

# VALLEY RIDGE BUSINESS PARK

LOTS 1 THRU 13, INCLUSIVE, BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 24, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

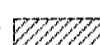
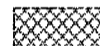
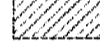
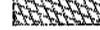
98-24044

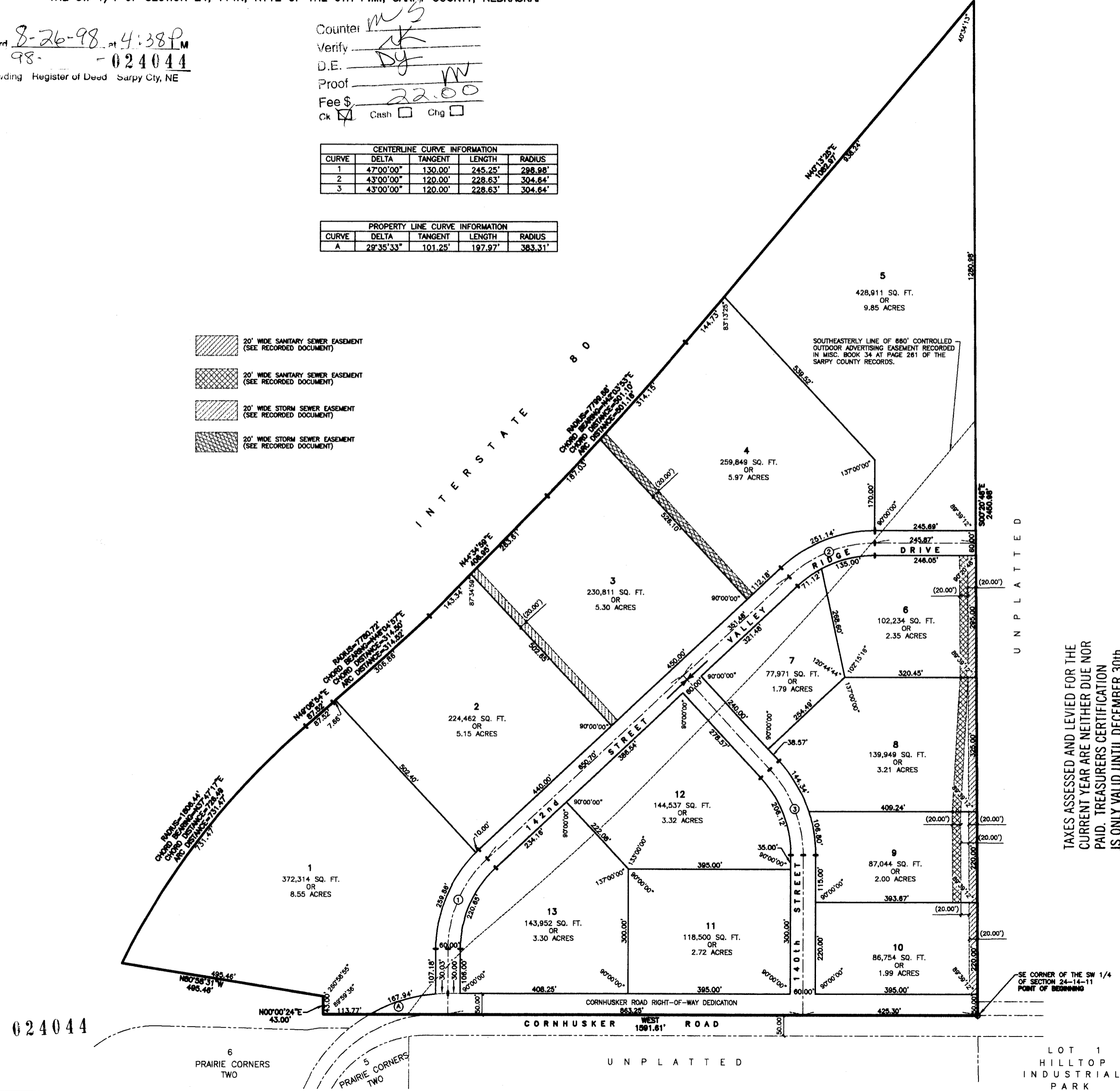
Filed For Record 8-26-98 at 4:38 P.M.  
 Inst. NO 98-024044  
 Lloyd J. Dowding Register of Deed Sarpy City, NE

Counter *M/S*  
 Verify *JK*  
 D.E. *DJ*  
 Proof *W*  
 Fee \$ *22.00*  
 Ck  Cash  Chg

CENTERLINE CURVE INFORMATION			
CURVE	DELTA	TANGENT	RADIUS
1	47°00'00"	130.00'	245.25'
2	43°00'00"	120.00'	228.63'
3	43°00'00"	120.00'	228.63'

PROPERTY LINE CURVE INFORMATION			
CURVE	DELTA	TANGENT	RADIUS
A	28°35'33"	101.25'	197.97'

-  20' WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
-  20' WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
-  20' WIDE STORM SEWER EASEMENT (SEE RECORDED DOCUMENT)
-  20' WIDE STORM SEWER EASEMENT (SEE RECORDED DOCUMENT)



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY OF SAID SUBDIVISION TO BE KNOWN AS VALLEY RIDGE BUSINESS PARK LOTS 1 THRU 13, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SW 1/4 OF SECTION 24, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW 1/4;

THENCE WEST (ASSUMED BEARING) 1591.61 FEET ON THE SOUTH LINE OF SAID SW 1/4;

THENCE N00°00'24"E 43.00 FEET TO THE NORTH LINE OF CORNHUSKER ROAD;

THENCE N80°58'31"W 495.46 FEET ON THE NORTH LINE OF CORNHUSKER ROAD TO THE SOUTHEASTERLY LINE OF INTERSTATE 80;

THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED SIX COURSES:

THENCE NORTHEASTERLY ON A NONTANGENT 1808.44 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N37°47'17"E, CHORD DISTANCE 726.48 FEET, AN ARC DISTANCE OF 731.47 FEET;

THENCE N49°06'54"E 87.52 FEET ON A NONTANGENT LINE;

THENCE NORTHEASTERLY ON A NONTANGENT 7780.72 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N48°04'57"E, CHORD DISTANCE 314.50 FEET, AN ARC DISTANCE OF 314.52 FEET;

THENCE N44°34'59"E 406.95 FEET ON A NONTANGENT LINE;

THENCE NORTHEASTERLY ON A NONTANGENT 7799.68 FOOT CURVE TO THE LEFT, CHORD BEARING N42°03'53"E, CHORD DISTANCE 501.10 FEET, AN ARC DISTANCE OF 501.18 FEET;

THENCE N40°13'25"E 1082.97 FEET TO THE EAST LINE OF SAID SW 1/4;

THENCE S00°20'48"E 2450.98 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING

*James E. Warner*  
 APRIL 25, 1998  
 DATE  
 JAMES E. WARNER  
 NEBRASKA RLS 508

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY III LTD., A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS VALLEY RIDGE BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS 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 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 BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY 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.

BROOK VALLEY III LTD, A NEBRASKA LIMITED PARTNERSHIP  
 BY: PRIME REALTY, INC., A NEBRASKA CORPORATION, ITS GENERAL PARTNER  
*James V. Mccart*  
 JAMES V. MCCART, PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF SARPY ) SS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF August 1998 BY JAMES V. MCCART, PRESIDENT OF PRIME REALTY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION, GENERAL PARTNER OF BROOK VALLEY III LTD., A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

RENEE S. LANSMAN  
 NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS  
 THIS PLAT OF VALLEY RIDGE BUSINESS PARK WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 22<sup>nd</sup> DAY OF August 1998.

*Donald E. Meyer*  
 CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION  
 THIS PLAT OF VALLEY RIDGE BUSINESS PARK WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 22<sup>nd</sup> DAY OF August 1998.

*Donald E. Meyer*  
 CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

SARPY COUNTY TREASURER'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 22<sup>nd</sup> DAY OF August 1998.

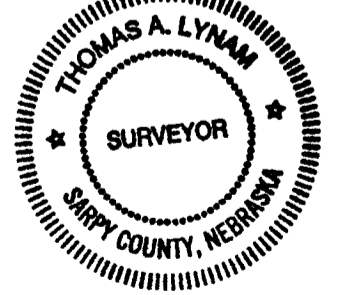
*Russell D. DePuy*  
 SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR  
 THIS PLAT OF VALLEY RIDGE BUSINESS PARK WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 22<sup>nd</sup> DAY OF August 1998.

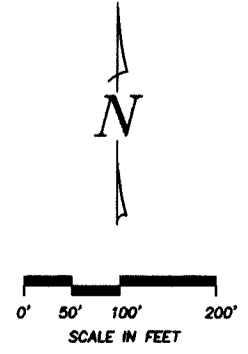
*Don J. ...*  
 SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY SURVEYOR  
 THIS PLAT OF VALLEY RIDGE BUSINESS PARK WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 23<sup>rd</sup> DAY OF August 1998.

*Thomas A. Lynam*  
 SARPY COUNTY SURVEYOR



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.



AS SHOWN APRIL 25, 1998  
 JUP JUN  
 VALLEY RIDGE BUSINESS PARK  
 FINAL PLAT  
 THOMPSON, DEBESSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 380-1880  
 850-121