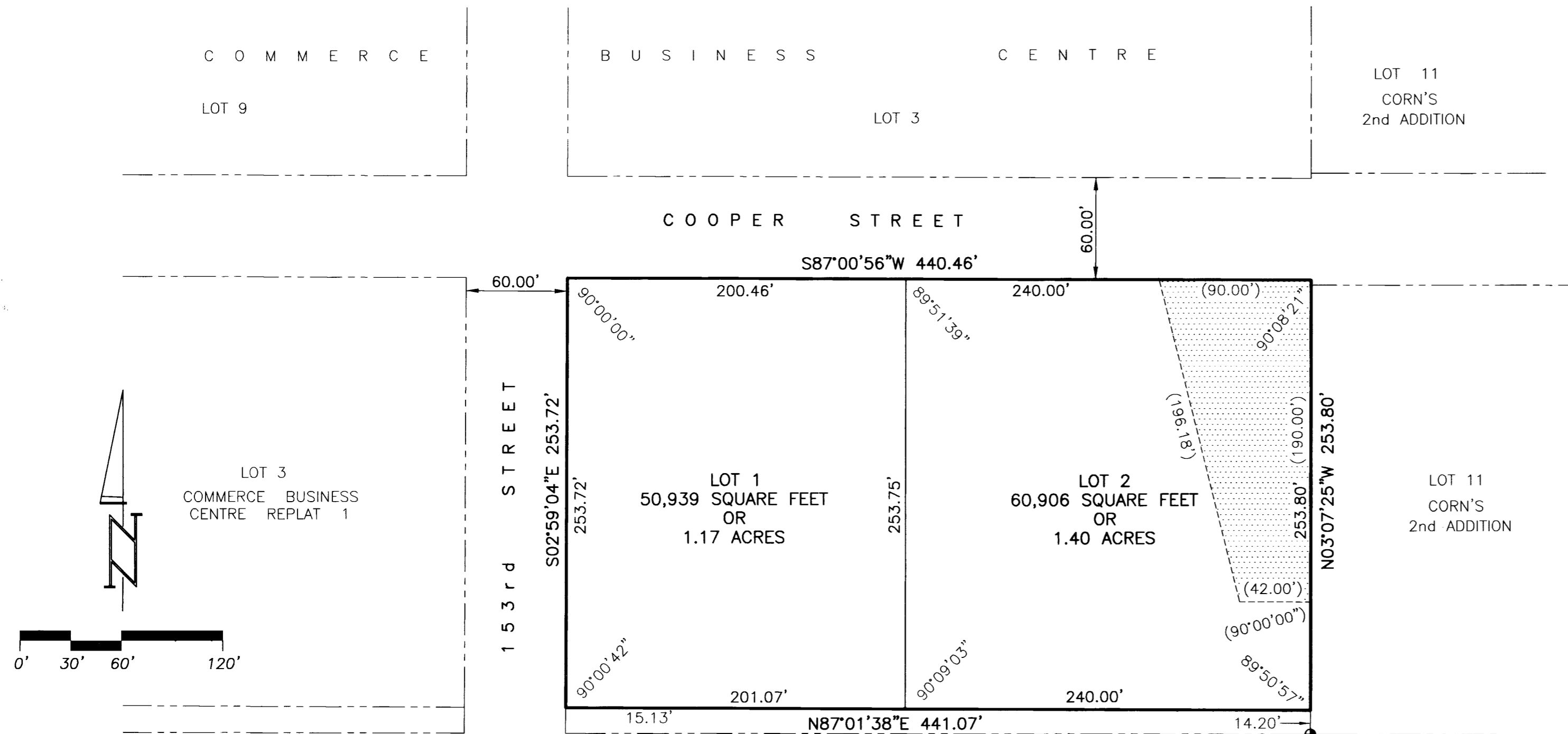


2004-44313

# COMMERCE BUSINESS CENTRE REPLAT 2

## LOTS 1 AND 2

BEING A REPLATTING OF LOT 4, COMMERCE BUSINESS CENTRE REPLAT 1, 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.

**APPROVAL OF THE SARPY COUNTY SURVEYOR**  
 THIS PLAT OF COMMERCE BUSINESS CENTRE REPLAT 2 WAS APPROVED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 4<sup>th</sup> DAY OF NOVEMBER, 2004.

**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 ON THIS PLAT AS OF THIS 5<sup>th</sup> DAY OF NOVEMBER, 2004.

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

**APPROVAL OF SARPY COUNTY BUILDING INSPECTOR**  
 THIS PLAT OF COMMERCE BUSINESS CENTRE REPLAT 2 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 9 DAY OF Nov, 2004.

**ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS**  
 COUNTER ae C.E. a FILED FOR RECORD NOV 22, 2004 AT 8:30AM  
 VERIFY a D.E. s INSTRUMENT # 2004-44313  
 PROOF LM  
 FEES \$ 16.50  
 CHECK # \_\_\_\_\_  
 CHARGE FNT 16.50 CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

*Lloyd J. Dowding*  
 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 2, LOTS 1 AND 2, BEING A REPLATTING OF LOT 4, COMMERCE BUSINESS CENTRE REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

*James D. Warner*  
 NEBRASKA REGISTERED LAND SURVEYOR  
 JAMES D. WARNER  
 NEBRASKA RLS 308

OCTOBER 27, 2004  
 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: *Dan EA*  
 TITLE: NP

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) SS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF November, 2004 BY STEVEN REEDER, MEMBER OF COMMERCE BUSINESS CENTRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska  
 KRISTIE H. MCKERNAN  
 My Comm. Exp. Oct. 28, 2008

*Kristie H. McKernan*  
 NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) SS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF November, 2004 BY Daniel Ertz OF COMMERCIAL FEDERAL BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska  
 KRISTIE H. MCKERNAN  
 My Comm. Exp. Oct. 28, 2008

*Kristie H. McKernan*  
 NOTARY PUBLIC

*Thomas A. Lyman*  
 SURVEYOR  
 SARPY COUNTY, NEBRASKA

*Rene Wilk*  
 SARPY COUNTY TREASURER

*Ken Top*  
 SARPY COUNTY BUILDING INSPECTOR

SCALE: 1" = 60'  
 DATE: OCT. 27, 2004  
 DRAWN BY: RJR  
 CHECKED BY: JDW  
 REVISION:  
 COMMERCIAL FEDERAL BANK  
 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  
 2004-44313