

ALTECH BUSINESS PARK

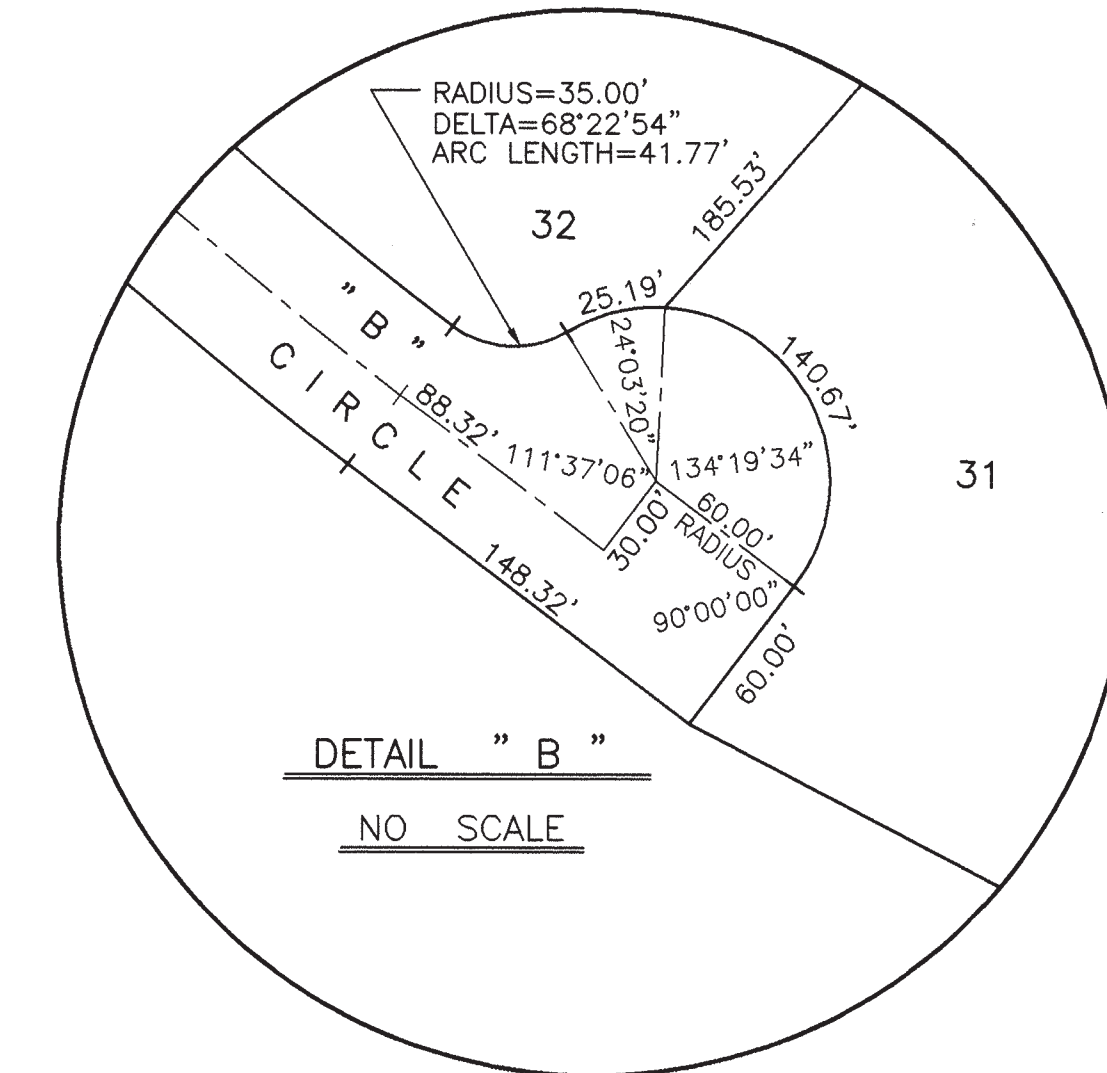
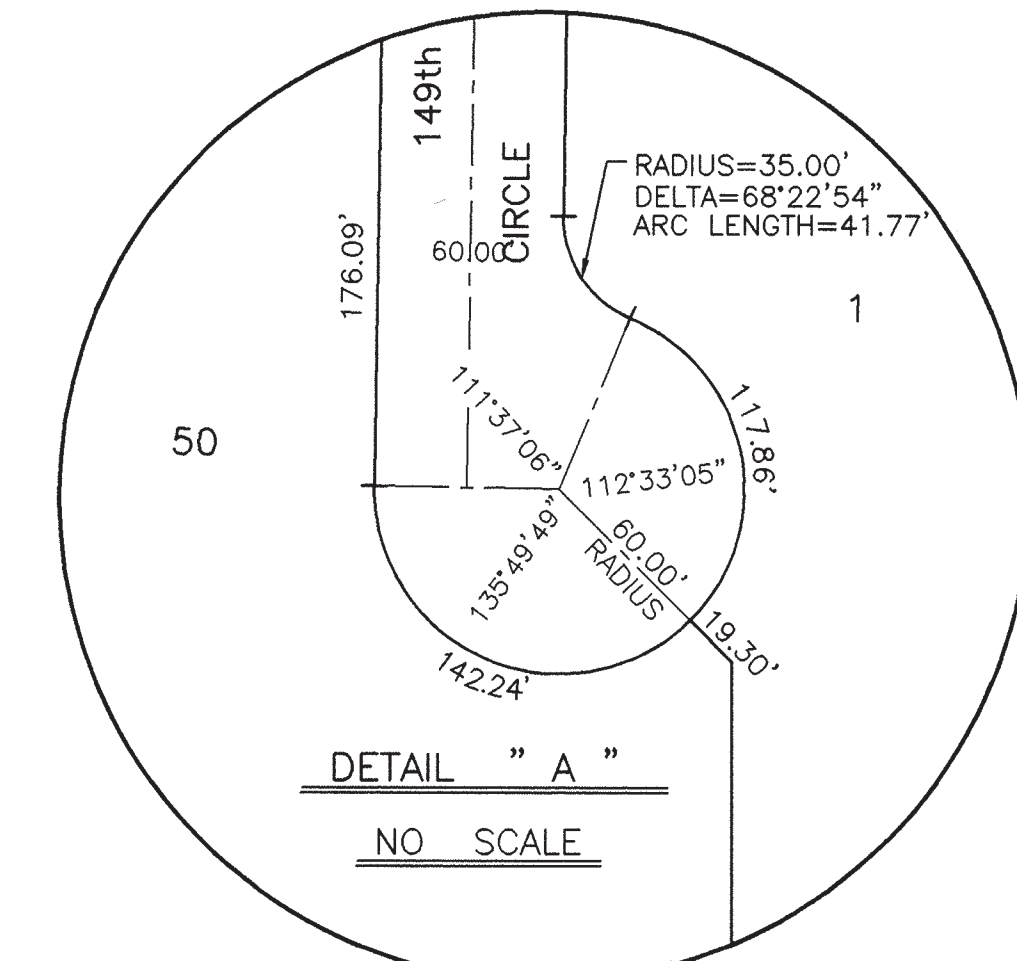
A CLUSTER SUBDIVISION

LOTS 1 THRU 50, INCLUSIVE & OUTLOTS A, B, C AND D

BEING A PLATTING OF PART OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWESTERLY OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 35; TOGETHER WITH PART OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35.

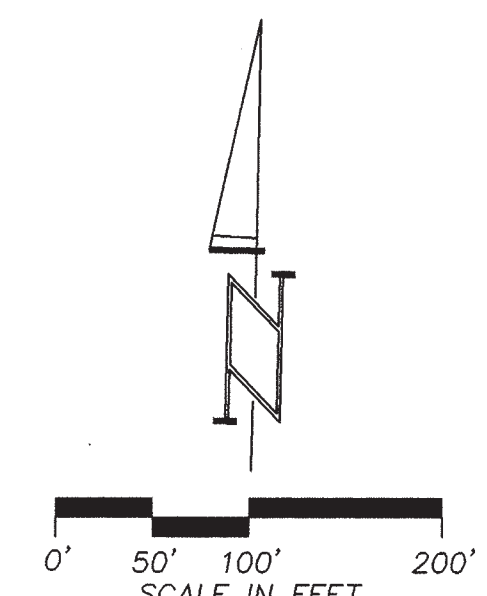
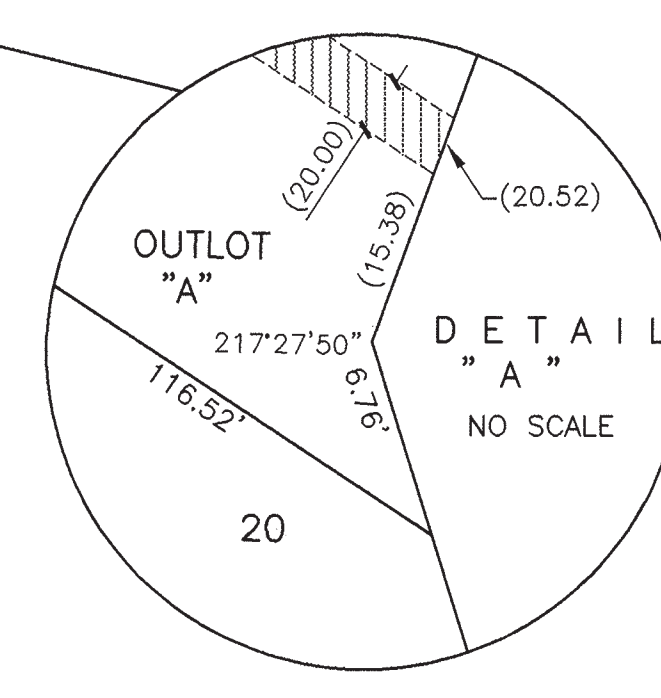
NOTE:
DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

- 50.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 563 AT PAGE 541 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE PERMANENT SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 659 AT PAGE 307 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE PERMANENT SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 342 RECORDED IN MISC. BOOK 821 AT PAGE 699 OF DOUGLAS COUNTY RECORDS.
- 130.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 475 AT PAGE 411 OF THE DOUGLAS COUNTY RECORDS.
- LINEAR TRAIL CORRIDOR EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
- 120.00 FOOT WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
- DRAINAGE EASEMENT GRANTED TO PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT. (SEE RECORDED DOCUMENT)
- 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT (SEE RECORDED DOCUMENT)



| CURVE INFORMATION | | | | |
|-------------------|----------|---------|------------|-----------|
| CURVE | RADIUS | TANGENT | ARC LENGTH | DELTA |
| 1 | 300.00' | 150.13' | 278.40' | 53°10'11" |
| 2 | 300.00' | 99.89' | 192.84' | 36°49'49" |
| 3 | 200.83' | 65.25' | 126.18' | 36°00'00" |
| 4 | 220.00' | 112.10' | 207.35' | 54°00'00" |
| 5 | 1431.81' | 50.00' | 99.96' | 4°00'00" |
| 6 | 225.00' | 225.00' | 353.43' | 90°00'00" |
| 7 | 275.00' | 121.73' | 229.21' | 47°45'18" |

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINES OF LOTS 20, 21 AND OUTLOT "A".



SEE SHEET 2

OUTLOT "C"

SEE DETAIL "B"

OUTLOT "A"

144th STREET RIGHT-OF-WAY DEDICATION

S00°33'23"E 55.00'

S88°23'48"W 13.00'

S19°05'50"W 255.41'

S18°22'00"E 201.10'

S01°04'53"E 215.00'

S88°57'11"W 375.00'

S00°33'23"E 50.00'

S88°57'11"W 500.42'

S01°04'53"E 215.00'

S18°22'00"E 201.10'

S19°05'50"W 255.41'

S88°23'48"W 13.00'

S00°33'23"E 55.00'

144th STREET

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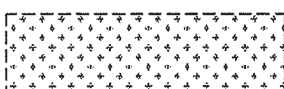
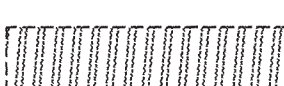

144th STREET

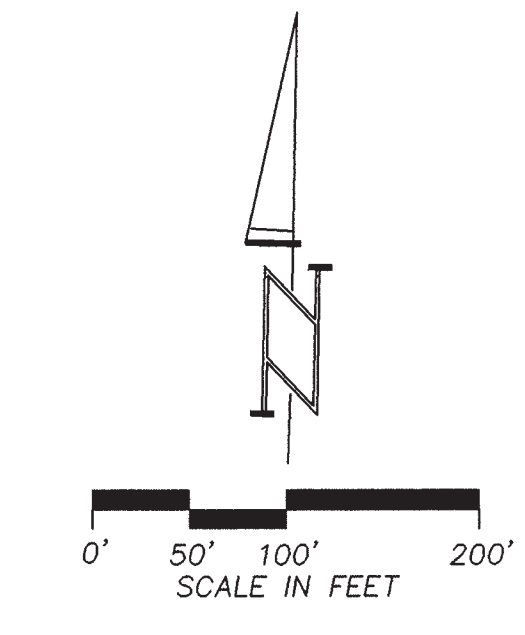
ALTECH BUSINESS PARK

A CLUSTER SUBDIVISION
LOTS 1 THRU 50, INCLUSIVE & OUTLOTS A, B, C AND D

BEING A PLATTING OF PART OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWESTERLY OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 35; TOGETHER WITH PART OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35.

NOTE:
DIMENSIONS IN PARENTHESIS
PERTAIN TO EASEMENTS.

-  ACCESS EASEMENT GRANTED TO PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT. (SEE RECORDED DOCUMENT)
-  SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 422 (SEE RECORDED DOCUMENT)
-  STORM SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 422 (SEE RECORDED DOCUMENT)
-  PEDESTRIAN EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 422 (SEE RECORDED DOCUMENT)



NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINES OF LOTS 20, 21 AND OUTLOT "A".

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO "F" STREET OVER THE SOUTH LINES OF LOTS 1, 2, 26, 25, 23, 22, AND 21.

SE CORNER OF THE EAST 1/2 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. (COMMENCING POINT)

SEE SHEET 2

U
N
P
L
A
T
T
E
D

N00°13'00"W
2,296.19'

SW CORNER OF THE SE 1/4 OF SECTION 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

50.00 FOOT WIDE "F" STREET RIGHT-OF-WAY DEDICATION

(POINT OF BEGINNING)

ALTECH BUSINESS PARK

FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860



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| | | | |
|----------|--------------|-----------|-------------|
| AS SHOWN | JAN 23, 1998 | RJR | DHN |
| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
| | | | REVISION: |

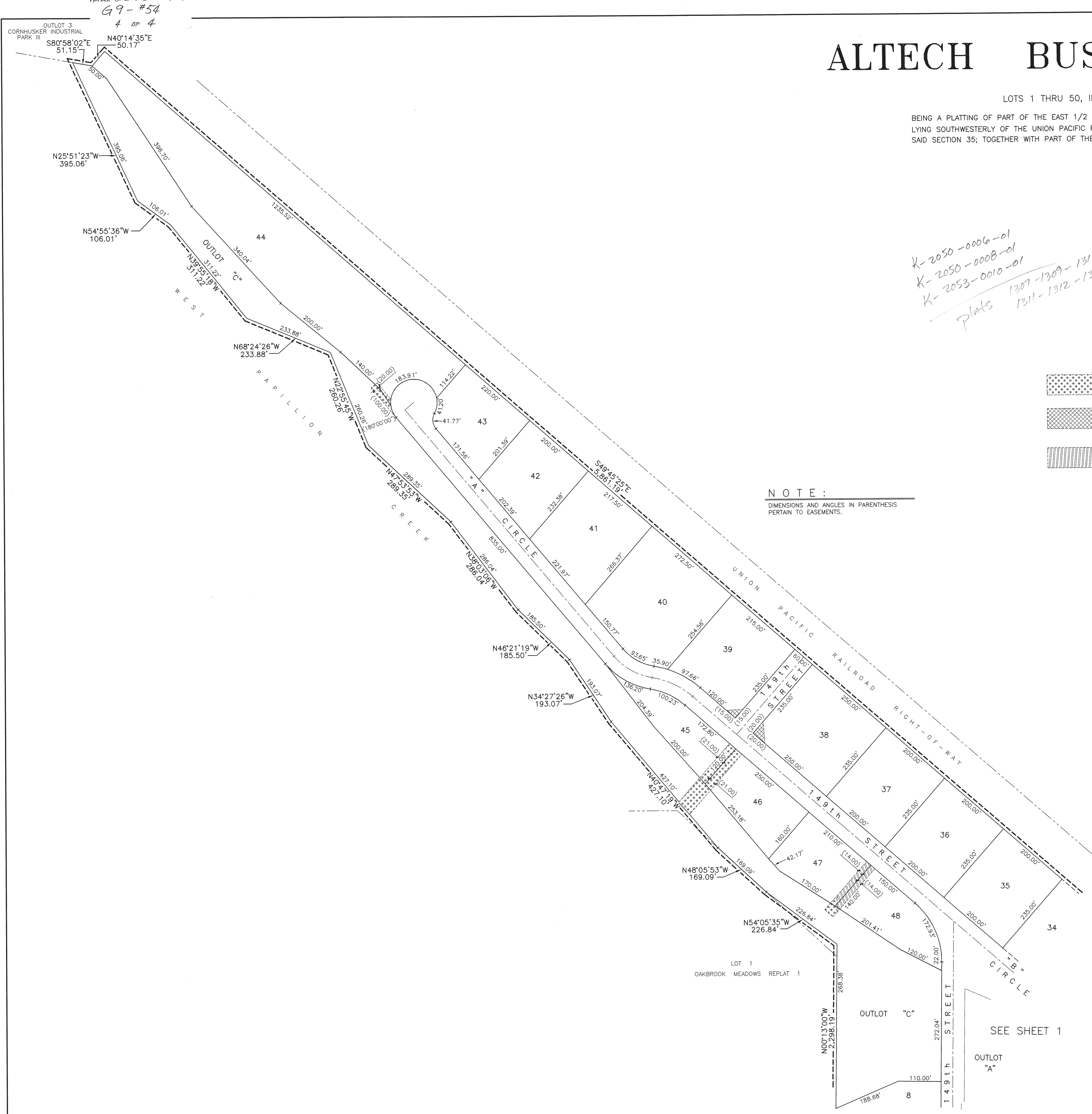
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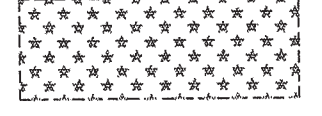

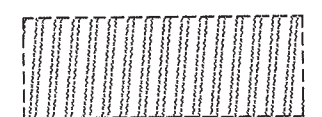


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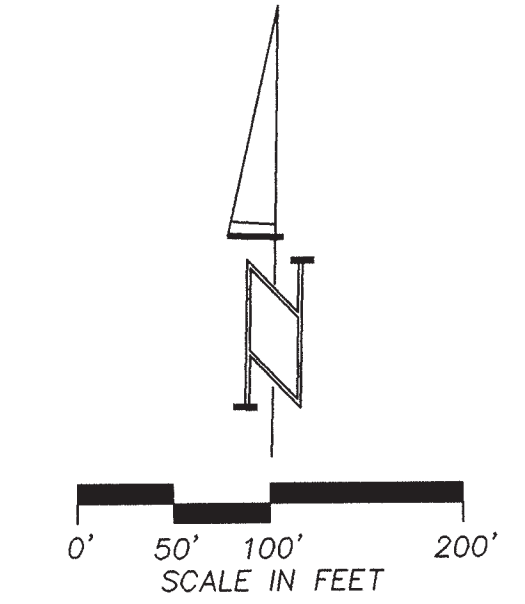
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K-2053-0010-01
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1311-1312-1314

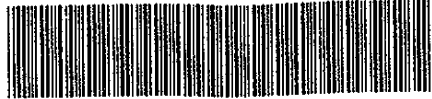
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-  PEDESTRIAN EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
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NOTE:
DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.





2094 446 DEED



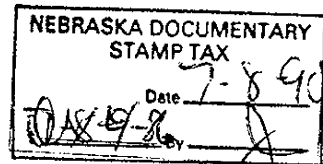
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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 JUL -8 PM 3:28

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PAGE DOWN FOR BALANCE OF INSTRUMENT



9011x MI-00502 (new)
1-20 01-60000
FEB 100 FB
BKP 32-6-11 C/C COMP MB
DEL SC/N dc FY