

FILED SARPY CO. NE
INSTRUMENT NUMBER
2001-02587
2001 FEB -5 AM 11:39

VALLEY RIDGE BUSINESS PARK REPLAT 2

LOTS 1 THRU 5, INCLUSIVE

BEING A REPLAT OF PART OF LOTS 4 AND 5, VALLEY RIDGE BUSINESS PARK AND A REPLAT OF PART OF LOT 3, VALLEY RIDGE BUSINESS PARK REPLAT 1, SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF JANUARY, 2001 BY LEO E. DAHLKE, GENERAL PARTNER OF VALLEY RIDGE I JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP AND GENERAL PARTNER OF VALLEY RIDGE IV JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIPS.

GENERAL NOTARY - State of Nebraska
REGINA M. BREZINA
My Comm. Exp. 3 May 04
NOTARY PUBLIC
Regina M. Brezina

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF JANUARY, 2001 BY ROBERT C. SCHROPP, PRESIDENT OF RCS & SONS, INC., GENERAL PARTNER OF VALLEY RIDGE I JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP AND GENERAL PARTNER OF VALLEY RIDGE IV JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIPS.

GENERAL NOTARY - State of Nebraska
REGINA M. BREZINA
My Comm. Exp. 3 May 04
NOTARY PUBLIC
Regina M. Brezina

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF JANUARY, 2001 BY JOHN E. MURRAY, COMMERCIAL LOAN OFFICER OF MID CITY BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
HEATHER M. WEE
My Comm. Exp. 24 02
NOTARY PUBLIC
Heather M. WEE

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUARY, 2001 BY JOHN BEDNAR, SENIOR VICE PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
JEFF GASPER
My Comm. Exp. Sept. 15, 2001
NOTARY PUBLIC
Jeff Gasper

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JANUARY, 2001 BY WAYNE KEHRLI, PRESIDENT OF NEBRASKA STATE BANK OF OMAHA ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
CARL L. MEYERS
My Comm. Exp. Oct. 1, 2004
NOTARY PUBLIC
Carl L. Meyers

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF JANUARY, 2001 BY JIM SPOONER, ASST. VICE PRESIDENT OF US BANK, NATIONAL ASSOCIATION ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
KATHLEEN A. SCOTT
My Comm. Exp. July 27, 2003
NOTARY PUBLIC
Kathleen A. Scott

GENERAL NOTARY - State of Nebraska
KATHLEEN A. SCOTT
My Comm. Exp. July 27, 2003
NOTARY PUBLIC
Kathleen A. Scott

PERMANENT STORM SEWER EASEMENT TO S.I.D. NO. 204, SARPY COUNTY, NEBRASKA. (SEE RECORDED INSTRUMENT)

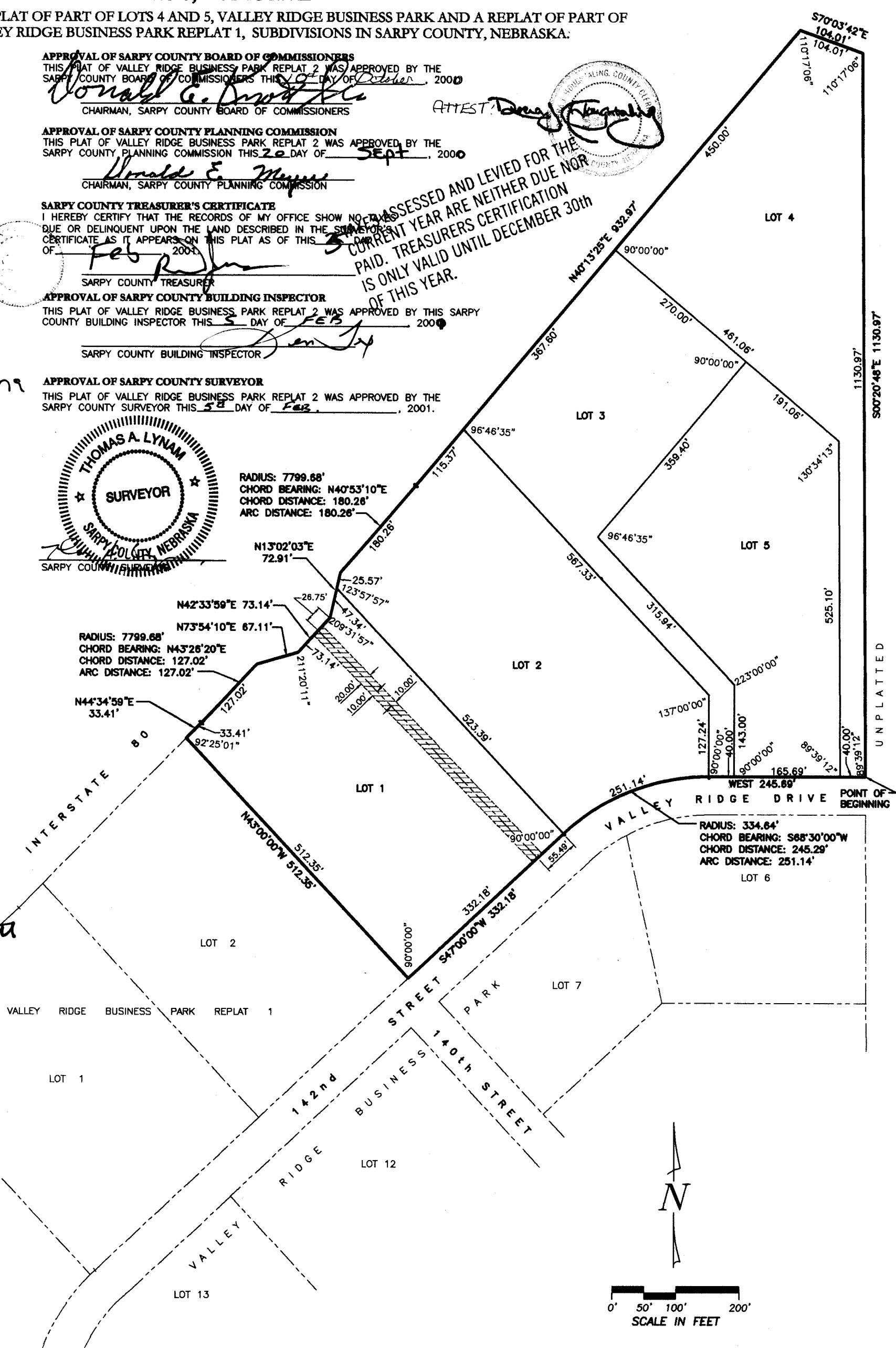
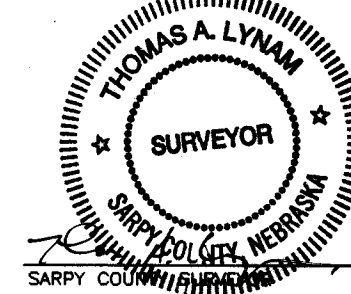
APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF VALLEY RIDGE BUSINESS PARK REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 22 DAY OF October, 2000.
Donald C. Smith
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF VALLEY RIDGE BUSINESS PARK REPLAT 2 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 22 DAY OF Sept, 2000.
Donald E. Myers
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 SUBDIVISION CERTIFICATE AS IT APPEARS ON THIS PLAT AS OF THIS 22 DAY OF FEB, 2001.
Tom
SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
THIS PLAT OF VALLEY RIDGE BUSINESS PARK REPLAT 2 WAS APPROVED BY THIS SARPY COUNTY BUILDING INSPECTOR THIS 5 DAY OF FEB, 2001.
Tom
SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY SURVEYOR
THIS PLAT OF VALLEY RIDGE BUSINESS PARK REPLAT 2 WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 5 DAY OF FEB, 2001.
Thomas A. Lynam
SURVEYOR



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, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS VALLEY RIDGE BUSINESS PARK REPLAT 2, BEING A REPLAT OF PART OF LOTS 4 AND 5, VALLEY RIDGE BUSINESS PARK, TOGETHER WITH PART OF LOT 3, VALLEY RIDGE BUSINESS PARK REPLAT 1, SUBDIVISIONS IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 5;
THENCE WEST (ASSUMED BEARING) 245.69 FEET ON THE SOUTH LINE OF SAID LOT 5 TO THE SW CORNER THEREOF;
THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 4 ON A 334.64 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S68°30'00"W, CHORD DISTANCE 245.29 FEET, AN ARC DISTANCE OF 251.14 FEET;
THENCE S47°00'00"W 332.18 FEET ON THE SOUTHEASTERLY LINES OF SAID LOTS 4 AND 3 TO THE MOST SOUTHERLY CORNER OF SAID LOT 3;
THENCE N43°00'00"W 512.35 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 3 TO THE MOST WESTERLY CORNER THEREOF AND THE SOUTHEASTERLY LINE OF INTERSTATE 80;
THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED 8 COURSES:
THENCE N44°34'59"E 33.41 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 3;
THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 3 ON A 7799.68 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N43°26'20"E, CHORD DISTANCE 127.02 FEET;
THENCE N73°54'10"E 67.11 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 3;
THENCE N42°33'59"E 73.14 FEET;
THENCE N13°02'03"E 72.91 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 4;
THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 4 ON A NON-TANGENT 7799.68 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N40°53'10"E, CHORD DISTANCE 180.26 FEET, AN ARC DISTANCE OF 180.26 FEET;
THENCE N40°13'25"E 932.97 FEET ON THE NORTHWESTERLY LINES OF SAID LOTS 4 AND 5;
THENCE S70°03'42"E 104.01 FEET TO THE EASTERLY LINE OF SAID LOT 5;
THENCE S00°20'48"E 1130.97 FEET ON THE EASTERLY LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

JANUARY 5, 2001
DATE:
DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, VALLEY RIDGE I JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, VALLEY RIDGE IV JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP AND PRIME REALTY, INC., BEING THE OWNERS, AND MID CITY BANK, PINNACLE BANK, NEBRASKA STATE BANK OF OMAHA AND US BANK, NATIONAL ASSOCIATION, 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 VALLEY RIDGE BUSINESS PARK 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, 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 ERRECT, 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 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 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.

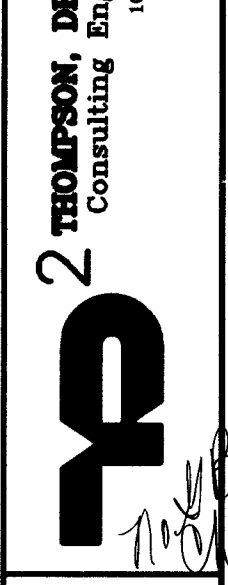
VALLEY RIDGE I JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP
BY: *James V. McCart* GENERAL PARTNER
JAMES V. MCCART, PRESIDENT
BY: *Leo E. Dahlke* GENERAL PARTNER
LEO E. DAHLKE, GENERAL PARTNER
BY: *Robert C. Schropp* PRESIDENT
ROBERT C. SCHROPP, PRESIDENT
VALLEY RIDGE IV JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP
BY: *James V. McCart* GENERAL PARTNER
JAMES V. MCCART, PRESIDENT
BY: *Leo E. Dahlke* GENERAL PARTNER
LEO E. DAHLKE, GENERAL PARTNER
BY: *Robert C. Schropp* PRESIDENT
ROBERT C. SCHROPP, PRESIDENT
PRIME REALTY, INC.,
BY: *James V. McCart* GENERAL PARTNER
JAMES V. MCCART, PRESIDENT
MID CITY BANK
BY: *John E. Murray* COMMERCIAL LOAN OFFICER
JOHN E. MURRAY, COMMERCIAL LOAN OFFICER
NEBRASKA STATE BANK OF OMAHA
BY: *Wayne Kehrl* PRESIDENT
WAYNE KEHRLI, PRESIDENT
PINNACLE BANK
BY: *John Bednar* SENIOR VICE PRESIDENT
JOHN BEDNAR, SENIOR VICE PRESIDENT
US BANK, NATIONAL ASSOCIATION
BY: *Jim Spooner* ASST. VICE PRESIDENT
JIM SPOONER, ASST. VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF Douglas
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January, 2001 BY JAMES V. MCCART, PRESIDENT OF PRIME REALTY, INC., GENERAL PARTNER OF VALLEY RIDGE I JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP AND GENERAL PARTNER OF VALLEY RIDGE IV JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF PRIME REALTY, INC., AND ON BEHALF OF SAID PARTNERSHIPS.

GENERAL NOTARY - State of Nebraska
REGINA M. BREZINA
My Comm. Exp. 3 May 04
NOTARY PUBLIC
Regina M. Brezina

Scale: 1" = 100'
Date: JAN. 5, 2001
Drawn by: JKW
Checked by: DHN
Witnessed by:
VALLEY RIDGE BUSINESS PARK REPLAT 2
FINAL PLAT

2 THOMPSON, DREHSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10896 OLD MILL ROAD
OMAHA, NE 68164
(402) 530 - 8860



850-121