



DEED 2008121679



DEC 29 2008 15:22 P 7

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47-01353 New  
Deed  
FEE 37.00  
PL 01-60000-01d  
17  
BWP 1-14-12  
4 DEC KS SCAN PL  
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/29/2008 15:22:31.13



2008121679

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: Fulkerts, Doyle & Johnson  
11440 W. Center Road  
Omaha, NE 68144  
attn: Larry Johnson

Check Number

→ 39227

# CROWN INDUSTRIAL PARK

Part of the Northwest One-Quarter of the Northwest One-Quarter of Section 1, Township 14 North, Range 12 East of the 6th. P.M., Douglas County, Nebraska  
**LOTS 1 THRU 3**

### BOUNDARY INFORMATION

- (A) Radius:348.27' Arc:269.43'(D) 269.22'(S) Chord:N 87°05'10" E, 262.56'
- (B) S 40°14'25" E, 21.60'(D) 21.51'(S)
- (C) Radius:329.62' Arc:21.33'(D) 21.29'(S) Chord:N 48°00'07" E, 21.28'

### LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE WITHIN SAID SUBDIVISION, BEING A PLATTING OF PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER AND THE SOUTH LINE OF F STREET RIGHT-OF-WAY, THENCE THE FOLLOWING THREE (3) COURSE ALONG THE WEST LINE OF U.P.R.R. RIGHT-OF-WAY: (1) SOUTH 02°43'05" EAST (assumed bearing) FOR 664.79 FEET (2) SOUTH 05°53'59" WEST FOR 466.26 FEET (3) SOUTH 47°35'14" WEST FOR 233.87 FEET; THENCE SOUTH 87°22'12" WEST FOR 1026.63 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF EXISTING 72nd STREET RIGHT-OF-WAY: (1) NORTH 02°41'29" WEST FOR 1231.16 FEET (2) NORTH 19°39'24" EAST FOR 23.98 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTH LINE OF U.P.R.R. RIGHT-OF-WAY: (1) NORTH 87°16'06" EAST FOR 543.72 FEET (2) SOUTHEASTERLY ALONG A 328.27 FOOT RADIUS CURVE TO THE RIGHT FOR 125.84 FEET WITH A LONG CHORD BEARING SOUTH 81°45'01" EAST FOR 125.07 FEET (3) SOUTH 70°46'07" EAST FOR 100.62 FEET (4) SOUTHEASTERLY ALONG A 348.27 FOOT RADIUS CURVE TO THE LEFT FOR 269.22 FEET WITH A LONG CHORD BEARING NORTH 87°05'10" EAST FOR 262.56 FEET (5) SOUTH 40°14'25" EAST FOR 21.51 FEET (6) NORTHEASTERLY ALONG A 329.62 FOOT RADIUS CURVE TO THE LEFT FOR 21.29 FEET WITH A LONG CHORD BEARING NORTH 48°00'07" EAST FOR 21.28 FEET (7) NORTH 46°08'48" EAST FOR 128.05 FEET; THENCE NORTH 87°18'01" EAST FOR 118.32 FEET ALONG THE SOUTH LINE OF F STREET RIGHT-OF-WAY TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL CONTAINS 35.20 ACRES, MORE OR LESS.



*Cory J. Gross*  
 CORY J. GROSS, RLS. #619

05/05/2008  
 DATE

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, SOUTH 72ND STREET ASSOCIATES, LLC., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "CROWN INDUSTRIAL PARK", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT 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 OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16) EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. ALSO IF SAID SIXTEEN FOOT (16) IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

SOUTH 72ND STREET ASSOCIATES, LLC.  
 a Delaware limited liability company

By: 72nd Street Partners, LLC, a Colorado limited liability company,  
 its Managing Member

By: Alliance Real Estate Value Fund III, LLC, a Delaware limited liability company,  
 its Manager

By: AVF Management, LLC, a Colorado limited liability company,  
 its Managing Member

By: *David E. Ramsay* Date: 3/6/08

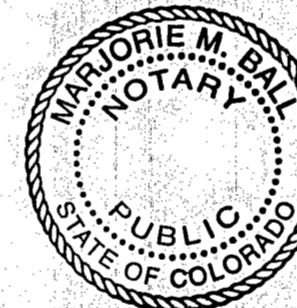
Name: DAVID E. RAMSAY

Title: MEMBER OF AVF Management, LLC *for*

### ACKNOWLEDGMENT OF NOTARY

STATE OF Colorado  
 COUNTY OF Jefferson

ON THIS 6 DAY OF March 2008 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED David E. Ramsay PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.



My Commission Expires 10/31/2009

*Marjorie M. Bell*  
 NOTARY PUBLIC

03/06/08  
 DATE

### COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

*[Signature]*  
 COUNTY TREASURER

6/9/08  
 DATE



### OMAHA CITY PLANNING BOARD APPROVAL

THIS PLAT OF CROWN INDUSTRIAL PARK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD.

*[Signature]*  
 PLANNING BOARD CHAIRMAN

4/2/08  
 DATE

### OMAHA CITY COUNCIL APPROVAL

THIS PLAT OF CROWN INDUSTRIAL PARK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL. 5/20/08

*Mike Jolley*  
 MAYOR

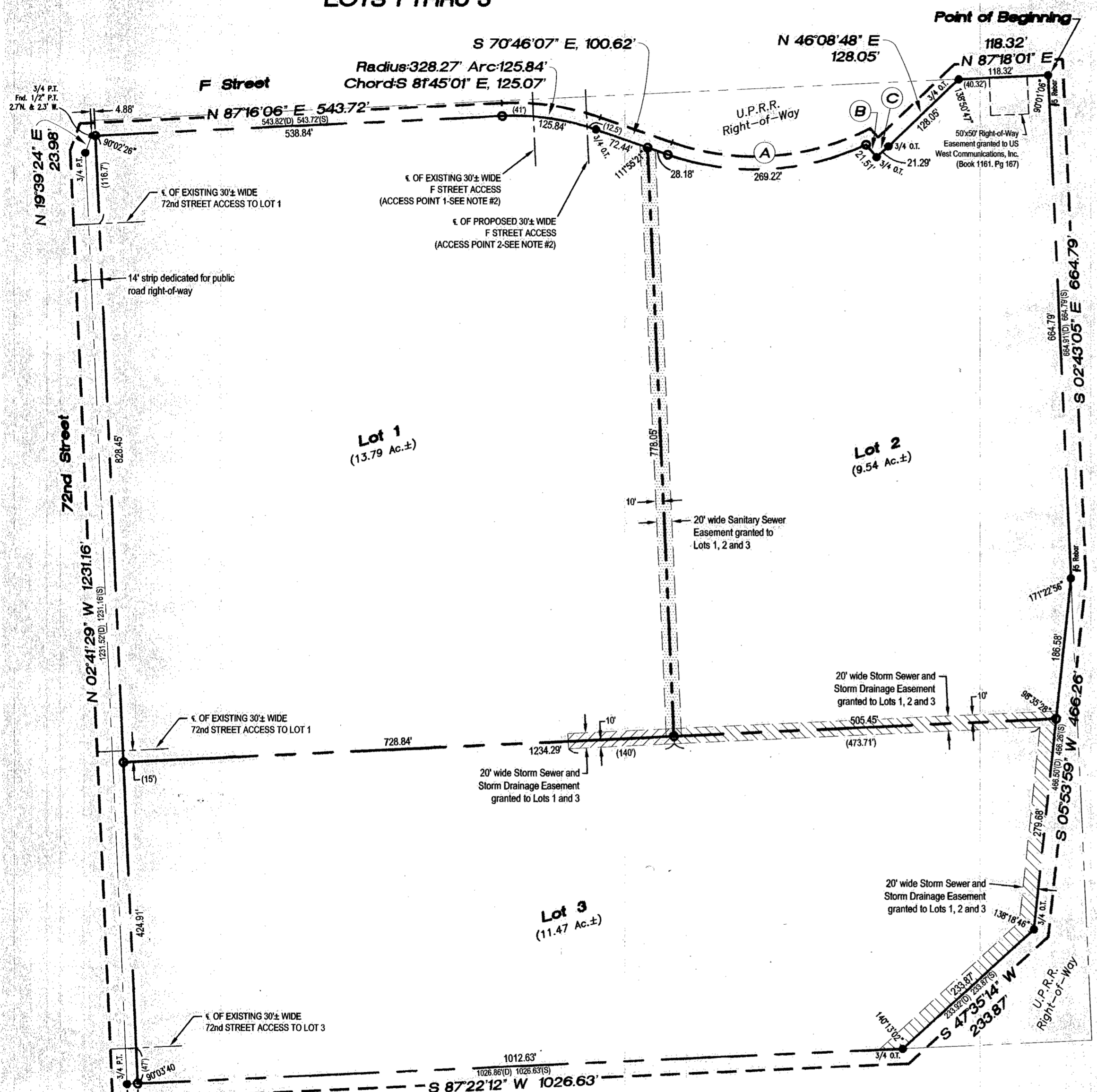
5-22-08  
 DATE

*[Signature]*  
 COUNCIL PRESIDENT

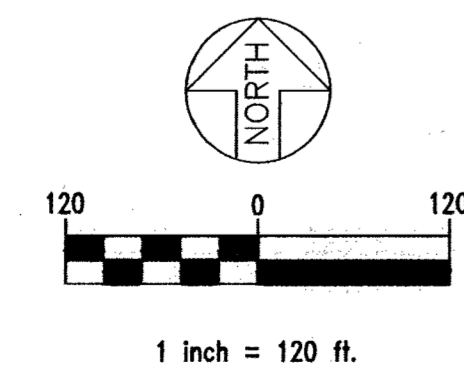
5-22-08  
 DATE

*[Signature]*  
 CITY CLERK

5-22-08  
 DATE



- ### LEGEND
- CORNERS FOUND (As Noted)
  - CORNERS SET (#5 Rebar W/Cap 619)
  - (NR) NON RADIAL
  - (D) DEED DIMENSION (Inst. #2007-014585)
  - (S) SURVEY DIMENSION
  - (10') EASEMENT DIMENSION



- ### NOTES
1. ALL ANGLES ARE 90°00'00" UNLESS NOTED.
  2. ACCESS POINT 1 WILL BE ELIMINATED UPON A SIGNED AGREEMENT BETWEEN UNION PACIFIC RAILROAD AND THE OWNER OF LOT 1 FOR AN INGRESS/EGRESS EASEMENT LOCATED AT ACCESS POINT 2

### CITY ENGINEER APPROVAL

I HEREBY APPROVE THIS PLAT OF CROWN INDUSTRIAL PARK.  
*Charles Keough*  
 CITY ENGINEER 3/14/08  
 DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

*Charles Keough*  
 CITY ENGINEER 12/26/07  
 DATE

DOUGLAS COUNTY ENGINEER REVIEW  
 THIS PLAT OF CROWN INDUSTRIAL PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE.  
*[Signature]*  
 DOUGLAS COUNTY ENGINEER 3/7/2008  
 DATE



DESIGNED	DRAWN	CHECKED	DATE	BY	REVISIONS				
<h2 style="margin: 0;">SCHEMMER</h2> <p style="margin: 0;">ARCHITECTS   ENGINEERS   PLANNERS</p>									
<p style="margin: 0;">CROWN INDUSTRIAL PARK                  PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, T14N, R12E                  NORTHWEST ONE-QUARTER OF SECTION 1, T14N, R12E                  OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA</p> <p style="margin: 0;">FINAL PLAT</p>									
<p style="margin: 0;">JOB NO.                  05362.001</p> <p style="margin: 0;">SHEET                  1 of 1</p>									