

RICHARD H. JAMES  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 APR 20 PM 3:45

RECEIVED

# INDIAN CREEK BUSINESS

Lots 1 through 10, inclusive, being a platting of that part the South Half of Section 6, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska,



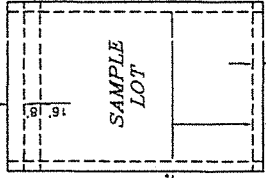
2149 738 DEED



05054 00 738-744

Nebr Doc Stamp Tax	4.20.00
Date	4/4/86
By	M

6' Wide Easement for Interior Lots and 16' Wide Easement for Exterior Lots Public Right-of-Way for Streets, Public Utilities, and to Any Company Which Has Been Granted a Franchise to Provide a Cable Television System in the Area To Be Subdivided, Their Successors and Assigns.



5' Wide Easement to Omaha Public Power District, to U.S. West Communications, and to Any Company Which Has Been Granted a Franchise to Provide a Cable Television System in the Area To Be Subdivided, Their Successors and Assigns.

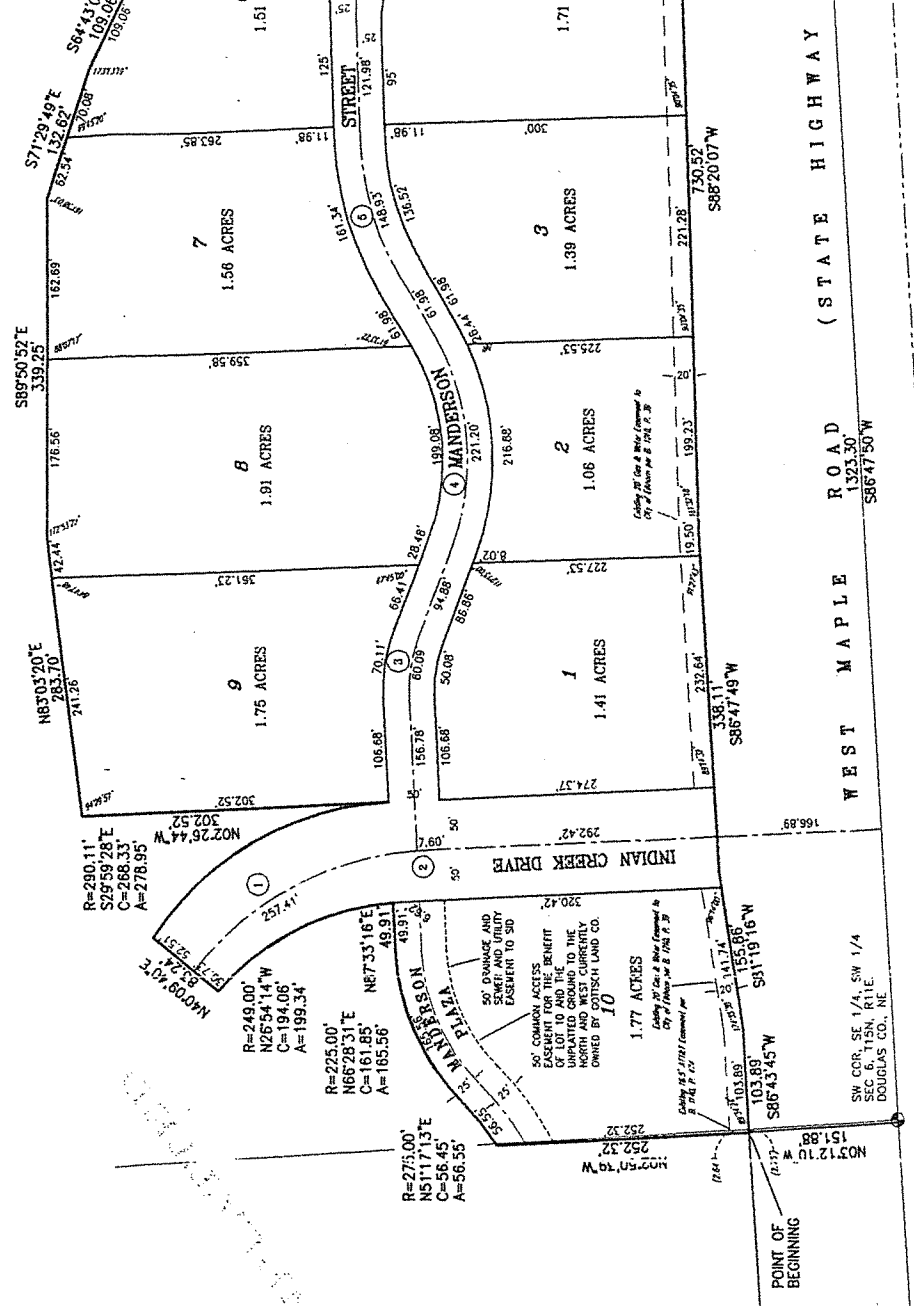
5' Wide Water & Gas Easement to City of Eikhorn, S.D., and Peoples Natural and Their Successors and Assigns.

### TYPICAL LCT DEDICATION EASEMENTS

### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.E.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1 THROUGH 5, INCLUSIVE, AND LOT 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD.
7. LOTS 1 AND 10 WILL HAVE RIGHT/WAY AND RIGHT/OUT ONLY, VEHICULAR ACCESS TO INDIAN CREEK DRIVE.

INDIAN CREEK



COMPLIATION

# K BUSINESS PARK

being a platting of that part the South  
15 North, Range 11 East of the 6th  
as County, Nebraska,

LAND SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT I have made a plan and plat of curves on the boundary of the plat and be placed at all corners, angle points and through 10, inclusive, being a platting of it Nebraska, described as follows: Commence to the First Plat of INDIAN CREEK, a subdivision of Section 8, Thence South 89°50'52" West for 176.56 feet to the N.E. Corner of the said Section, thence South 89°50'52" West for 339.25 feet to a long chard bearing North 89°28'31" East for a length of 198.34 feet, Thence North 40°09'29.11" East for 280.11 feet and a long chard bearing South 64°43'07" East for 109.05 feet, Thence South 88°20'07" West for 730.52 feet along said Point of Beginning, Contains 18.50 acres.  
*Frank A. Kahn*  
Frank A. KAHN, L.S. 545  
August 5, 1999  
DOR

### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.B.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1 THROUGH 3, INCLUSIVE, AND LOT 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD.
7. LOTS 1 AND 10 WILL HAVE RIGHT-IN AND RIGHT-OUT ONLY, VEHICULAR ACCESS TO INDIAN CREEK DRIVE.

### CENTERLINE CURVE DATA

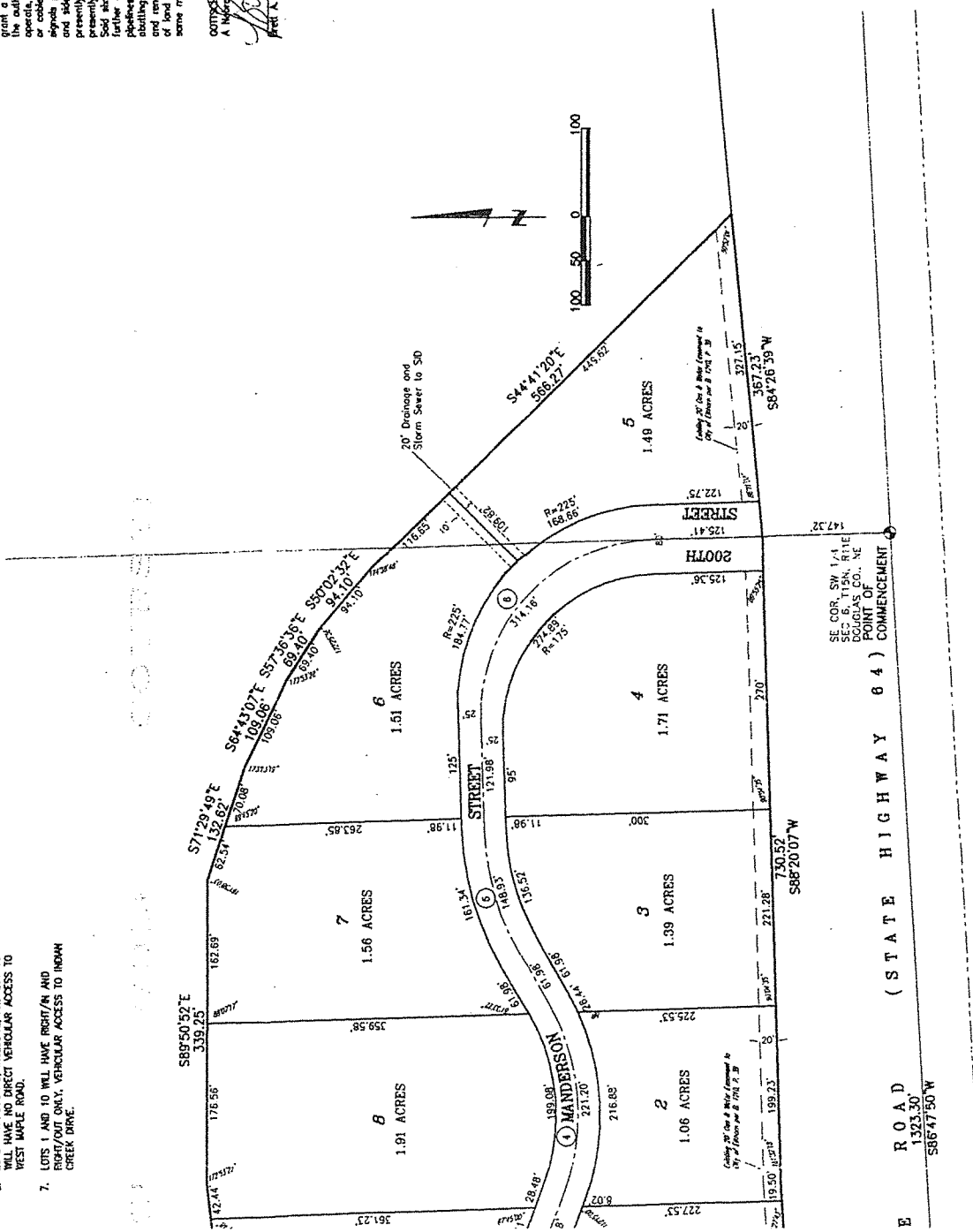
CURVE	RADIUS	ARC LENGTH	CHORD LEN	DELTA ANGLE
C1	300.00'	251.41'	249.53'	49°09'40"
C2	300.00'	7.60'	7.60'	01°27'08"
C3	150.00'	60.09'	58.89'	22°57'16"
C4	250.00'	221.20'	214.00'	50°41'39"
C5	300.00'	148.93'	147.41'	28°28'38"
C6	200.00'	314.16'	282.84'	90°00'00"

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Surveyor's Certificate and embraced within hereon to be heretofore known as Lot 1 through Lot 10, to be hereby dedicated to the use and control thereof to the City of Elkhorn, Nebraska, for the purpose of operating, maintaining, repairing and renewing poles, wires, cables for the carrying and transmitting of signals, messages, data, pictures, audio and video, or other information by means of a cable television system and side boundary lot lines; on eight foot and side boundary lot lines; on eight foot and side boundary lot lines; on eight foot and side boundary lot lines. The City of Elkhorn, Nebraska, is hereby authorized to install, maintain, repair and renew poles, wires, cables, and other related facilities for the carrying and transmitting of signals, messages, data, pictures, audio and video, or other information by means of a cable television system and side boundary lot lines; on eight foot and side boundary lot lines; on eight foot and side boundary lot lines; on eight foot and side boundary lot lines. The City of Elkhorn, Nebraska, is hereby authorized to install, maintain, repair and renew poles, wires, cables, and other related facilities for the carrying and transmitting of signals, messages, data, pictures, audio and video, or other information by means of a cable television system and side boundary lot lines; on eight foot and side boundary lot lines; on eight foot and side boundary lot lines; on eight foot and side boundary lot lines.

GOTTSCHE LOW CO.  
A Nebraska Corporation, OFFICE  
*Paul A. Gottsch*  
Paul A. Gottsch, President

ACKNOWLEDGMENT  
State of Nebraska  
County of Douglas  
On this 5th day of August, 1999, before me, the undersigned Notary Public, appeared Frank A. Kahn, a Notary Public, who in my presence, acknowledged to me that he did so freely, voluntarily, and for the purposes stated in the foregoing instrument. My commission expires on August 28, 2000.  
Witness my hand and Notary Seal this 5th day of August, 1999.  
Notary Public  
Douglas County, Nebraska



STATE HIGHWAY 64

CO. CLERK  
This plat of ...  
Date: ...  
County: Douglas County, Nebraska

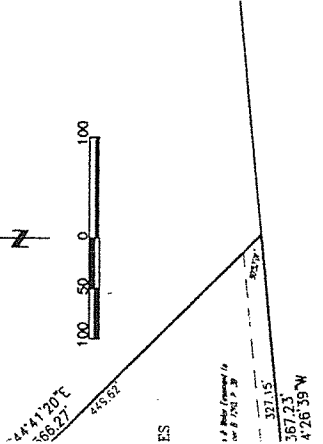
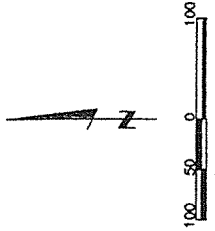
COUNTY TREASURER  
THIS IS TO CERTIFY  
In the Legal Survey  
this ...

APPROVAL OF STATE  
This plat of ...  
Notary Public

APPROVAL OF ELKHORN  
This plat of ...  
Mayor  
City Clerk

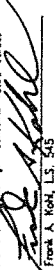
DELTA ANGLE  
 49°09'40"  
 91°27'08"  
 27°57'18"  
 50°41'39"  
 28°26'36"  
 90°00'00"

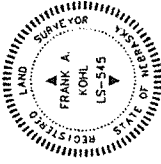
1/8 inch  
 = 10 3/80'



**LAND SURVEYOR'S CERTIFICATE**

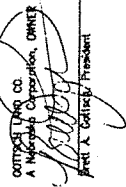
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Elkhorn, Nebraska, in order to ensure that permanent monuments are placed at all corners, angle points and ends of curves on all Lots and Streets in the subdivision to be known as **INDIAN CREEK BUSINESS PARK**, Lots 1 through 10, inclusive, being a platting of that part of the South Half of Section 8, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 8, Thence South 86°17'50" West (bearing referenced to the True Plat of **INDIAN CREEK**, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1323.30 feet along the south line of the said Southeast Quarter of Section 8; Thence North 03°17'10" West for 151.88 feet to the north right of way line of West Maple Road (State Highway 84) and the TRUE POINT OF BEGINNING; Thence North 02°30'39" West for 252.32 feet; Thence along a curve to the left (having a radius of 2782.00 feet and a long chord bearing North 02°28'31" East for a distance of 249.00 feet and a non-radial curve; Thence along a curve to the right (having a radius of 2782.00 feet and a long chord bearing North 02°28'31" East for a distance of 249.00 feet and a non-radial curve; Thence North 40°09'40" East for 83.24 feet to a point in a bearing and distance of 285.58 feet from the true point of beginning; Thence North 97°23'16" West for 4331 feet to a point in a bearing and distance of 285.58 feet from the true point of beginning; Thence North 02°28'31" East for 151.88 feet along the north line of the said Southeast Quarter of Section 8; Thence North 88°59'52" East for 339.25 feet; Thence South 71°20'48" East for 132.82 feet; Thence South 64°13'07" East for 109.86 feet; Thence South 87°36'36" East for 69.40 feet; Thence South 50°02'32" East for 94.10 feet; Thence South 44°11'20" East for 566.27 feet to the north right of way line of West Maple Road; Thence South 84°28'39" West for 367.23 feet along said north right of way line; Thence South 88°20'07" West for 730.53 feet along said north right of way line; Thence South 86°17'49" West for 338.11 feet along said north right of way line; Thence South 81°19'18" West for 152.88 feet along said north right of way line; Thence South 88°43'45" West for 103.88 feet along said north right of way line to the Point of Beginning. Contains 18.50 acres.

  
 Frank A. Kohl, L.S. 545  
 August 5, 1999  
 Ditt



**DEDICATION**

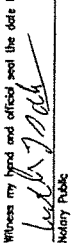
KNOW ALL MEN BY THESE PRESENTS That We, **OUTTSCH LAND CO.**, a Nebraska Corporation, **OWNER**, being the sole owner of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown herein, and said subdivision to be hereafter known as **INDIAN CREEK BUSINESS PARK**, and we do hereby ratify and approve of the disposition of our property as shown on and as hereafter set forth in this plat, and we do hereby grant the easements shown on this plat. We do further grant a perpetual easement to the **City of Elkhorn, Nebraska** for the use and benefit of the **City of Elkhorn, Nebraska** to install, locate, maintain, operate, repair and renew poles, wires, cross arms, downspouts and anchors, cables, conduits and other related facilities; and to extend thereon wires, conduits, 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 a power line; and to place, maintain, operate, repair and renew, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary to lines on eight foot (8') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to a presently platted and recorded lot. The term "exterior lots" herein defined as those lots forming the outer perimeter of the above described subdivision. Said exterior lots shall be subject to the Metropolitan Utility District and the City of Elkhorn, Nebraska, for the installation, location, maintenance, repair and renewal of all other related facilities; and to extend thereon pipes for the water on, through, under and across a five foot (5') wide strip of land abutting all streets. We do further grant a perpetual easement to Progress Natural Gas, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, and other related facilities, and extend thereon pipes for the transmission of gas on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

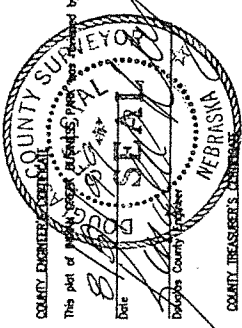
**OUTTSCH LAND CO.**  
 A Nebraska Corporation, **OWNER**  
  
 Frank A. Kohl, President

**ACKNOWLEDGMENT OF INSTRUMENTS**

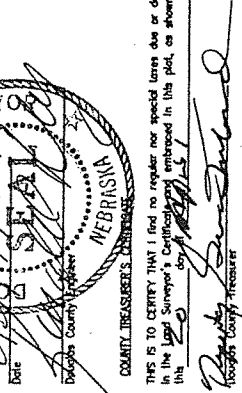
State of Nebraska } 55  
 County of Douglas }

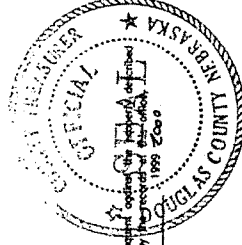
On this \_\_\_\_\_ day of August, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared **Frank A. Kohl**, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of **OUTTSCH LAND CO.**, a Nebraska Corporation, **OWNER**, and I did cause to be read to him the contents of the foregoing Declaration to be the voluntary act and deed of such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.  
 Notary Public  




This plat of subdivision herein was approved by the Douglas County Engineer's Office.

Date August 5, 1999  
 Douglas County Engineer  




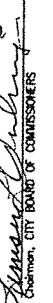
COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent on the above described subdivision embraced in this plat, as shown by the records of this County, at the date of this my certificate.

Date August 5, 1999  
 Douglas County Treasurer  

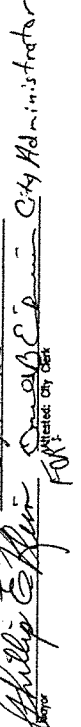

**APPROVAL OF CITY PLANNING COMMISSION**

This plat of **INDIAN CREEK BUSINESS PARK** was approved by the CITY PLANNING COMMISSION on this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

  
 Chairman, CITY BOARD OF COMMISSIONERS

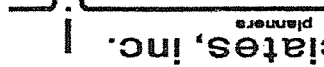
**APPROVAL OF ELKHORN CITY COUNCIL**

This plat of **INDIAN CREEK BUSINESS PARK** was approved and accepted by the City Council of Elkhorn, Nebraska, this \_\_\_\_\_ day of September, 1999.

  
 City Administrator

Drawn by \_\_\_\_\_  
 cel  
 Designed by \_\_\_\_\_  
 RDP  
 Reviewed by \_\_\_\_\_  
 FAK  
 Revisions \_\_\_\_\_

Path filename 9405094501301  
 reference 9405003-003

  
**Lamp, Rynearson & Associates, Inc.**  
 engineers  
 surveyors

14710 west dodge road, suite 100  
 Omaha, Nebraska 68154-2028  
 Ph 402 488 2488  
 Fax 402 488 2730

**INDIAN CREEK BUSINESS PARK**  
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

Job number-tasks 9405003-003  
 book page  
 date JULY 21, 1999

sheet 1 of 1