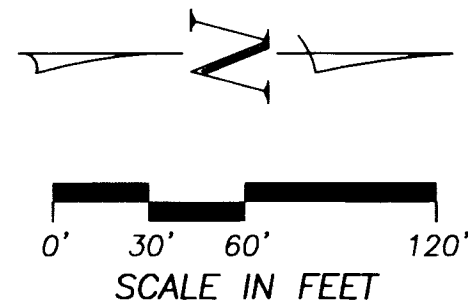


# COMMERCE BUSINESS CENTRE REPLAT 3

LOTS 1 AND 2

BEING A REPLATTING OF LOT 2, COMMERCE BUSINESS CENTRE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA



## NOTES:

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

STORM SEWER AND DRAINAGE EASEMENTS RECORDED AS INSTRUMENT NUMBERS 2001-35925 THRU 2001-35928, INCLUSIVE OF THE SARPY COUNTY RECORDS.

## ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER a C.E. a FILED FOR RECORD Sept 1 2005 AT 8:28AM  
VERIFY and D.F. p INSTRUMENT # 2005-32037  
PROOF FEES \$ 1650  
CHECK # \_\_\_\_\_  
CHARGE FNT CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

LLOYD J. DOWDING  
REGISTER OF DEEDS SARPY COUNTY, NE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS COMMERCE BUSINESS CENTRE REPLAT 3, LOTS 1 AND 2, BEING A REPLATTING OF LOT 2, COMMERCE BUSINESS CENTRE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



JAMES D. WARNER,  
NEBRASKA RLS 308

JULY 4, 2005  
DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, COMMERCE BUSINESS CENTRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND COMMERCIAL FEDERAL BANK BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COMMERCE BUSINESS CENTRE REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE 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 POLES, WIRES, CROSSARMS, DOWN GUYS 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

COMMERCE BUSINESS CENTRE, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: Steven Reeder  
STEVEN REEDER, MEMBER

COMMERCIAL FEDERAL BANK

BY: Paul Star  
TITLE: ASSISTANT VICE PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF JULY, 2005 BY STEVEN REEDER, MEMBER OF COMMERCE BUSINESS CENTRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

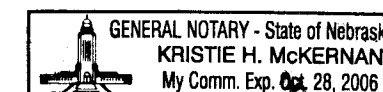


Kristie H. McKernan  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF JULY, 2005 BY Daniel Fritz OF COMMERCIAL FEDERAL BANK ON BEHALF OF SAID BANK.



Kristie H. McKernan  
NOTARY PUBLIC

THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8880 FAX: (402)330-5886  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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