

# INDIAN CREEK BUSINESS PARK

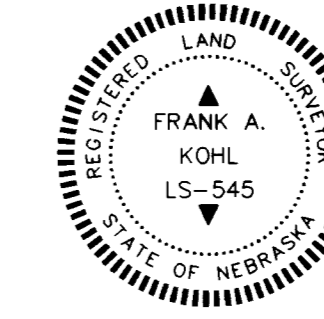
Lots 1 through 10, inclusive, being a platting of that part the South Half of Section 6, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska,

drawn by  
aet  
designed by  
RDP  
reviewed by  
FAK  
revisions  
  
path\filename  
94050\9450F301  
references  
94050F300

### 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 plot and that a bond has been posted with the City of Elkhorn, Nebraska, in order to ensure that permanent monuments will be 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 6, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the southeast corner of the Southwest Quarter of Section 6; Thence South 86°47'50" West (bearing referenced to the Final 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 Southwest Quarter of Section 6; Thence North 03°12'10" West for 151.88 feet to the north right of way line of West Maple Road (State Highway 64) and the TRUE POINT OF BEGINNING; Thence North 02°50'39" West for 252.32 feet; Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing North 51°17'13" East for 56.45 feet) for an arc length of 56.55 feet; Thence along a curve to the right (having a radius of 275.00 feet and a long chord bearing North 66°28'31" East for 161.85 feet) for an arc length of 165.56 feet; Thence North 87°33'16" East for 49.91 feet to a point in a non-radial curve; Thence along a curve to the left (having a radius of 249.00 feet and a long chord bearing North 26°54'14" West for 194.06 feet) for an arc length of 199.34 feet; Thence North 40°09'40" East for 83.24 feet to a point in a non-radial curve; Thence along said curve to the right (having a radius of 290.11 feet and a long chord bearing South 29°59'28" East for 268.33 feet) for an arc length of 278.95 feet; Thence North 02°26'44" West for 302.52 feet; Thence North 83°03'20" East for 283.70 feet; Thence South 89°50'52" East for 339.25 feet; Thence South 71°29'49" East for 132.62 feet; Thence South 64°43'07" East for 109.06 feet; Thence South 57°36'36" East for 69.40 feet; Thence South 50°02'32" East for 94.10 feet; Thence South 44°41'20" East for 568.27 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 730.52 feet along said north right of way line; Thence South 86°47'49" West for 338.11 feet along said north right of way line; Thence South 81°19'16" West for 155.86 feet along said north right of way line; Thence South 86°43'45" West for 103.89 feet along said north right of way line to the Point of Beginning. Contains 18.50 acres.

Frank A. Kohl, L.S. 545



Date

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, GOTTSCH 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 hereon, 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 this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the City of Elkhorn, Nebraska, 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, cross arms, downspouts and anchors, 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District, 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 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 Peoples 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.

GOTTSCH LAND CO.  
A Nebraska Corporation, OWNER

Brett A. Gottsch, President

### ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }  
                                  } SS  
County of Douglas }

On this \_\_\_\_\_ day of \_\_\_\_\_, 1999, A.D., before me, a Notary Public, duly commissioned and qualified 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, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

### COUNTY ENGINEER'S CERTIFICATE

This plat of INDIAN CREEK BUSINESS PARK was reviewed by the Douglas County Engineer's Office.

Date

Douglas County Engineer

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Douglas County Treasurer

### APPROVAL OF CITY PLANNING COMMISSION

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

Mayor

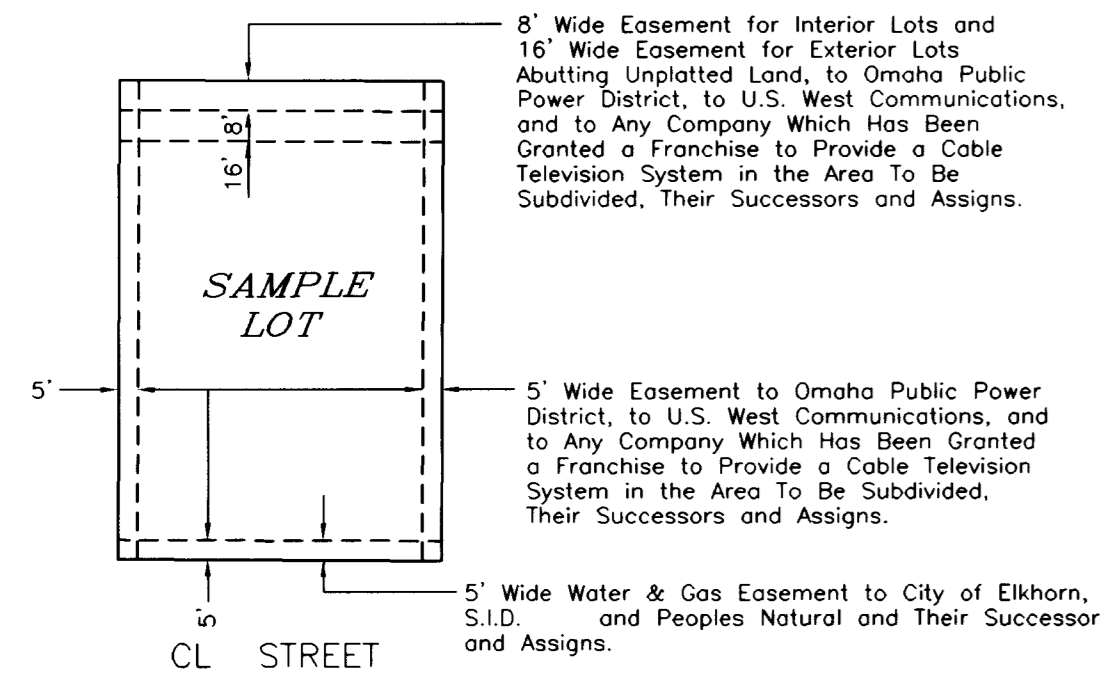
Attested: City Clerk

### NOTES

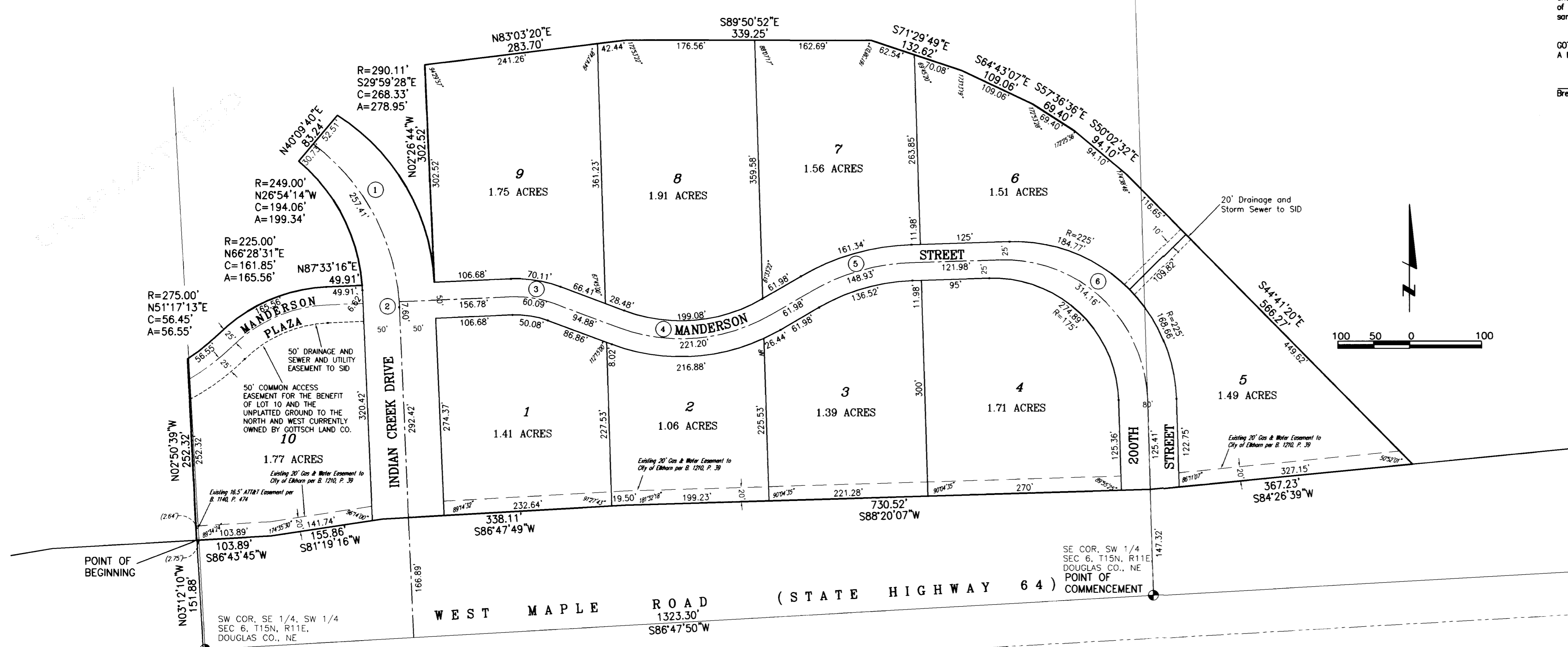
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 1 THROUGH 5, INCLUSIVE, AND LOT 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD.
- 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'	257.41'	249.58'	49°09'40"
C2	300.00'	7.60'	7.60'	01°27'08"
C3	150.00'	60.09'	59.89'	22°57'16"
C4	250.00'	221.20'	214.05'	50°41'39"
C5	300.00'	148.93'	147.41'	28°26'38"
C6	200.00'	314.16'	282.84'	90°00'00"



TYPICAL LOT DEDICATION EASEMENTS



lamp, ryneanson & associates, inc.  
engineers  
planners  
surveyors  
14710 west dodge road, suite 100  
omaha, nebraska 68164-2029  
INDIAN CREEK BUSINESS PARK  
DOUGLAS COUNTY, NEBRASKA  
ph 402-486-2486  
fax 402-486-2730

FINAL PLAT  
  
job number-tasks  
94050.03-003  
book page  
  
date  
JULY 21, 1999  
  
sheet  
1 of 1