



2131 339 DEED



12388 99 339-351

Nebr Stamp	Doc Tax
8-3-99	
Date	
\$	480.00
By	[Signature]

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLASS COUNTY, NE

99 AUG 31 PM 2:38

RECEIVED

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

New #
MI-18035

FEE	203	AK	100000
DATE	8-14-99	COMP	BW
DEL	SCAN	dc	PI

I-80 BUSINESS PARK

LOTS 1 THRU 30 INCLUSIVE

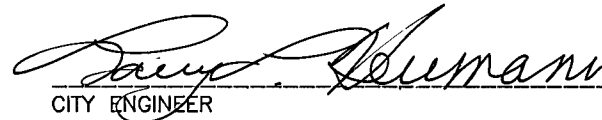
BEING A PLATTING OF PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of I-80 BUSINESS PARK (lots numbered as shown) as to the Design Standards this 14 day of MARCH, 1998.


CITY ENGINEER

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

 8-26-99
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of the I-80 BUSINESS PARK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 11 day of APRIL, 1998.


DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of I-80 BUSINESS PARK (lots numbered as shown) was approved by the City Council of Omaha on this 29th day of June, 1998.


MAYOR

CITY CLERK

PRESIDENT OF COUNCIL

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 Survey Certificate and embraced in this plat as shown by the records of this office.


COUNTY TREASURER
July 20, 1999
DATE



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of I-80 BUSINESS PARK (lots numbered as shown) was approved by the City Planning Board on this 6th day of Jan., 1999.


CHAIRMAN OF CITY PLANNING BOARD

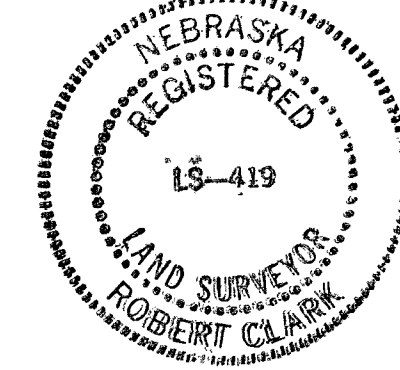
SURVEYOR'S CERTIFICATE

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 I-80 BUSINESS PARK (the lots numbered as shown) being a platting of part of the West 1/2 of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Section 8; thence S89°25'02"E (assumed bearing) along the South line of said Section 8, a distance of 228.77 feet; thence N00°24'58"E, a distance of 32.85 feet to the point of intersection of the North right-of-way line of Harrison Street and the Easterly right-of-way line of Interstate Highway No. 80, said point also being the point of beginning; thence along said Easterly right-of-way line of Interstate Highway No. 80 on the following described courses; thence N48°52'15"E, a distance of 663.41 feet; thence Northeasterly on a curve to the left with a radius of 3044.79 feet, a distance of 623.14 feet, said curve having a long chord which bears N39°15'18"E, a distance of 622.06 feet; thence N31°40'48"E, a distance of 753.87 feet; thence N02°41'47"E, a distance of 751.35 feet; thence N11°31'39"E, a distance of 874.48 feet; thence N01°57'10"W, a distance of 225.54 feet; thence N09°20'52"E, a distance of 522.38 feet to a point on the North line of the SE 1/4 of the NW 1/4 of said Section 8, said point also being the Southwest corner of Lot 8, Roxbury, a subdivision located in said NW 1/4 of Section 8; thence S89°31'23"E along said North line of the SE 1/4 of the NW 1/4 of Section 8, said line also being the South line of said Lot 8, Roxbury, a distance of 186.67 feet; thence S10°44'48"E, a distance of 776.96 feet; thence S07°10'40"E, a distance of 480.47 feet; thence S66°09'42"W, a distance of 100.00 feet; thence S23°50'18"E, a distance of 350.00 feet; thence S66°09'42"W, a distance of 128.17 feet; thence Southwesterly on a curve to the right with a radius of 270.00 feet, a distance of 132.42 feet, said curve having a long chord which bears S80°12'43"W, a distance of 131.10 feet; thence N85°44'18"W, a distance of 5.53 feet; thence S04°15'44"W, a distance of 25.00 feet; thence S23°50'18"E, a distance of 520.00 feet; thence S66°09'42"W, a distance of 180.00 feet; thence S23°50'18"E, a distance of 280.00 feet; thence S61°11'55"W, a distance of 147.94 feet; thence S31°40'48"W, a distance of 1058.21 feet; thence S09°48'00"E, a distance of 105.00 feet; thence S55°24'51"W, a distance of 60.00 feet; thence N89°34'35"W, a distance of 190.00 feet; thence S00°25'25"W, a distance of 320.00 feet to a point on said North right-of-way line of Harrison Street; thence N89°34'35"W along said North right-of-way line of Harrison Street, a distance of 1000.00 feet to the point of beginning.

Said tract of land contains an area of 51.250 acres, more or less.

 8-11-98
Robert Clark, LS-419 Date



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 and streets to be numbered and named as shown, said subdivision to be hereafter known as I-80 BUSINESS PARK (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, 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, and we further grant a perpetual easement to Metropolitan Utilities District of Omaha, 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 cul-de-sac 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 this 11th day of Aug., 1998.

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


By: Charly R. Clatterback, Member

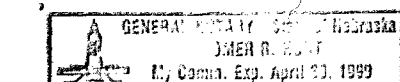
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 11th day of Aug., 1998, before me, the undersigned, a Notary Public in and for said County, personally came Charly R. Clatterback, member of I-80 Business Park, L.L.C., 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.


Notary Public



E&A CONSULTING GROUP
12001 'G' STREET - OMAHA, NE 68137 - (402) 885-7700 • FAX (402) 885-3569

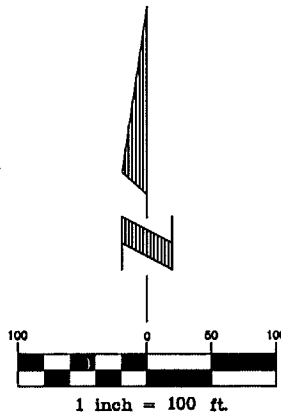
I-80 BUSINESS PARK
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 98043	DRAWN BY RS	CHECKED BY TR	DATE 8-8-98
SCALE 1"=100'	SHEET 1 of 2		

I-80 BUSINESS PARK

LOTS 1 THRU 30 INCLUSIVE
 BEING A PLATTING OF PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 12
 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



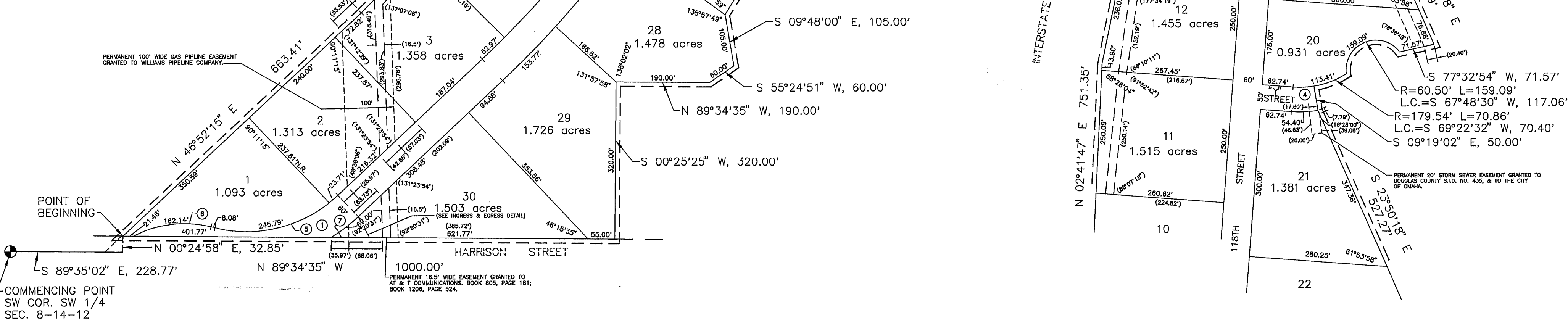
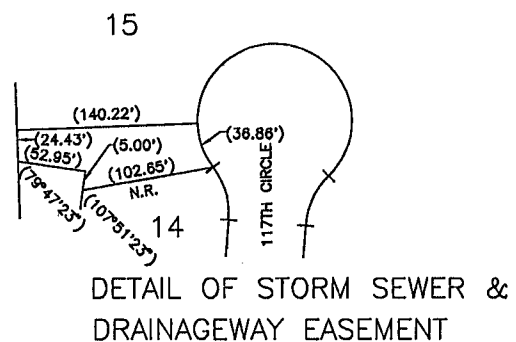
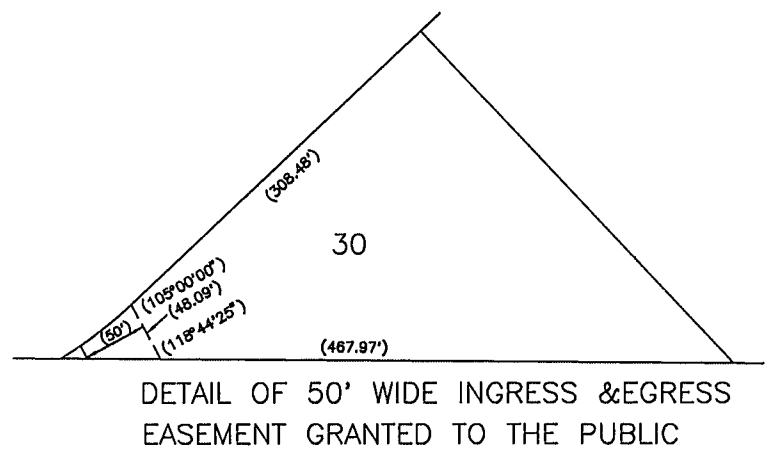
NOTES:

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.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	120.50'	61.07'	23°00'50"
2	2022.00'	529.48'	266.26'	19°00'12"
3	475.00'	227.30'	115.87'	27°28'06"
4	204.54'	48.48'	24.35'	13°34'45"

R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	270.00'	269.50'	147.18'	57°11'26"
6	225.00'	182.14'	84.77'	41°17'20"
7	330.00'	69.00'	34.63'	11°58'42"

R=3044.79' L=623.14'
 L.C.=N 39°15'18" E, 622.06'



E&A CONSULTING GROUP
 12001 "J" STREET • OMAHA, NE 68157 • (402) 865-4700 • FAX (402) 865-3599

I-80 BUSINESS PARK
 OMAHA, NEBRASKA

FINAL PLAT

DATE: 12-08-98	DESIGNED BY: RLS	DRAWN BY: JTH	CHECKED BY: JTH
PROJECT NO: 98043	SCALE: 1"=100'	SHEET: 2 OF 2	

I:\Projects\98043 Brookhaven West\plat\PLATCOMFR.dwg Thu Jul 15 08:19:51 1999