

RIVERFRONT INDUSTRIAL PARK

1/4 SECTION LOCATED IN SECTION 35, TOWNSHIP 16 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN DOUGLAS COUNTY, NEBRASKA

BOOK 1500 PAGE 425

SURVEYOR'S CERTIFICATE

The undersigned Registered Land Surveyor, hereby certifies that:

- I have accurately surveyed the tract of land described below, and I shall install permanent iron pins at the corners of all lots, corners, and points and the ends of all curves upon the completion of the survey, and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on the plat of Riverfront Industrial Park.
- That said Riverfront Industrial Park is a subdivision of a tract of land, consisting of three parcels, located in Section 35, Township 16 North, Range 13 East of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:

PARCEL A

Commencing at the southeast corner of the SW 1/4 of the NE 1/4 of said Sec. 35, thence N. 09° 06' 21" E., along the east line of the SW 1/4 of said NE 1/4, 57.73 feet to the POINT OF BEGINNING; thence S. 47° 49' 04" W., for a distance of 85.57 ft. to a point on the south line of the SW 1/4 of said NE 1/4; thence N. 89° 59' 59" W., along said south line, 539.51 feet to a point on the northeasterly right-of-way line of John J. Pershing Drive; thence northeasterly, along said right-of-way line, 624.61 feet along the arc of a circular curve to the left, which has a radius of 2814.79 feet and a chord, the length and bearing of which are 623.41 feet and N. 63° 21' 29" W., respectively, to a point of tangency; thence N. 69° 29' 33" W., continuing along said right-of-way line, on a line tangent to the last described curve 1790.72 feet to a point; thence N. 20° 30' 39" E., for a distance of 399.94 feet to a point; thence N. 69° 29' 56" W., for a distance of 300.01 feet to a point; thence N. 20° 31' 54" E., for a distance of 210.92 feet to a point; thence S. 20° 30' 33" E., for a distance of 117.43 feet to a point on the right bank of the Missouri River; thence continuing N. 20° 31' 53" E., for an approximate distance of 300 feet to the "throat-of-the-river" of said river; thence southeasterly, along said "throat-of-the-river", approximately 2100 feet to a point on the east line of the NE 1/4 of said Sec. 35; thence S. 0° 06' 18" W., along said east line, for an approximate distance of 300 feet, to a point on the right bank of the Missouri River; thence continuing S. 0° 06' 18" W., along said east line, 861.18 feet to a point; thence S. 09° 06' 21" E., along the east line of the SW 1/4 of said NE 1/4, 900.13 feet to a point of beginning containing 4,656,722.23 sq. ft. (106,934 A.) more or less, exclusive of riverbed.

PARCEL B

Commencing at the southeast corner of said Sec. 35; thence N. 0° 07' 13" E., along the east line of the SE 1/4 of said Sec. 35, 33.00 feet to a point; thence due west 108.13 feet to the POINT OF BEGINNING, which point is on the northerly right-of-way line of Fort Street; thence due west, along said northerly right-of-way line, 2216.01 feet to a point; thence N. 09° 11' 55" E., for a distance of 97.00 feet to a point; thence due east 495.89 feet to a point on the north line of Lot 12 in the SE 1/4 of said Sec. 35; thence S. 82° 37' 24" W., for a distance of 274.12 feet to a point on the west line of the SE 1/4 of said Sec. 35; thence N. 0° 21' 04" E., along said west line, 791.45 feet to a point on the southeasterly right-of-way line of County Road 86-B; thence N. 55° 16' 28" E., along said right-of-way line, 488.04 feet to a point; thence N. 39° 42' 46" E., continuing along said right-of-way line, 652.92 feet to a point on the southeasterly right-of-way line of John J. Pershing Drive; thence southeasterly 526.88 feet along said southeasterly right-of-way line, which is the arc of a circular curve to the right having a radius of 2814.79 feet and a chord, the length and bearing of which are 526.18 feet and S. 41° 04' 11" E., respectively, to a point of tangency; thence S. 35° 42' 26" E., continuing along said southeasterly right-of-way line, on a line tangent to the last described curve, 2122.34 feet to a point; thence S. 54° 17' 45" W., for a distance of 77.14 feet to the point of beginning containing 3,990,122.58 sq. ft. (77,214 A.) more or less.

PARCEL C

Beginning at the center of said Sec. 35; thence S. 89° 59' 59" W., along the south line of the SE 1/4 of the NW 1/4 of said Sec. 35, 217.10 feet to a point; thence N. 89° 59' 59" W., continuing along said south line, 603.98 feet to the southeast corner of the SE 1/4 of said NW 1/4; thence S. 0° 16' 07" W., along the east line of the NW 1/4 of the SW 1/4 of said Sec. 35, 663.28 feet to the southeast corner of the 1/2 of the NW 1/4 of said Sec. 35; thence N. 89° 55' 56" W., along the south line of the NW 1/2 of the NW 1/4 of said Sec. 35, 1319.88 feet to the west line of said NW 1/4; thence N. 0° 08' 36" E., along the west line of said NW 1/4, which line is also the centerline of 9th Street, 661.77 feet to the north-west corner of said NW 1/4; thence N. 89° 59' 22" E., along the north line of said NW 1/4, 25.00 feet to a point; thence N. 0° 08' 36" E., along a line parallel to and 25.00 feet easterly of the west line of the NW 1/4 of said Sec. 35, 221.82 feet to a point; thence N. 89° 59' 21" E., for a distance of 15.00 feet to a point; thence N. 0° 08' 36" E., along a line parallel to and 42.00 feet easterly of the west line of said NW 1/4, 946.12 feet to a point on the southerly right-of-way line of John J. Pershing Drive; thence southeasterly 48.40 feet, along said southerly right-of-way line, which is the arc of a circular curve to the right having a radius of 1859.86 feet and a chord, the length and bearing of which are 48.40 feet and S. 70° 14' 40" W., respectively, to a point of tangency; thence S. 69° 29' 49" E., continuing along said southerly right-of-way line, on a line tangent to the last described curve, 2756.26 feet to a point of tangency; thence southeasterly 1066.91 feet, continuing along said southerly right-of-way line, which is the arc of a circular curve to the right, tangent to the last described curve, and having a radius of 2814.79 feet and a chord, the length and bearing of which are 1066.53 feet and S. 58° 39' 18" E., respectively, to a point on the westerly right-of-way line of County Road 86-B; thence S. 39° 42' 46" W., along said westerly right-of-way line, 647.49 feet to a point; thence S. 59° 16' 26" W., continuing along said westerly right-of-way line, 630.43 feet to the west line of the NW 1/4 of the SE 1/4 of said Sec. 35; thence N. 0° 04' 42" W., along said west line 1023.28 feet to the point of beginning containing 3,429,631.22 sq. ft. (78,282 A.) more or less and subject to a 33.0 foot strip of right-of-way for 9th Street as shown on the Plat.

In this description, the south line of the SE 1/4 of Sec. 35-16-13 is assumed to bear due east and west.

NOTE

- COUNTY ROAD 86-B IS TO BE RELOCATED AS HARTMAN AVENUE AND VALUED UPON COMPLETION AND ACCEPTANCE OF PAVING ON NEW HARTMAN AVENUE APPROXIMATE BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS.
- UNLESS OTHERWISE SHOWN, ALL STREET RIGHT-OF-WAY WIDTHS ARE 50.00 FEET.

REGISTERED LAND SURVEYOR
Registration No. 45219
Date of Survey February 24, 1974

RETENTION TO PLAT AND DEDICATE RIVERFRONT INDUSTRIAL PARK

KNOW ALL MEN BY THESE PRESENTS, that the Omaha Industrial Foundation, a Nebraska nonprofit corporation, being the sole owner and proprietor of the land embraced within this Plat and described in the Surveyor's Certificate (excepting such areas as have heretofore been dedicated to the public) has caused the same to be subdivided into lots, streets and a barge channel, said subdivision to be known as Riverfront Industrial Park, the lots and streets to be numbered and named as shown; and the Omaha Industrial Foundation approves the disposition of the property as shown on this Plat and it hereby dedicates to the public for public use the streets, barge channel access easement and sewer easements as shown hereon.

The Omaha Industrial Foundation does further dedicate to the public for public navigation the barge channel shown hereon retaining, however, to the owners of the property abutting said channel, their successors and assigns, as the same may exist from time to time, a permanent right and easement over, under and across that portion thereof lying between the shoreline and a line designated on this Plat as "Bulwark Line" to construct, maintain, repair, replace and operate docks, wharfs, piers, pilings, pipelines, conveyer systems, booms and related facilities and appurtenances necessary or convenient for the loading and unloading of ships and barges, for the transportation of material to and from the barge channel and for access to and from the barge channel and the abutting properties.

The Omaha Industrial Foundation does further grant to any governmental subdivision having jurisdiction a perpetual easement for access to a strip of land abutting said barge channel and designated on this Plat as "Barge Channel Maintenance Easement" for the purpose of maintaining, repairing, relining, relocating and renewing all existing or future ties, sheet piling, rip-rap and other shoreline protective facilities necessary to maintain the barge channel. No permanent buildings shall be placed in said maintenance easement but the same may be paved or used for any other purpose that will not interfere with this easement.

The Omaha Industrial Foundation does further grant a perpetual license in favor of and granted to Omaha Public Power District, Northwestern Bell Telephone Company and Metropolitan Utilities District, their successors and assigns, to erect and operate, maintain, repair and renew water lines and mains, cables, conduits and related appurtenances and to extend wires for the carrying and transmission of electric current for light, heat and power and for all telephones, telegraph and message services under a 10-foot wide strip of land adjoining the front boundary line of each of said lots, said license being granted for the use and benefit of all present and future owners of lots or parts thereof within said subdivision; provided, however, said license is granted upon the specific condition that if any of said utility companies fails to construct such water lines or mains, cables, conduits or wires under any part of the easement area within 24 months of the date hereof or if any water lines and mains, cables, conduits or wires once constructed are thereafter removed without replacement within 60 days after removal, then this license shall automatically terminate and become void as to such unused or abandoned license way. No permanent buildings, trees or retaining walls shall be placed in any such license way but the same may be paved or used for any other purpose that will not interfere with the uses or rights granted herein.

IN WITNESS WHEREOF, Omaha Industrial Foundation has caused the due execution of this Dedication this 22nd day of February, 1974.

OMAHA INDUSTRIAL FOUNDATION
A Corporation
By: *[Signature]*
Secretary

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

Before me, a Notary Public qualified in said county, personally came Sydney L. Gate and Richard D. Sorenson, President and Secretary of Omaha Industrial Foundation, respectively, to me personally known to be the President and Secretary, and the identical persons who signed the foregoing Dedication and each of them acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that its corporate seal was before me, affixed by its authority.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on this 22nd day of February, 1974.

By: *[Signature]*
Notary Public

CITY TREASURER'S CERTIFICATE
This is to certify that I find no required special taxes due on the property described in the Surveyor's Certificate and embraced in this Plat as shown on the Plat of this office.
DATE: Feb 27 1974

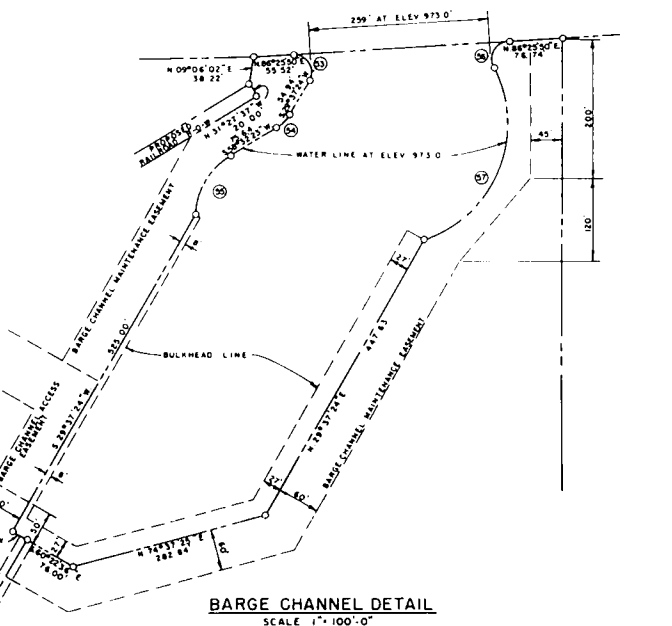
APPROVAL OF OMAHA CITY PLANNING BOARD
This Plat of Riverfront Industrial Park was approved by the City Planning Board of Omaha on this 26th day of March, 1974.

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve the Plat of Riverfront Industrial Park this 26th day of March, 1974.

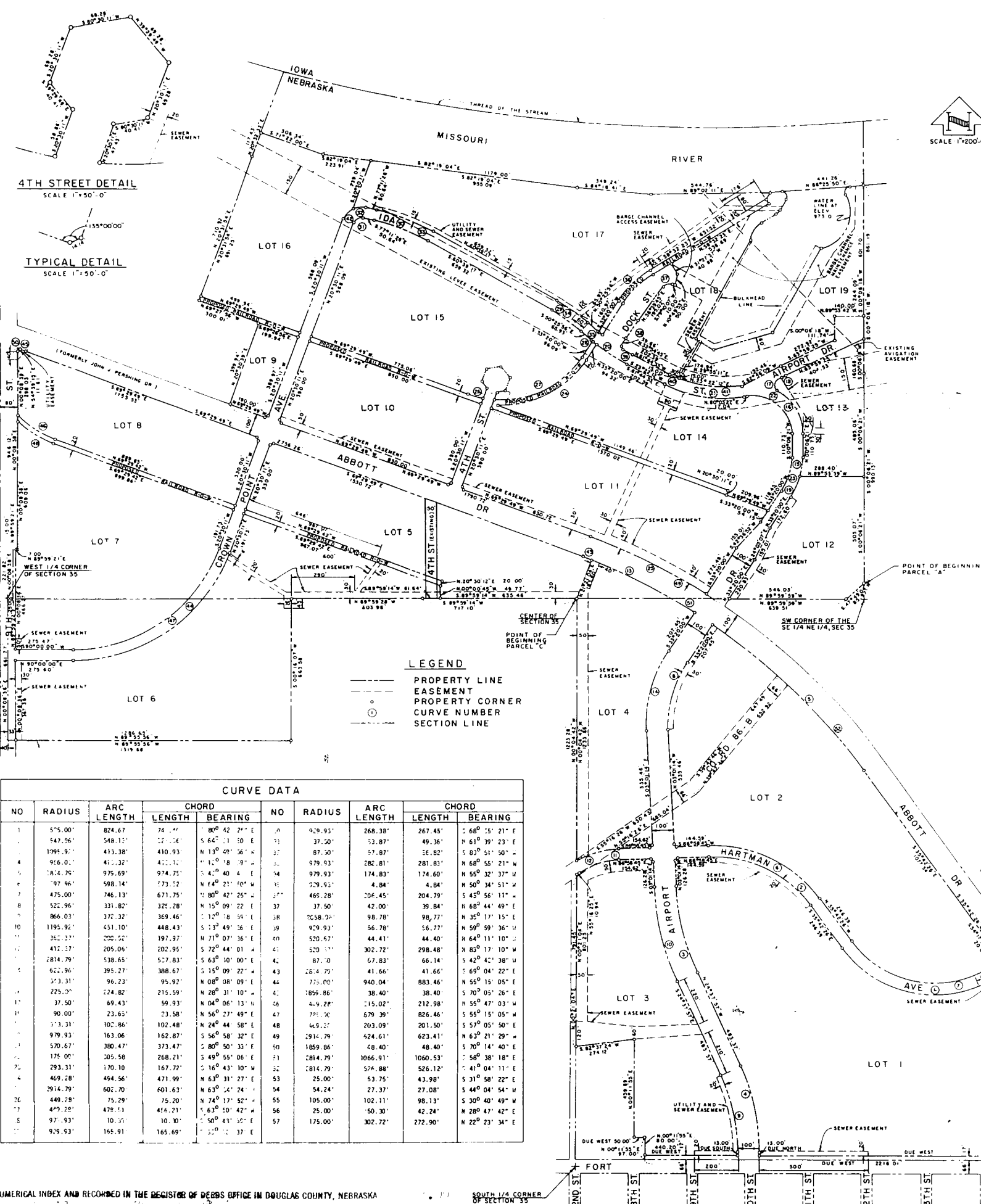
OMAHA CITY COUNCIL ACCEPTANCE
This Plat of Riverfront Industrial Park was approved by the City Council of Omaha on this 26th day of March, 1974.

ATTEST
[Signature]
City Clerk

FILE NO. 02712-4
DATE 2/17/74



BARGE CHANNEL DETAIL SCALE 1"=100'-0"



LEGEND
PROPERTY LINE
EASEMENT
PROPERTY CORNER
CURVE NUMBER
SECTION LINE

CURVE DATA									
NO	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	NO	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING
1	575.00'	824.67'	76.44'	N 80° 42' 24" E	11	429.93'	268.38'	267.45'	S 66° 15' 21" E
2	547.56'	548.12'	22.164'	S 64° 11' 30" E	12	37.50'	13.87'	49.36'	N 61° 30' 23" E
3	1995.91'	413.38'	410.93'	N 13° 08' 36" W	13	87.30'	57.87'	36.82'	S 03° 51' 50" W
4	916.01'	411.32'	411.11'	N 12° 18' 39" W	14	979.93'	282.81'	281.81'	N 68° 55' 21" W
5	1614.79'	975.69'	974.75'	S 42° 40' 4" E	15	979.93'	174.83'	174.60'	N 55° 32' 37" W
6	797.86'	598.14'	773.12'	N 14° 21' 10" W	16	729.93'	4.84'	4.84'	N 50° 34' 51" W
7	475.00'	746.13'	671.75'	N 10° 42' 29" E	17	465.28'	204.79'	204.79'	S 43° 56' 13" W
8	525.96'	331.82'	326.28'	N 15° 09' 22" E	18	37.50'	42.00'	39.84'	N 68° 44' 40" E
9	866.03'	372.32'	369.46'	N 12° 18' 39" W	19	7638.29'	98.79'	98.79'	N 35° 17' 15" E
10	1195.92'	451.10'	448.43'	S 13° 49' 36" E	20	929.93'	56.78'	56.77'	N 59° 59' 36" W
11	352.37'	202.52'	197.97'	N 71° 07' 38" E	21	520.57'	44.41'	44.41'	N 64° 11' 10" W
12	412.17'	205.05'	202.95'	S 72° 44' 01" E	22	520.11'	302.72'	298.48'	S 83° 17' 10" W
13	2814.79'	538.65'	527.83'	S 63° 10' 00" E	23	87.30'	67.83'	66.14'	S 42° 41' 38" W
14	622.96'	395.27'	388.67'	S 15° 09' 22" W	24	28.479'	41.66'	41.66'	S 69° 04' 22" E
15	313.31'	96.23'	95.92'	N 08° 08' 09" E	25	775.00'	940.04'	883.46'	N 55° 15' 05" E
16	725.25'	274.82'	275.59'	N 26° 31' 10" W	26	1895.86'	38.40'	38.40'	S 70° 05' 26" E
17	37.50'	69.43'	59.93'	N 04° 06' 13" W	27	44.79'	212.98'	212.98'	N 55° 07' 03" W
18	90.00'	23.65'	23.58'	N 56° 21' 49" E	28	77.79'	826.46'	826.46'	S 55° 15' 05" E
19	313.31'	102.86'	102.48'	N 24° 44' 58" E	29	445.12'	203.09'	201.50'	S 53° 05' 50" E
20	979.93'	163.06'	162.87'	S 56° 58' 32" E	30	2914.79'	623.41'	623.41'	N 63° 21' 29" W
21	570.67'	380.47'	373.47'	S 80° 50' 33" E	31	1859.86'	48.40'	48.40'	S 70° 14' 40" W
22	175.00'	305.58'	268.21'	S 49° 55' 06" E	32	2814.79'	1066.91'	1060.53'	S 58° 38' 18" E
23	293.31'	170.10'	167.72'	S 16° 43' 10" W	33	2814.79'	574.88'	526.12'	S 41° 04' 11" E
24	469.28'	454.56'	471.99'	N 63° 31' 27" E	34	25.00'	43.98'	43.98'	S 31° 58' 22" E
25	7914.79'	602.70'	601.63'	N 63° 24' 24" E	35	54.24'	27.37'	27.37'	S 44° 04' 54" W
26	448.78'	75.28'	75.20'	N 74° 13' 52" W	36	106.00'	102.11'	98.13'	S 30° 00' 40" W
27	479.28'	478.13'	476.21'	S 63° 10' 42" W	37	25.00'	42.24'	42.24'	N 28° 47' 42" E
28	97.93'	10.30'	10.30'	S 0° 43' 32" E	38	175.00'	302.72'	272.90'	N 22° 23' 34" E
29	929.53'	165.91'	165.69'	S 12° 11' 37" E					

ENGRAVED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
DAY OF 10 AT 10 A.M. G. HAROLD OSTLER, REGISTER OF DEEDS

ENGINEERING ARCHITECTURE PLANNING
 RIVERFRONT INDUSTRIAL PARK NEBRASKA
 OMAHA
 FILE NO. 02712-4
 DATE 2/17/74
 DRAWN S.F.S.
 CHECKED E.C.C.
 DESIGNED D.C.S.
 FINAL PLAT SHEET