO (lots numbered as shown) as to the Design Standards this 17th day of December, 2000.

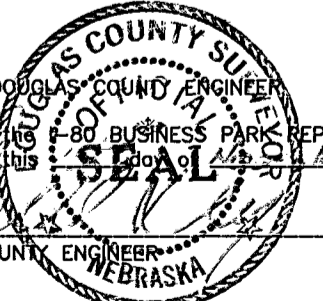
Jerry Vieregger  
CITY ENGINEER

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

Jerry Vieregger 11/17/00  
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER  
This plat of I-80 BUSINESS PARK REPLAT TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 17th day of December, 2000.

Robert Clark  
DOUGLAS COUNTY ENGINEER

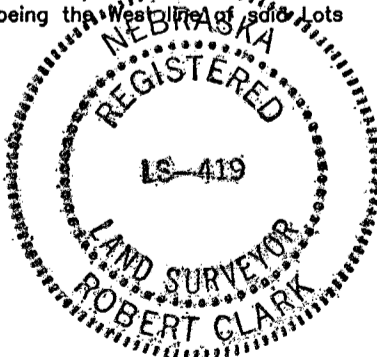


SURVEYOR'S CERTIFICATE  
I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in I-80 BUSINESS PARK REPLAT TWO (the lots numbered as shown) being a replat of all of Lots 28 and 30, I-80 Business Park, a subdivision located in the SW 1/4 of Section 8; and also being a platting of part of the vacated Harrison Street right-of-way, located in said SW 1/4 of Section 8; all located in Township 14 North, Range 12 East of the 5th P.M. Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 70, Brookhaven West, a subdivision located in said SW 1/4 of Section 8, said point also being the Southeast corner of said Lot 29, I-80 Business Park; thence along the Southerly line of Lots 70 thru 74, inclusive, said Brookhaven West, on the following described courses; thence S89°34'35"E (assumed bearing), a distance of 329.20 feet; thence N47°24'40"E, a distance of 40.82 feet; thence S85°11'43"E, a distance of 112.94 feet to the Southerly corner of said Lot 74, Brookhaven West; said point also being on the Northerly right-of-way line of Harrison Street; thence S36°36'24"W along said Northerly right-of-way line of Harrison Street, a distance of 42.55 feet; thence Southwesterly along said Northerly right-of-way line of Harrison Street, on a curve to the left with a radius of 1482.39 feet, a distance of 68.38 feet, said curve having a long chord which bears S75°08'44"W, a distance of 68.37 feet to a point on the South line of said SW 1/4 of Section 8; thence N89°35'02"W along said South line of the SW 1/4 of Section 8, a distance of 1029.13 feet to a point on the Easterly right-of-way line of 118th Street; thence along said Easterly right-of-way line of 118th Street, a portion of which is also the Westerly line of said Lots 30 and 29, I-80 Business Park, on the following described courses; thence Northeasterly on a curve to the left with a radius of 330.00 feet, a distance of 148.30 feet, said curve having a long chord which bears N59°33'28"E, a distance of 147.08 feet; thence N46°41'00"E, a distance of 403.38 feet; thence Northeasterly on a curve to the left with a radius of 2052.00 feet, a distance of 153.77 feet, said curve having a long chord which bears N44°32'12"E, a distance of 153.74 feet to the Northerly corner of said Lot 29, I-80 Business Park, said corner also being the Southwest corner of Lot 28, said I-80 Business Park; thence S47°36'37"E along the Northerly line of said Lot 29, I-80 Business Park, said line also being the Southerly line of said Lot 28, I-80 Business Park, a distance of 186.62 feet to the Northeast corner of said Lot 29, I-80 Business Park, said corner also being the Northwest corner of Lot 69, said Brookhaven West; thence S00°25'25"W along the East line of said Lot 29, I-80 Business Park, said line also being the West line of said Lots 69 and 70, Brookhaven West, a distance of 320.00 feet to the point of beginning.

Said tract of land contains an area of 4.088 acres, more or less.

Robert Clark Nov. 15, 2000  
Robert Clark, LS-419 Date



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

1200 O STREET  
OMAHA, NE 68107  
PHONE (402) 338-3599  
FAX (402) 338-3599

I-80 BUSINESS PARK REPLAT TWO

OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date

Proj No: 98043  
Date: 11-2-00  
Designed By: HRH  
Drawn By: TRH  
Checked By: TRH  
Scale: 1" = 100'  
Sheet 1 of 1