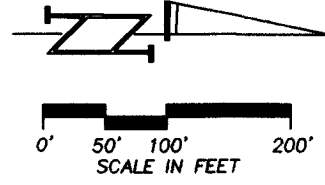


BROOK VALLEY BUSINESS PARK

LOTS 51 THRU 61, INCLUSIVE

BEING A REPLATTING OF LOTS 30 AND 31, BROOK VALLEY BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA LOCATED IN THE NE 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

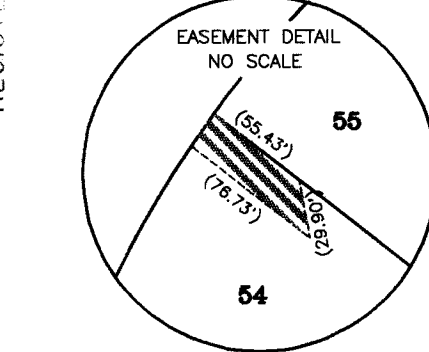
CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	RADIUS	TANGENT	ARC
1	48°00'00"	150.00'	66.78'	125.66'
2	42°00'00"	150.00'	57.58'	109.96'
3	57°00'00"	150.00'	81.44'	149.23'
4	60°00'00"	150.00'	86.60'	157.08'



RADIUS = 275.00'
CHORD BEARING = N86°32'16"W
CHORD DISTANCE = 55.79'
ARC DISTANCE = 55.88'

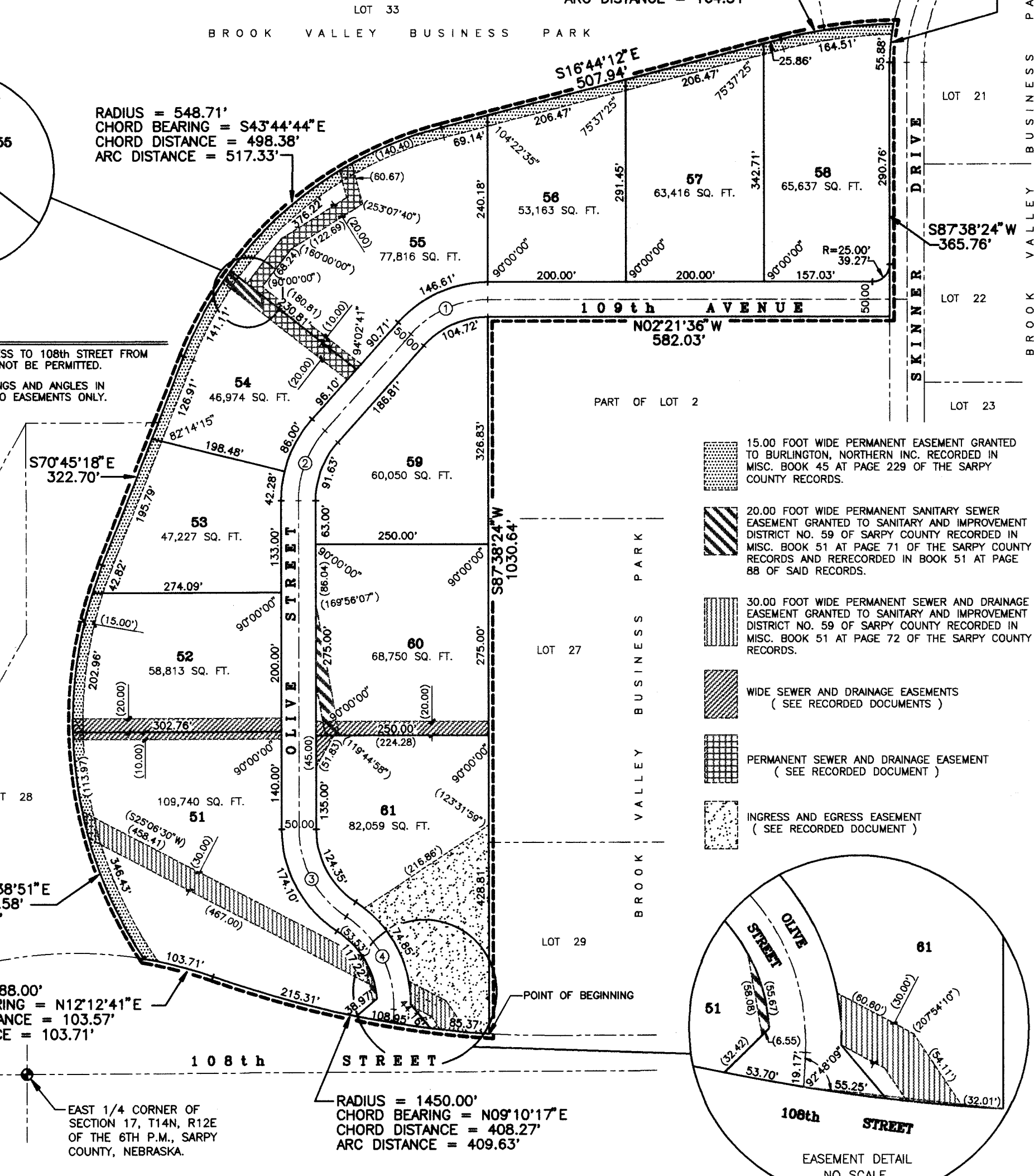
RADIUS = 710.76'
CHORD BEARING = S10°06'21"E
CHORD DISTANCE = 164.14'
ARC DISTANCE = 164.51'

RADIUS = 548.71'
CHORD BEARING = S43°44'44"E
CHORD DISTANCE = 498.38'
ARC DISTANCE = 517.33'

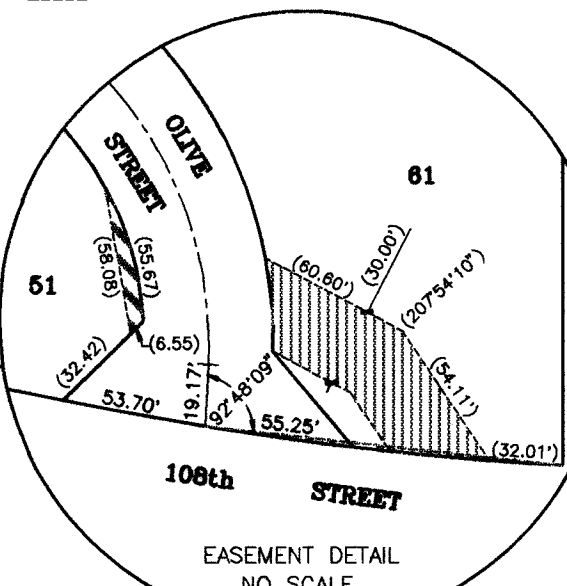


NOTES:

- DIRECT VEHICULAR ACCESS TO 108th STREET FROM LOTS 51 AND 61 WILL NOT BE PERMITTED.
- ALL DIMENSIONS, BEARINGS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.



- 15.00 FOOT WIDE PERMANENT EASEMENT GRANTED TO BURLINGTON, NORTHERN INC. RECORDED IN MISC. BOOK 45 AT PAGE 229 OF THE SARPY COUNTY RECORDS.
- 20.00 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 59 OF SARPY COUNTY RECORDED IN MISC. BOOK 51 AT PAGE 71 OF THE SARPY COUNTY RECORDS AND RERECORDED IN BOOK 51 AT PAGE 88 OF SAID RECORDS.
- 30.00 FOOT WIDE PERMANENT SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 59 OF SARPY COUNTY RECORDED IN MISC. BOOK 51 AT PAGE 72 OF THE SARPY COUNTY RECORDS.
- WIDE SEWER AND DRAINAGE EASEMENTS (SEE RECORDED DOCUMENTS)
- PERMANENT SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- INGRESS AND EGRESS EASEMENT (SEE RECORDED DOCUMENT)



RADIUS = 614.75'
CHORD BEARING = N81°38'51"E
CHORD DISTANCE = 569.58'
ARC DISTANCE = 592.21'

RADIUS = 588.00'
CHORD BEARING = N12°12'41"E
CHORD DISTANCE = 103.57'
ARC DISTANCE = 103.71'

RADIUS = 1450.00'
CHORD BEARING = N09°10'17"E
CHORD DISTANCE = 408.27'
ARC DISTANCE = 409.63'

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-004558
98 MAR -2 PM 12:38
SARPY COUNTY RECORDS

98-04558

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF LAVISTA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS BROOK VALLEY BUSINESS PARK, LOTS 51 THRU 61, INCLUSIVE, BEING A REPLATTING OF LOTS 30 AND 31, BROOK VALLEY BUSINESS PARK, SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 30; THENCE S87°38'24"W (ASSUMED BEARING) 1030.64 FEET ON THE NORTH LINE OF SAID LOT 30 TO THE SE CORNER OF SAID LOT 31; THENCE N02°21'36"W 582.03 FEET ON THE EAST LINE OF SAID LOT 31 TO THE NE CORNER THEREOF; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 31 ON THE FOLLOWING DESCRIBED TWO COURSES: THENCE S87°38'24"W 365.76 FEET; THENCE NORTHWESTERLY ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N86°32'16"W, CHORD DISTANCE 55.79 FEET, AN ARC DISTANCE OF 55.88 FEET; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINES OF SAID LOTS 30 AND 31 ON THE FOLLOWING DESCRIBED FIVE COURSES: THENCE SOUTHEASTERLY ON A 710.76 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S10°06'21"E, CHORD DISTANCE 164.14 FEET, AN ARC DISTANCE OF 164.51 FEET; THENCE S16°44'12"E 507.94 FEET; THENCE SOUTHEASTERLY ON A 548.71 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S43°44'44"E, CHORD DISTANCE 498.38 FEET, AN ARC DISTANCE OF 517.33 FEET; THENCE S70°45'18"E 322.70 FEET; THENCE NORTHEASTERLY ON A 614.75 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N81°38'51"E, CHORD DISTANCE 569.58 FEET, AN ARC DISTANCE OF 592.21 FEET TO THE SE CORNER OF SAID LOT 30; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID LOT 30 ON THE FOLLOWING DESCRIBED TWO COURSES: THENCE NORTHEASTERLY ON A 1450.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N12°12'41"E, CHORD DISTANCE 103.57 FEET, AN ARC DISTANCE OF 103.71 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ON A 1450.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N09°10'17"E, CHORD DISTANCE 408.27 FEET, AN ARC DISTANCE OF 409.63 FEET TO THE POINT OF BEGINNING.



CHRIS E. DÖRNER,
NEBRASKA RLS 507

MAY 30, 1997
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNER AND FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, BEING THE MORTGAGE HOLDERS 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 BROOK VALLEY BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. 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 GLYS 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 BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOST IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, 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, ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS WITHIN SAID SUBDIVISION. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP
BY: *James V. McCart*
JAMES V. MCCART, PRESIDENT

FIRST NATIONAL BANK OF OMAHA
A NEBRASKA CORPORATION
BY: *Robert J. Horak*
ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Douglas) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, 1997, BY JAMES V. MCCART, PRESIDENT OF PRIME REALTY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION, GENERAL PARTNER OF BROOK VALLEY LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP ON BEHALF OF SAID LIMITED PARTNERSHIP.

GENERAL NOTARY State of Nebraska
TRACY MORRISON
My Comm. Exp. Dec. 24, 1999

Tracy Morrison
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Douglas) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF December, 1997, BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY State of Nebraska
TRACY MORRISON
My Comm. Exp. Dec. 24, 1999

Tracy Morrison
NOTARY PUBLIC

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 7th DAY OF August, 1997.

Michael J. Kuzynski
CHAIRMAN OF LA VISTA PLANNING COMMISSION

APPROVAL OF LA VISTA CITY COUNCIL

THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 27th DAY OF August, 1997.

Steve M. Leming
ATTEST

Sk
MAYOR

SARPY 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 EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THE COUNTY TREASURER'S OFFICE.

3/2/98
DATE

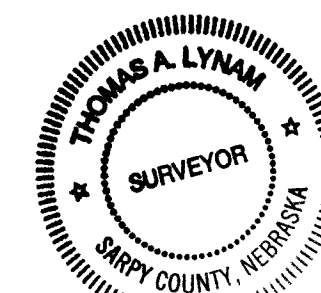


TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th

Don Uhly
COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR THIS YEAR.

THIS PLAT OF BROOK VALLEY BUSINESS PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 12th DAY OF November, 1997.



Thomas A. Lynam
COUNTY SURVEYOR

004558

AS SHOWN	MAY 30, 1997	RUR	GED
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
BROOK VALLEY BUSINESS PARK			
FINAL PLAT			
BROOK VALLEY BUSINESS PARK			
2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD MILL ROAD OMAHA, NE 68154 (402) 330 - 8860			
850-101			
A850101J.DWG			