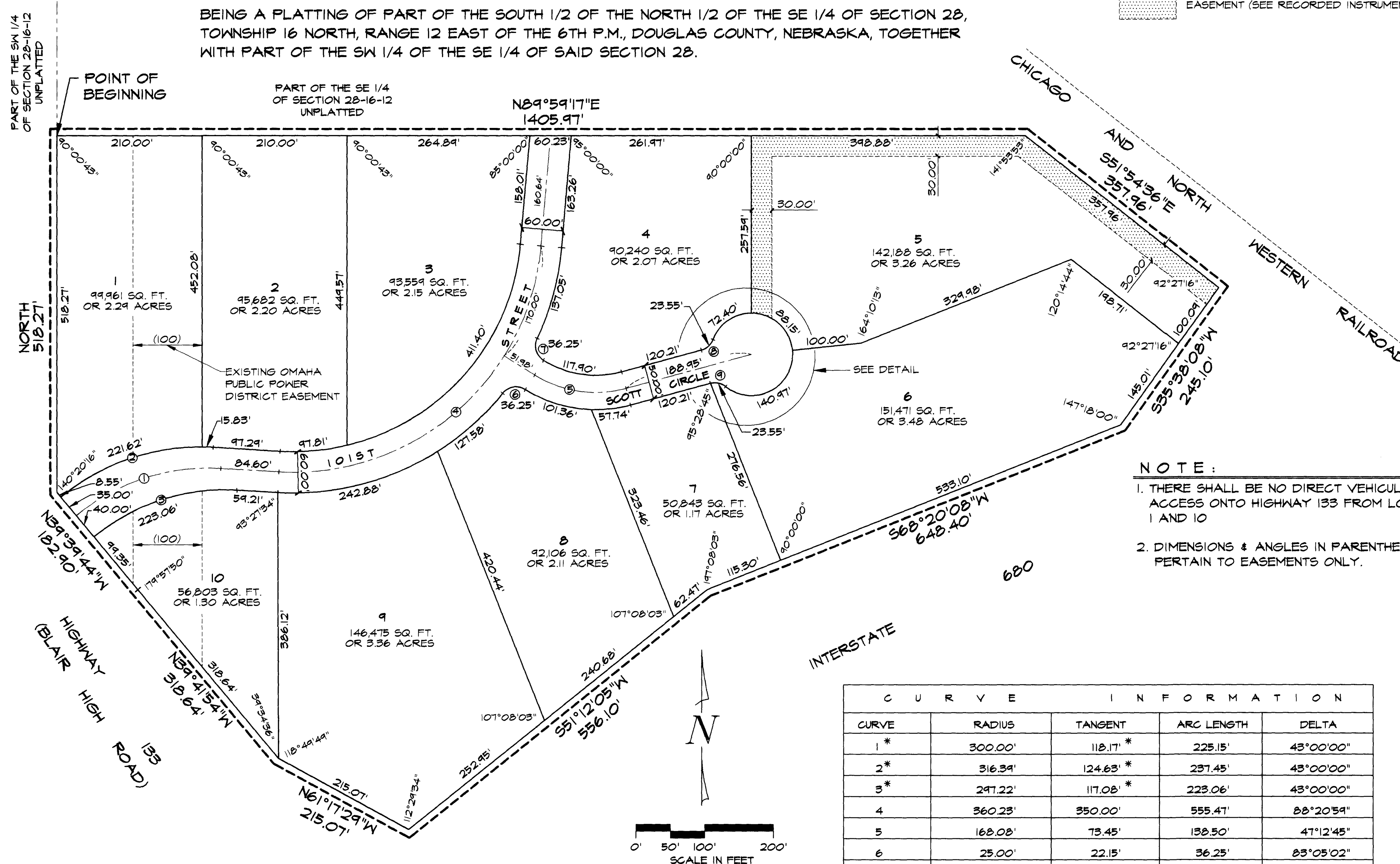


CHERRY HILLS BUSINESS PARK

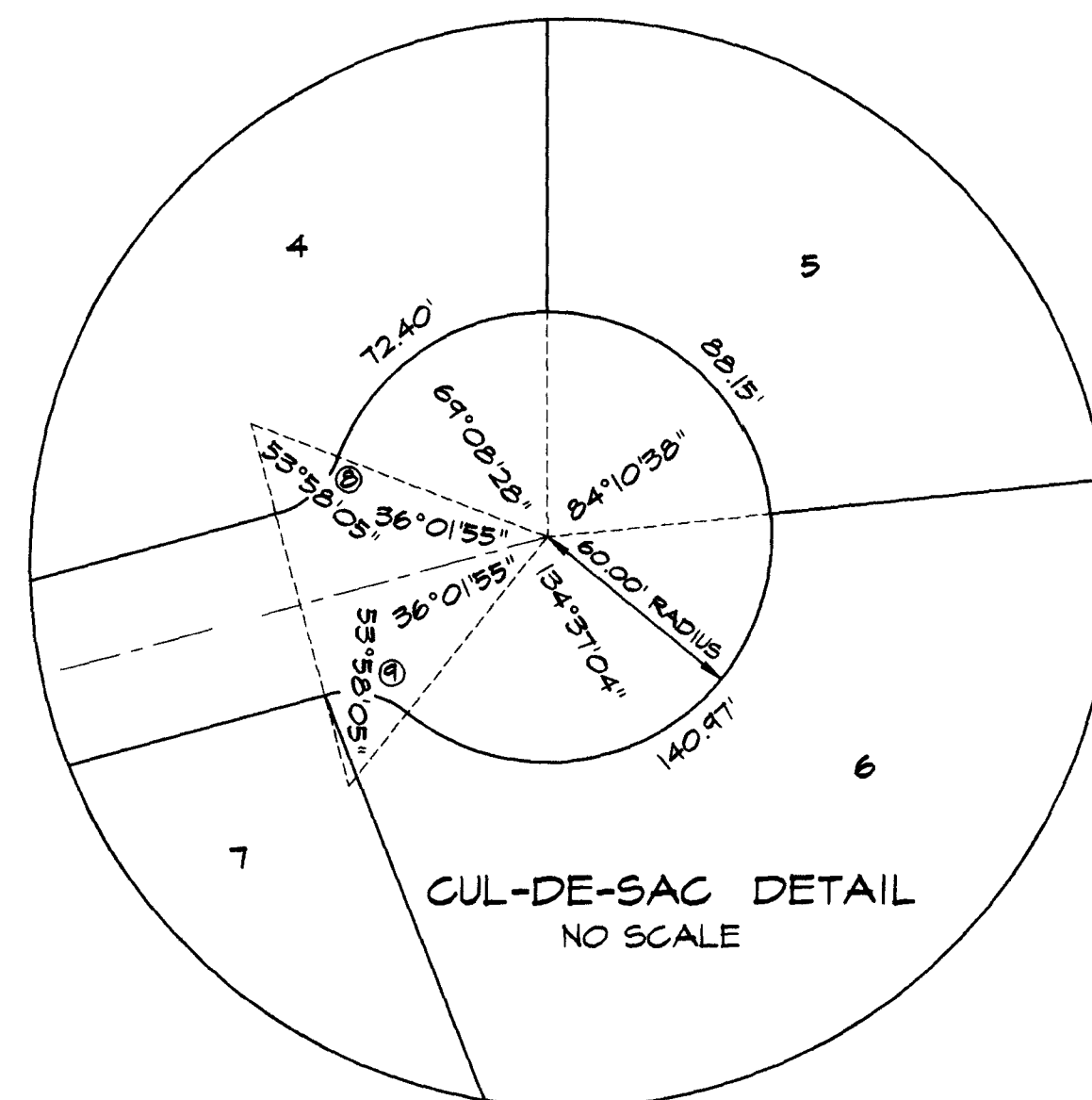
LOTS 1 THRU 10, INCLUSIVE

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 28,
TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER
WITH PART OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28.



C U R V E I N F O R M A T I O N				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1 *	300.00'	118.17'	225.15'	43°00'00"
2 *	316.34'	124.63'	237.45'	43°00'00"
3 *	297.22'	117.08'	223.06'	43°00'00"
4	360.23'	350.00'	555.41'	88°20'59"
5	168.08'	73.45'	138.50'	47°12'45"
6	25.00'	22.15'	36.25'	83°05'02"
7	25.00'	22.15'	36.25'	83°05'02"
8	25.00'	12.73'	23.55'	53°58'05"
9	25.00'	12.73'	23.55'	53°58'05"

* DENOTES TANGENT LINE PERPENDICULAR TO THE NORTH EASTERLY LINE OF HIGHWAY 133



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CHERRY HILLS BUSINESS PARK, LOTS 1 THRU 10, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 28, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 28; THENCE N89°59'17"E (ASSUMED BEARING) 1405.97 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 TO THE SOUTHWESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD RIGHT-OF-WAY; THENCE S51°54'36"E 357.96 FEET ON THE SOUTHWESTERLY LINE OF SAID CHICAGO AND NORTH WESTERN RAILROAD RIGHT-OF-WAY TO THE NORTHWESTERLY LINE OF INTERSTATE 680; THENCE S35°38'08"W 245.10 FEET ON THE NORTHWESTERLY LINE OF INTERSTATE 680; THENCE S68°20'08"W 648.40 FEET ON THE NORTHWESTERLY LINE OF INTERSTATE 680 TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE S51°12'05"W 556.10 FEET ON THE NORTHWESTERLY LINE OF INTERSTATE 680; THENCE N61°17'29"W 215.07 FEET ON THE NORTHEASTERLY LINE OF HIGHWAY 133; THENCE N34°41'54"W 318.64 FEET ON THE NORTHEASTERLY LINE OF HIGHWAY 133 TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE N34°34'44"W 182.90 FEET ON THE NORTHEASTERLY LINE OF HIGHWAY 133 TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 28; THENCE NORTH 518.27 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.



DAVID H. NEEF
NEBRASKA R.L.S. 475

MAY 19, 1997

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TBD ENTERPRISES, L.L.C., BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHERRY HILLS BUSINESS PARK, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS, SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING SCOTT CIRCLE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TBD ENTERPRISES, L.L.C.

BY:

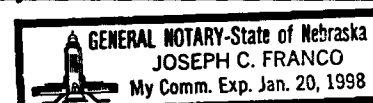
ANTHONY SALDI, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JULY 1997 BY ANTHONY SALDI, MANAGING MEMBER OF TBD ENTERPRISES, L.L.C. ON BEHALF OF SAID TBD ENTERPRISES, L.L.C.

Joseph C. Franco
NOTARY PUBLIC

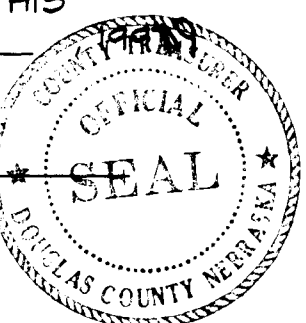


COUNTY TREASURER'S CERTIFICATE

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 WITHIN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 12th DAY OF JULY 1997.

Deputy

Julius M. Hanney
DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF CHERRY HILLS BUSINESS PARK ON THIS 21st DAY OF August 1997.

Ray J. Neumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

OCTOBER 21, 1999
DATE

For City Engineer

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CHERRY HILLS BUSINESS PARK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 3rd DAY OF September 1997.

Kathleen Jeffries
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CHERRY HILLS BUSINESS PARK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 3rd DAY OF November 1997.

MAYOR

PRESIDENT

CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHERRY HILLS BUSINESS PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 30th DAY OF June 1997.

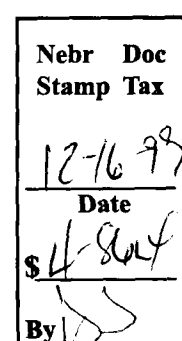
DOUGLAS COUNTY ENGINEER



2140 017 DEED



17531 99 017-023



RICHARD N. JAKSON
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 DEC 16 PM 1:52

RECEIVED

AS SHOWN	DATE	BY	FOR	REVISION
AS SHOWN	MAY 19, 1997	JKZ	JDM	

CHERRY HILLS BUSINESS PARK

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 530-8860

1004-101

A004101B.DWG