

**620 #24**  
Indian Creek  
Commercial Plaza

- NOTES
1. ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
  2. ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 3" LONG #6 REBAR DRIVEN FLUSH WITH THE GROUND WITH A CAP STAMPED 6-49.
  3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELED NR (NON-RADIAL).
  5. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.



# INDIAN CREEK COMMERCIAL PLAZA

## LOTS 1 THRU 18 AND OUTLOTS 1 AND 2, INCLUSIVE

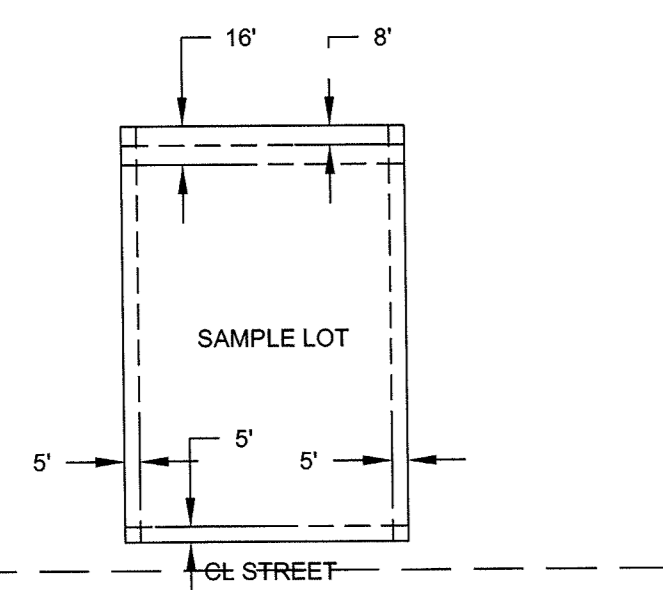
BEING A PLATTING OF PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., AND A REPLAT OF LOT 10 AND PART OF INDIAN CREEK DRIVE, INDIAN CREEK BUSINESS PARK, DOUGLAS COUNTY, NEBRASKA.

**CENTERLINE CURVE TABLE**

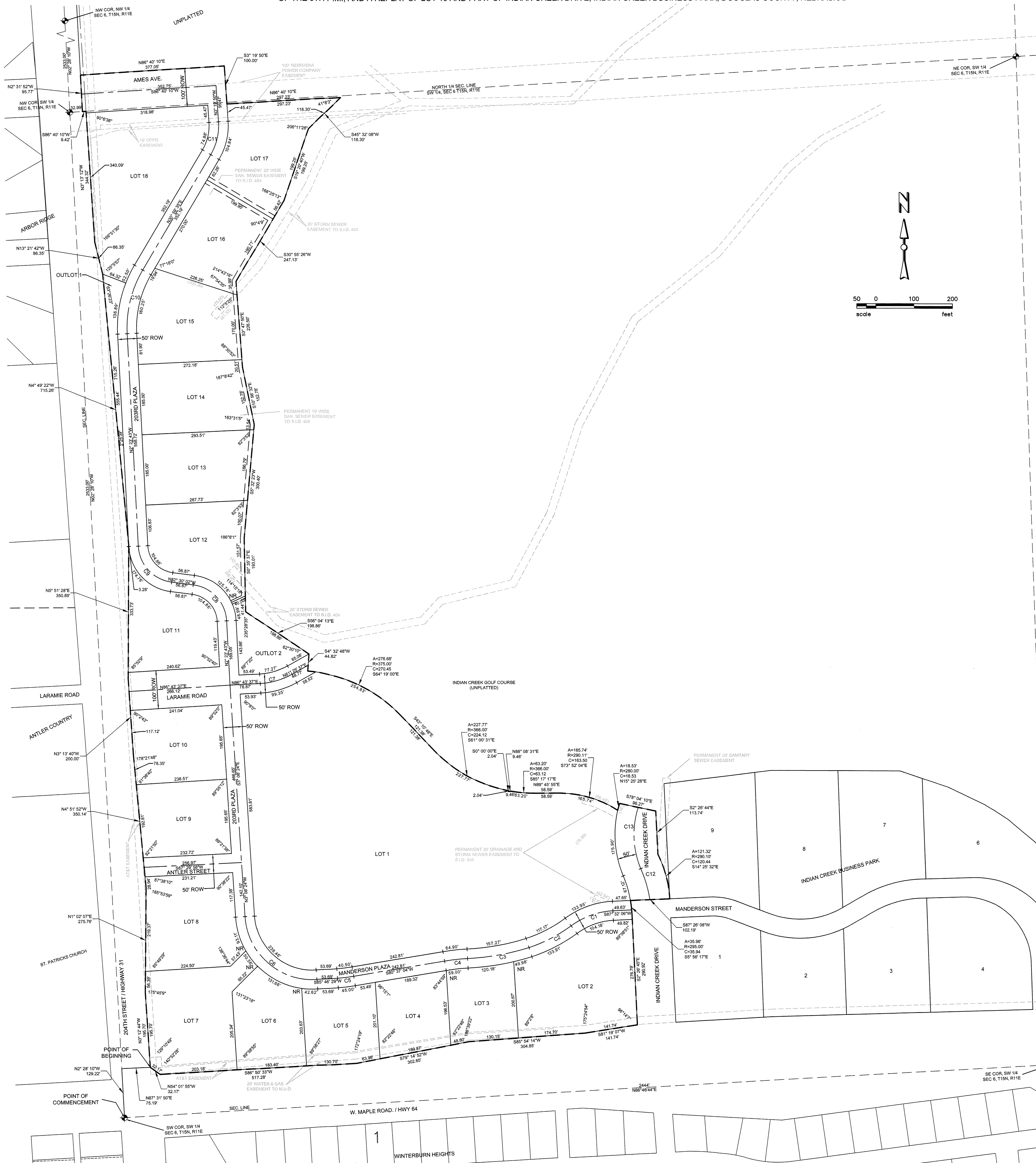
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	200.00	119.07	34°06'37"	117.32	S70°28'48"W
C2	374.00	128.94	19°10'54"	124.95	S83°00'59"W
C3	635.00	163.72	14°49'20"	163.26	S79°59'33"W
C4	528.00	61.95	08°48'39"	61.91	S83°59'53"W
C5	478.00	42.73	05°09'25"	42.74	S83°11'14"W
C6	175.00	278.20	91°05'07"	249.82	N48°40'37"E
C7	200.00	88.31	25°18'00"	87.60	N74°04'37"E
C8	100.00	139.81	80°06'18"	128.70	N42°26'53"W
C9	100.00	139.81	80°06'18"	128.70	N42°26'53"W
C10	300.00	174.82	33°23'18"	172.36	N14°17'56"E
C11	150.00	89.86	34°19'25"	88.52	N13°49'33"E
C12	345.00	84.27	13°49'45"	84.06	N15°28'44"W
C13	230.00	164.42	40°57'46"	160.96	N01°59'33"W

**LOT AREA TABLE**

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	534,101.96	2	78,107.43	3	34,784.17	4	374,416.12
5	39,061.96	6	42,408.27	7	65,541.39	8	56,129.56
9	45,748.78	10	47,017.47	11	49,876.75	12	51,751.73
13	51,914.87	14	52,447.56	15	55,811.55	16	49,862.79
17	57,768.96	18	99,298.35	OUT	12,034.79	OUT	20,024.03



TYPICAL LOT DEDICATION EASEMENTS  
NOT TO SCALE



LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., AND A REPLAT OF LOT 10, AND PART OF INDIAN CREEK DRIVE, INDIAN CREEK BUSINESS PARK, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°28'10" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF INDIAN CREEK BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA FOR 1924) WEST FOR 192.25 FEET ALONG THE EAST RIGHT OF WAY LINE OF QUARTER, THENCE NORTH 87°31'50" EAST FOR 75.19 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31 (204TH STREET) AND THE TRUE POINT OF BEGINNING, THENCE NORTH 51°24'44" WEST FOR 192.25 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31, THENCE NORTH 1°02'07" EAST FOR 275.76 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 4°15'52" WEST FOR 350.14 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 3°13'40" WEST FOR 200.00 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 0°52'28" EAST FOR 350.89 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 4°42'22" WEST FOR 715.00 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 13°21'42" WEST FOR 88.35 FEET ALONG SAID EAST RIGHT OF WAY, THENCE NORTH 3°13'12" WEST FOR 344.32 FEET ALONG SAID EAST RIGHT OF WAY TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 86°40'10" WEST FOR 9.42 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°31'52" WEST FOR 95.77 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31, THENCE NORTH 88°40'10" EAST FOR 377.05 FEET, THENCE SOUTH 03°19'50" EAST FOR 100.00 FEET, THENCE NORTH 88°40'10" EAST FOR 297.23 FEET, THENCE SOUTH 45°32'08" WEST FOR 118.30 FEET, THENCE SOUTH 19°22'42" WEST FOR 192.25 FEET, THENCE SOUTH 03°19'50" EAST FOR 247.13 FEET, THENCE SOUTH 03°47'50" EAST FOR 228.50 FEET, THENCE SOUTH 10°56'32" EAST FOR 163.72 FEET, THENCE SOUTH 05°09'25" WEST FOR 300.40 FEET, THENCE SOUTH 00°35'37" EAST FOR 193.01 FEET, THENCE SOUTH 56°04'13" EAST FOR 198.86 FEET, THENCE SOUTH 04°32'48" EAST FOR 44.82 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 376.00 FEET AND A LONG CHORD BEARING SOUTH 14°19'00" EAST FOR 270.45 FEET) FOR AN ARC LENGTH OF 276.88 FEET, THENCE SOUTH 43°10'48" EAST FOR 121.38 FEET, THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING SOUTH 51°03'31" EAST FOR 224.12 FEET) FOR AN ARC LENGTH OF 227.77 FEET, THENCE SOUTH 00°00'00" EAST FOR 2.04 FEET, THENCE NORTH 88°08'31" EAST FOR 9.46 FEET, THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING SOUTH 88°17'17" EAST FOR 61.12 FEET) FOR AN ARC LENGTH OF 61.33 FEET, THENCE NORTH 04°15'52" WEST FOR 350.14 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 290.11 FEET AND A LONG CHORD BEARING SOUTH 73°20'24" EAST FOR 163.50 FEET) FOR AN ARC LENGTH OF 165.74 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 260.00 FEET AND A LONG CHORD BEARING NORTH 15°22'28" EAST FOR 18.53 FEET) FOR AN ARC LENGTH OF 18.53 FEET, THENCE SOUTH 78°16'10" EAST FOR 82.75 FEET, THENCE SOUTH 02°04'44" EAST FOR 113.14 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 300.10 FEET AND A LONG CHORD BEARING SOUTH 14°29'32" EAST FOR 120.44 FEET) FOR AN ARC LENGTH OF 121.32 FEET, THENCE SOUTH 87°28'08" WEST FOR 102.82 FEET, THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 298.00 FEET AND A LONG CHORD BEARING SOUTH 05°56'17" EAST FOR 35.94 FEET) FOR AN ARC LENGTH OF 35.96 FEET, THENCE SOUTH 02°26'45" EAST FOR 20.62 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY #31, THENCE SOUTH 81°19'07" WEST FOR 141.74 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE SOUTH 85°54'14" WEST FOR 140.85 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE SOUTH 79°14'52" WEST FOR 302.65 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE SOUTH 86°50'32" WEST FOR 517.28 FEET ALONG SAID NORTH RIGHT OF WAY, THENCE NORTH 54°15'50" WEST FOR 32.17 FEET TO THE POINT OF BEGINNING. CONTAINS 40.29 ACRES.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON, ON OR BEFORE DECEMBER 31, 2006.

Michael R. Frecks, L.S.490  
DATE: 6/24/06

**COUNTY ENGINEER'S CERTIFICATE**

THIS PLAT OF INDIAN CREEK COMMERCIAL PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE: 6/22/06  
DOUGLAS COUNTY ENGINEER

**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 EMBECCED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS DATE OF 6/24/06.

Julie M. Harny  
DOUGLAS COUNTY TREASURER

**APPROVAL OF ELKHORN CITY COUNCIL**

THIS PLAT OF INDIAN CREEK COMMERCIAL PLAZA WAS APPROVED AND ACCEPTED BY THE CITY OF ELKHORN ON THIS 15 DAY OF Sept 2006.

MAYOR: [Signature] ATTESTED: CITY CLERK

**APPROVAL OF CITY PLANNING COMMISSION**

THIS PLAT OF INDIAN CREEK COMMERCIAL PLAZA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ELKHORN THIS 15 DAY OF Sept 2006.

CHAIRMAN, CITY PLANNING COMMISSION

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, GOTTSCH LAND CO., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBECCED 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 INDIAN CREEK COMMERCIAL PLAZA (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST 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 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 HEREBY 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 DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT FOR WATER DISTRIBUTION AND AQUILA, INC. FOR GAS DISTRIBUTION, 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, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL 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.

GOTTSCH LAND CO.  
BRETT A. GOTTSCH, PRESIDENT

STATE OF NEBRASKA )  
                                  )SS  
COUNTY OF DOUGLAS )

ON THIS 31 DAY OF Oct 2006, A.D., BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED BRETT A. GOTTSCH, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS PRESIDENT OF GOTTSCH LAND CO., A NEBRASKA CORPORATION, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THE DATE LAST FORESAID.

GENERAL NOTARY State of Nebraska  
TAMMY L. CHROMY  
My Comm. Exp. Jun 14, 2008

[Signature]  
NOTARY PUBLIC



NO.	DATE	REVISION/DESCRIPTION	ORIGINATOR	DESIGNER	CHECK
1-18-2006					

INDIAN CREEK COMMERCIAL PLAZA  
(204TH AND WEST MAPLE ROAD - ELKHORN NEBRASKA)  
GOTTSCH LAND CO.  
FINAL PLAT



MISC 2007075385

B 1/20 *misc*

FEE 15.00 FB DC-18137

BKP \_\_\_\_\_ G/O \_\_\_\_\_ COMP *tl*

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_



JUL 03 2007 14:16 P 1

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
7/3/2007 14:16:06.67



2007075385

**AFFIDAVIT OF CHANGE**

THIS AFFIDAVIT IS MADE TO CHANGE STREET NAME MANDERSON PLAZA TO MANDERSON STREET AND STREET NAME 203RD PLAZA TO 203RD STREET, BOTH STREETS LOCATED IN INDIAN CREEK COMMERCIAL PLAZA, LOTS 1 THRU 18 AND OUTLOTS 1 AND 2, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS AFFIDAVIT OF CHANGE WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



JASON D. THOMPSON, LS-637 DATE 7/3/07

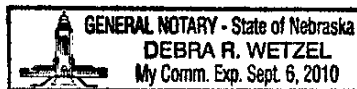
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA     )  
  )SS  
COUNTY OF DOUGLAS    )

ON THIS 3<sup>rd</sup> DAY OF July 2007 BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY, APPEARED JASON D. THOMPSON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED AS A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING AFFIDAVIT OF CHANGE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE AFORESAID.

Debra R. Wetzel  
NOTARY PUBLIC



INDIAN CREEK COMMERCIAL PLAZA  
(204TH AND WEST MAPLE ROAD - ELKHORN NEBRASKA)

GOTTSCH LAND CO.

AFFIDAVIT OF CHANGE

PROJECT #	05033		
SHEET	1 OF 1		
8-11-2007	SRB	N/A	CAC
DATE	DRAWN	DESIGN	CHECK

**UNITED ENGINEERING**  
*Surveying & Engineering Services*

20507 NICHOLAS CIRCLE • ELKHORN, NE 68022 • (402) 763-9475