

2002-17643

# COMMERCE BUSINESS CENTRE REPLAT 1

## LOTS 1, 2, 3 AND 4

### NOTES:

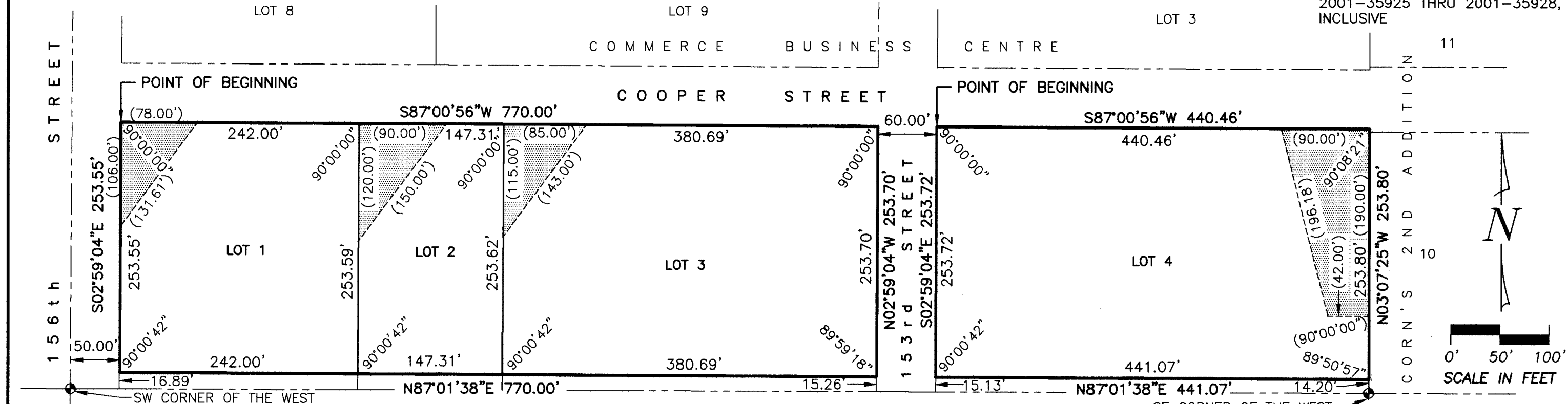
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

BEING A REPLATTING OF PART OF LOTS 4, 5, 6 AND 7, COMMERCE BUSINESS CENTRE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

STORM SEWER AND DRAINAGE EASEMENTS RECORDED AS INSTRUMENT NUMBERS 2001-35925 THRU 2001-35928, INCLUSIVE

### 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 THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS COMMERCE BUSINESS CENTRE REPLAT 1, LOTS 1, 2, 3 AND 4, BEING A REPLATTING OF THAT PART OF LOTS 4, 5, 6 AND 7, COMMERCE BUSINESS CENTRE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 7; THENCE S02°59'04"E (ASSUMED BEARING) 253.54 FEET ON THE WESTERLY LINE OF SAID LOT 7 TO A POINT 16.89 FEET FROM THE SW CORNER THEREOF; THENCE N87°01'38"E 770.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5, SAID POINT BEING 15.26 FEET FROM THE SE CORNER THEREOF; THENCE N02°59'04"W 253.70 FEET ON THE EASTERLY LINE OF SAID LOT 5 TO THE NE CORNER THEREOF; THENCE S87°00'56"W 770.00 FEET ON THE NORTHERLY LINES OF SAID LOTS 5, 6 AND 7 TO THE POINT OF BEGINNING. AND BEGINNING AT THE NW CORNER OF SAID LOT 4; THENCE S02°59'04"E (ASSUMED BEARING) 253.71 FEET ON THE WESTERLY LINE OF SAID LOT 4 TO A POINT 15.13 FEET FROM THE SW CORNER THEREOF; THENCE N87°01'38"E 441.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4, SAID POINT BEING 14.20 FEET FROM THE SE CORNER THEREOF; THENCE N03°07'25"W 253.80 FEET ON THE EASTERLY LINE OF SAID LOT 4 TO THE NE CORNER THEREOF; THENCE S87°00'56"W 440.46 FEET ON THE NORTHERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.



APRIL 25, 2002  
DATE:



DAVID H. NEEF  
NEBRASKA R.L.S. 475

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, GLAMIS, L.L.C., BERNARD REEDER, PATRICIA A. REEDER, DAVID M. REEDER, STEVEN G. REEDER AND BRENDA K. REEDER, BEING THE OWNERS, AND MARINE 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 1, 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.

GLAMIS, L.L.C.  
BY: Steven G. Reeder  
TITLE: member

MARINE BANK  
BY: Dyle D. Brehm  
TITLE: Senior Vice President

Bernard Reeder  
BERNARD REEDER

Patricia A. Reeder  
PATRICIA A. REEDER

David M. Reeder  
DAVID M. REEDER

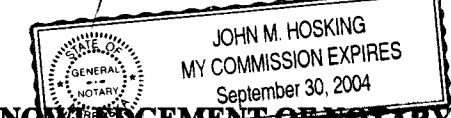
Steven G. Reeder  
STEVEN G. REEDER

Brenda K. Reeder  
BRENDA K. REEDER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY Steven G. Reeder, OF GLAMIS, L.L.C., ON BEHALF OF SAID GLAMIS, L.L.C.

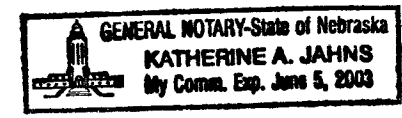


John M. Hosking  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY Lyle D. Brehm, OF MARINE BANK, ON BEHALF OF SAID BANK.



Katherine A. Jahns  
NOTARY PUBLIC

### APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF COMMERCE BUSINESS CENTRE REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 2nd DAY OF MAY, 2002.

John J. ...  
SARPY COUNTY BUILDING INSPECTOR

### SARPY COUNTY TREASURER'S CERTIFICATE

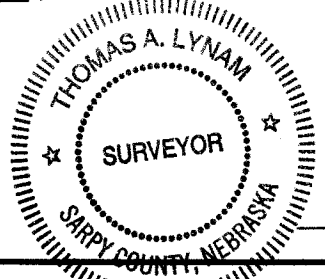
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 5-2-2002

Richard Jamesley  
COUNTY TREASURER

### REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF COMMERCE BUSINESS CENTRE REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 2nd DAY OF MAY, 2002.

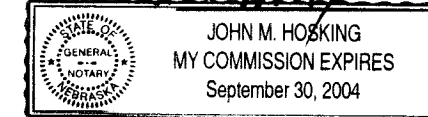


Thomas A. Lynam  
SARPY COUNTY SURVEYOR

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY BERNARD REEDER.

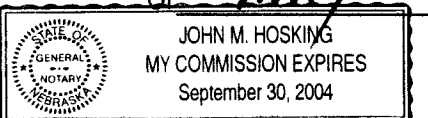


John M. Hosking  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY PATRICIA A. REEDER.

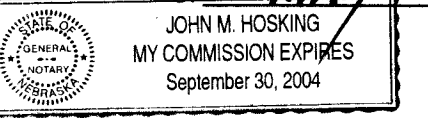


John M. Hosking  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY DAVID M. REEDER.

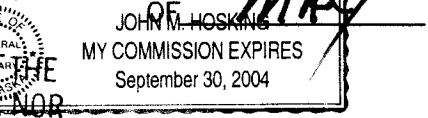


John M. Hosking  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY STEVEN G. REEDER.

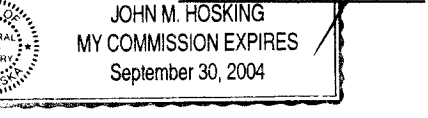


John M. Hosking  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2002 BY BRENDA K. REEDER.



John M. Hosking  
NOTARY PUBLIC

COMMERCE BUSINESS CENTRE REPLAT 1  
DATE: APRIL 25, 2002  
DRAWN BY: JKZ  
CHECKED BY: DHN  
ADMINISTRATIVE REPLAT

2  
THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



1188-101

B1188101A.DWG

Counter: DM  
Verify: SD RK  
D.E.: JKZ  
Proof: JKZ  
Fee \$: 19.00  
Gk:  Cash  FNT

Filed For Record: May 10 2002 8:39:20 AM  
Instrument #: 2002 17643  
Lloyd J. Dowling Register of Deeds Sarpy Cty, NE