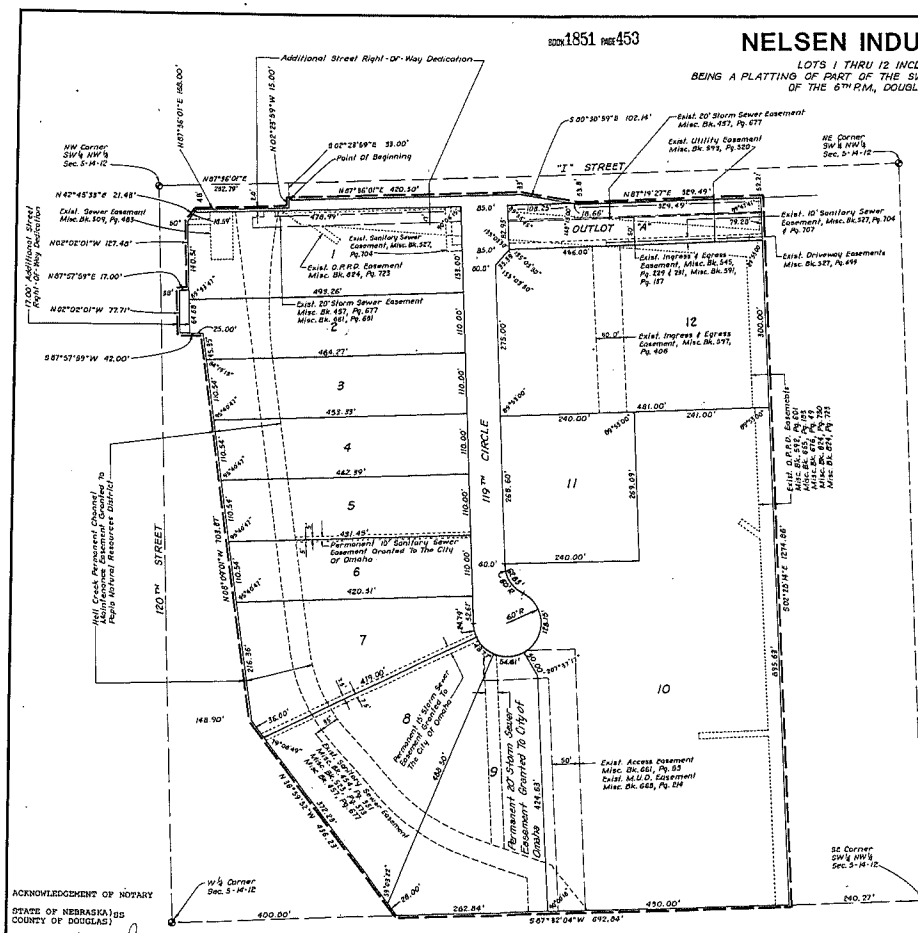
BOOK 1851 PAGE 453

NELSEN INDUSTRIAL PARK

LOTS 1 THRU 12 INCLUSIVE & OUTLOT "A"
BEING A PLATTING OF PART OF THE SW¼ OF THE NW¼ OF SEC. 5, T14N, R12E
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



NOTES:

1. No direct vehicular access will be allowed to 120th Street and to "L" Street from Lots 1 thru 10, inclusive.
2. Outlot "A" is for the purpose of the existing frontage road, the existing ingress and egress easement and other various existing easements as shown on the within plat and no buildings shall be placed in said Outlot "A".

A. C. Nelsen Enterprises, Inc., a Nebraska Corporation, Central Investment Company, a Nebraska General Partnership, C. Clifton Nelsen and Dianne E. Nelsen, husband and wife, County of Douglas, Nebraska,

DEDICATION

Know all men by these presents that we Nelsen Investments Limited Partnership, a Nebraska Limited Partnership and Sidney B. Wertheim, Trustee, owners of the property described in the Certification of Survey and embraced within this plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as Nelsen Industrial Park, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant the easements as shown on this plat. 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, 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 transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereof, including all services to the buildings on the property described in the Certification of Survey, on, over, along, above, under, in and across a strip of land eight feet (8') in width along the exterior boundary of said property, and five feet (5') in width abutting all dedicated street rights-of-way. No permanent buildings or retaining walls shall be placed in the said easements 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. Easements to individual buildings will be dedicated by lot owners as required.

In witness whereof, we have hereunto set our names this 28th day of May, 1988.

A. C. NELSEN ENTERPRISES, INC.,
CENTRAL INVESTMENT COMPANY,
NELSEN INVESTMENTS LIMITED PARTNERSHIP

By: _____
Andrew C. Nelsen, General Partner
Andrew C. Nelsen, President

By: _____
Sidney B. Wertheim, Trustee

_____
C. Clifton Nelsen

_____
Dianne E. Nelsen

COUNTY OF DOUGLAS, NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

On this 23rd day of May, 1988, before me the undersigned, a Notary Public in and for said County, personally came Andrew C. Nelsen, General Partner of Nelsen Investments Limited Partnership, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

_____
Notary Public

My Commission Expires July 17, 1991

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

On this 27th day of June, 1988, before me, the undersigned, a Notary Public in and for said County personally came Michael R. Ebert of County of Douglas, Nebraska, to me personally known to be the identical person whose name is affixed to the foregoing Dedication, and acknowledged the execution thereof to be his voluntary act and deed as such officer.

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

_____
Notary Public

My Commission expires 4-21-91

A GENERAL NOTARY-State of Nebraska
JOANNE M. SAVAGE
My Comm. Exp. March 21, 1991

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

On this 27th day of June, 1988, before me, the undersigned, a Notary Public in and for said County personally came C. Clifton Nelsen and Dianne E. Nelsen, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing Dedication, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

_____
Notary Public

My Commission expires July 17 1991

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Nelsen Industrial Park (lots 1 thru 12, & Outlot "A") was approved by the City Planning Board on this 7th day of June, 1988.

_____
Chairman of City Planning Board

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.

6-24-88
Date

_____
County Treasurer

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 plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Nelsen Industrial Park (lots 1 thru 12, & Outlot "A") being a platting of part of the SW 1/4 of the NW 1/4 of Section 5, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of the NW 1/4 of Section 5; thence N87°36'01"E (Assumed Bearing), along the North line of said SW 1/4 of the NW 1/4 of Section 5, a distance of 232.79 feet; thence S02°23'59"E, a distance of 33.00 feet to a point on the South right-of-way line of "I" Street, said point also being the Point of Beginning; thence N87°36'01"E, along said South right-of-way line of "I" Street, a distance of 420.50 feet; thence S80°38'59"E along said South right-of-way line of "I" Street, a distance of 102.14 feet; thence N87°19'27"E along said South right-of-way line of "I" Street, a distance of 329.49 feet; thence S02°28'14"E, a distance of 1274.86 feet to a point on the South line of said NW 1/4 of Section 5; thence S87°32'04"W along said South line of the NW 1/4 of Section 5, a distance of 692.84 feet to a point on the East right-of-way line of 120th Street; thence along said East right-of-way line of 120th Street on the following described courses; thence N36°59'52"W, a distance of 436.23 feet; thence N08°09'01"W, a distance of 703.87 feet; thence S87°57'59"W, a distance of 42.00 feet; thence N02°02'01"W, a distance of 77.71 feet; thence N87°57'59"E, a distance of 17.00 feet; thence N02°02'01"W, a distance of 127.48 feet; thence N42°45'33"E, a distance of 21.43 feet to the point of intersection of said East right-of-way line of 120th Street and said South right-of-way line of "I" Street; thence N87°36'01"E along said South right-of-way line of "I" Street, a distance of 168.00 feet; thence N02°23'59"W along said South right-of-way line of "I" Street, a distance of 15.00 feet to the Point of Beginning.

Robert Clark
Robert Clark, LS-419

May 23, 1988
Date

NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK

REVIEW OF DOUGLAS COUNTY SURVEYOR

This plat of Nelsen Industrial Park (lots 1 thru 12, & Outlot "A") was reviewed by the Office of the Douglas County Surveyor on this 24th day of May, 1988.

Tom Doyle
Douglas County Surveyor

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Nelsen Industrial Park (lots 1 thru 12, & Outlot "A") was approved by the City Council of Omaha on this 7th day of June, 1988.

Walter M. Calkins
Mayor

ATTEST: Marilyn Bowers
City Clerk

Fred Conley
President of Council

General Partner of Central Investment Company, President of A.C. Nelsen Enterprises, Inc. and

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Nelsen Industrial Park (lots 1 thru 12, & Outlot "A") as to the Design Standard this 5th day of June, 1988.

Larry A. Zimmerman
City Engineer

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

June 6, 1988
Date

Larry A. Zimmerman
City Engineer

RECEIVED
1988 JUN 15 AM 10:15
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BK 1851 N 5-14-12 E/S ____ FEE 12.00
PG 453 N 5-14-12 DEL ____ MC ____
OF 1st COMP 72 F/B 61-6000
61-27155

ELLIOTT & ASSOCIATES
5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402)895-4700

NELSEN INDUSTRIAL PARK
OMAHA, NEBRASKA

FINAL PLAT

SCALE 1" = 100'
DATE April, 1988
DRAWN BY
PROJECT NO. 88023
SHEET 1 OF 1

E5th 24
NELSENS IND PARK