CHERRY HILLS BUSINESS PARK REPLAT

BEING A REPLAT OF LOTS 5, 6 AND 7, CHERRY HILLS BUSINESS PARK, A SUBDIVISION IN DOUGLAS COUNTY, NERBASKA.

2002 YOV 27 ANTI: 23 POINT OF BEGINNING-N89*59'17"E 398.88 254.38 144.50 BUSINESS PARK CHERRY HILLS RADIUS: 60.00' CHORD BEARING: N19'23'07"E-CHORD DISTANCE: 113.19' LOT 1 ARC DISTANCE: 229.12' 74,052 SQ.FT 30.00' 1.70 ACRES RADIUS: 25.00' CHORD BEARING: N78'12'10"W-92.27 LOT 2 CHORD DISTANCE: 22.69' 148,222 SQ.FT. ARC DISTANCE: 23.55' 3.40 ACRES 197.81 N74°48'53"E-120.21 40.78 RADIUS: 193.08' CHORD BEARING: N83'22'44"E SCOTT 205.70 CHORD DISTANCE: 57.53' ARC DISTANCE: 57.74 10.69 -SEE DETAIL LOT 3 64,655 SQ.FT. 85·00'00 1.48 ACRES LOT 4 57,575 SQ.FT. 1.32 ACRES CHERRY HILLS BUSINESS PARK SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL -S51°12'05"W PLAT OF CHERRY HILLS BUSINESS PARK. 62.47 5' WIDE UTILITY EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT AS NOTED IN THE FINAL PLAT LOT 1 DEDICATION OF CHERRY HILLS BUSINESS PARK. CHERRY HILLS BUSINESS PARK COUNTY TREASURER'S CERTIFICATE THIS IS TO CERTIFY THAT I FIND NO REGULAR THIS PEACE, TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CONTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OFF DAY OF 1002. ³⁸ 56'33" LOT 2 APPROVAL OF CITY ENGINEER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND لر 10.69 APPROVED BY THE PUBLIC WORKS DEPARTMENT. LOT 3 11.22.2 LOT 4 DATE: APPROVAL OF PLANNING DIRECTOR APPROVED AS A SUBDIVISION OF CHERRY HILLS BUSINESS PARK REPLAT IN COMPLIANCE CUL-DE-SAC DETAIL WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA. SCALE: 1" = 50'

50' 100'

SCALE IN FEET

200'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CHERRY HILLS BUSINESS PARK REPLAT, LOTS 1 THROUGH 4, INCLUSIVE, BEING A REPLAT OF LOTS 5, 6 AND 7, CHERRY HILLS BUSINESS PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 5: THENCE N89'59'17"E (ASSUMED BEARING) 398.88 FEET ON THE NORTH LINE OF SAID LOT 5; THENCE S51'54'36"E 357.96 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 5; THENCE S35'38'08"N 245.10 FEET ON THE SOUTHEASTERLY LINES OF SAID LOTS 5 AND 6; THENCE S68'20'08"W 648.40 FEET ON THE SOUTHEASTERLY LINES OF SAID LOTS 6 AND 7; THENCE S51'12'05"W ON THE SOUTHEASTERLY LINE OF SAID LOT 7; THENCE N21'39'52"W 323.46 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 7; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 7 ON A 193.08 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N83'22'44"E. CHORD DISTANCE 57.53 FEET, AN ARC DISTANCE OF 57.74 FEET; THENCE N74'48'53"E 120.21 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE NORTHERN LINE OF SAID LOT 6 ON A 25 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S78°12'10"E, CHORD DISTANCE 22.69 FEET, AN ARC DISTANCE OF 23.55 FEET; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 6 AND ON THE SOUTHWESTERLY LINE OF SAID LOT 5 ON A 60.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N19'23'07"E, CHORD DISTANCE 113.19 FEET, AN ARC DISTANCE OF 229.12 FEET; THENCE NO0°00'43"W 257.59 FEET ON THE WEST LINE OF SAID LOT 5 TO THE POINT 111111 OF BEGINNING.

NEBRASA L.S.-308 JAMES D. WARNER

NEBRASKA R.L.S. 308

SEPTEMBER 19, 2002

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE: TBD ENTERPRISES, L.L.C., BEING THE OWNER, AND U S BANK, NATIONAL ASSOCIATION, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHERRY HILLS BUSINESS PARK REPLAT, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. 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 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.

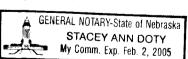
ANTHONY SALDI, MANAGING MEMBER

DITAL ASSOCIATION CHRIS ERICKSON, ASSISTANT VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS COUNTY OF DOUGLAS)

THE FORECOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _ DAY OF _______, 2002, BY ANTHONY SALDI, MANAGING _____, 2002, BY ANTHONY SALDI, MANAGING MEMBER OF TBD ENTERPRISES, L.L.C., ON BEHALF OF SAID TBD ENTERPRISES, L.L.C.



ACKNOWLEDGEMENT OF NOTARY

GENERAL NOTARY-State of Nebraska

STACEY ANN DOTY

My Comm. Exp. Feb. 2, 2005

STATE OF NEBRASKA) SS COUNTY OF DOUGLAS)

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BUSINESS

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