# BROOK VALLEY II BUSINESS PARK

LOTS 26 THRU 37, INCLUSIVE

BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

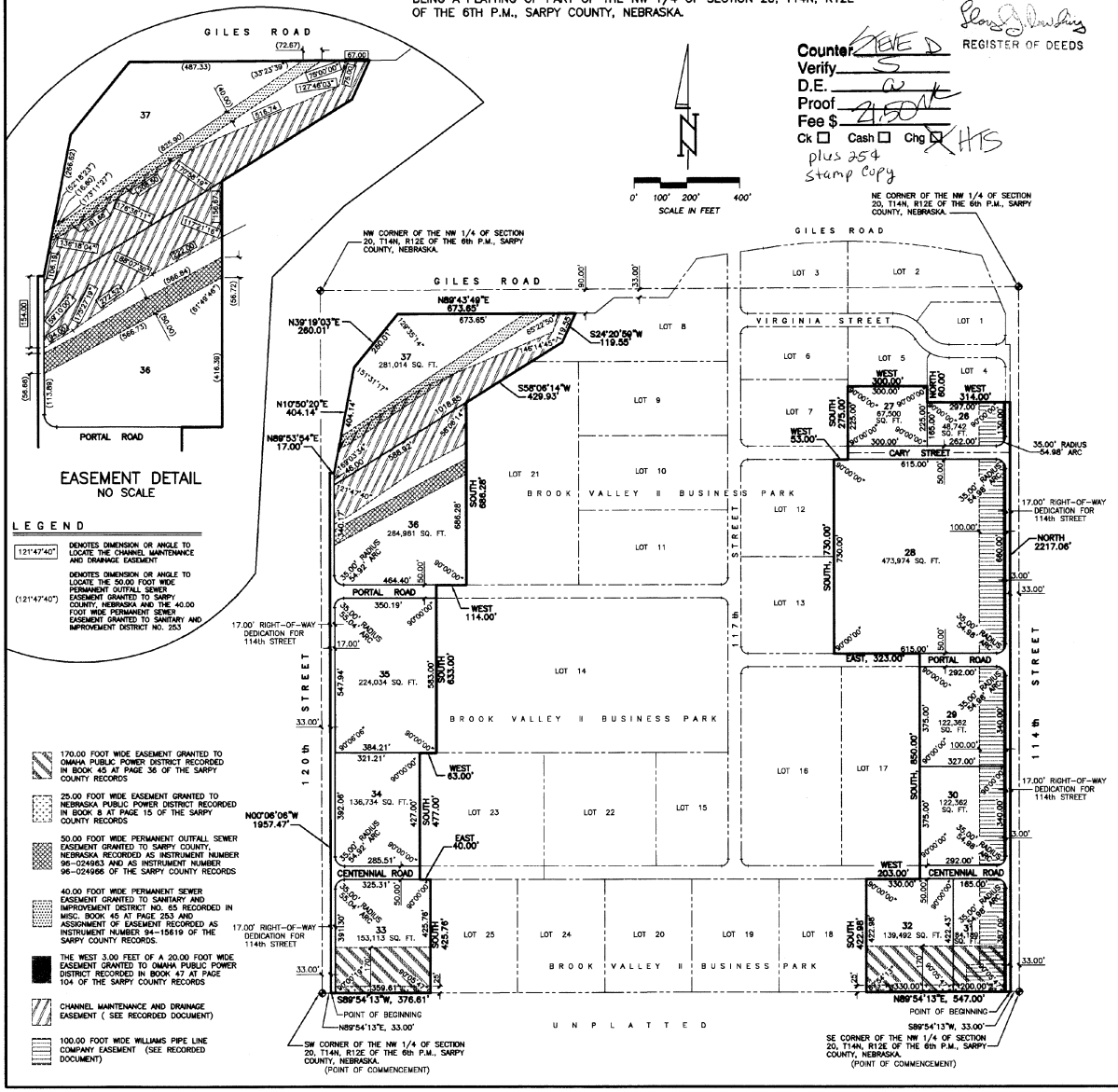
FILED SARPY CO. NE.
INSTRUMENT NUMBER
99-015849

99 MAY 20 PM 3:08

REGISTER OF DEEDS

Counter STEVE D
Verify S
D.E. W
Proof
Fee $ 21.50
Ck ☐ Cash ☐ Chg ☒ HTS
plus 25¢ stamp copy

1999-15849







## EASEMENT DETAIL
NO SCALE

## LEGEND

| | |
|---|---|
| 121°47'40" | DENOTES DIMENSION OR ANGLE TO LOCATE THE CHANNEL MAINTENANCE AND DRAINAGE EASEMENT |
| (121°47'40") | DENOTES DIMENSION OR ANGLE TO LOCATE THE 50.00 FOOT WIDE PERMANENT OUTFALL SEWER EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA AND THE 40.00 FOOT WIDE PERMANENT SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 253 |

- 170.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN BOOK 45 AT PAGE 36 OF THE SARPY COUNTY RECORDS
- 25.00 FOOT WIDE EASEMENT GRANTED TO NEBRASKA PUBLIC POWER DISTRICT RECORDED IN BOOK B AT PAGE 15 OF THE SARPY COUNTY RECORDS
- 50.00 FOOT WIDE PERMANENT OUTFALL SEWER EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 96-024983 AND AS INSTRUMENT NUMBER 96-024966 OF THE SARPY COUNTY RECORDS
- 40.00 FOOT WIDE PERMANENT SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 65 RECORDED IN MISC. BOOK 45 AT PAGE 253 AND ASSIGNMENT OF EASEMENT RECORDED AS INSTRUMENT NUMBER 94-15619 OF THE SARPY COUNTY RECORDS.
- THE WEST 3.00 FEET OF A 20.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN BOOK 47 AT PAGE 104 OF THE SARPY COUNTY RECORDS
- CHANNEL MAINTENANCE AND DRAINAGE EASEMENT ( SEE RECORDED DOCUMENT)
- 100.00 FOOT WIDE WILLIAMS PIPE LINE COMPANY EASEMENT (SEE RECORDED DOCUMENT)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NW 1/4 OF SECTION 20, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES WHOLLY WITHIN SAID NW 1/4, SAID SUBDIVISION TO BE KNOWN AS BROOK VALLEY II BUSINESS PARK, LOTS 26 THRU 37, INCLUSIVE, THE OUTER BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID NW 1/4;

THENCE S89°54'13"W (ASSUMING THE EAST LINE OF SAID NW 1/4 TO BEAR NORTH AND SOUTH) 33.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING;

THENCE NORTH 2217.06 FEET ON THE WEST LINE OF 114TH STREET AND ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4 TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BROOK VALLEY II BUSINESS PARK (LOTS 1 THRU 22, INCLUSIVE.), A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY;

THENCE ON THE OUTER BOUNDARY OF SAID BROOK VALLEY II BUSINESS PARK (LOTS 1 THRU 22, INCLUSIVE) ON THE FOLLOWING DESCRIBED TEN COURSES;

THENCE WEST 314.00 FEET; THENCE NORTH 60.00 FEET; THENCE WEST 300.00 FEET; THENCE SOUTH 275.00 FEET;

THENCE WEST 53.00 FEET; THENCE SOUTH 730.00 FEET; THENCE EAST 323.00 FEET; THENCE SOUTH 850.00 FEET;

THENCE WEST 203.00 FEET; THENCE SOUTH 422.98 FEET; THENCE N89°54'13"E 547.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF SAID NW 1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4;

THENCE N89°54'13"E (ASSUMING THE EAST LINE OF SAID NW 1/4 TO BEAR NORTH AND SOUTH) 33.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°06'06"W 1957.47 FEET ON THE EAST LINE OF 120TH STREET AND ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4;

THENCE N89°53'54"E 17.00 FEET ON THE EASTERLY LINE OF 120TH STREET; THENCE N10°50'20"E 404.14 FEET ON THE EASTERLY LINE OF 120TH STREET;

THENCE N39°19'03"E 260.01 FEET ON THE EASTERLY LINE OF 120TH STREET;

THENCE N89°43'49"E 673.65 FEET ON THE SOUTH LINE OF GILES ROAD AND ON A LINE 90.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NW 1/4 TO THE NW CORNER OF LOT 8 SAID BROOK VALLEY II BUSINESS PARK (LOTS 1 THRU 22, INCLUSIVE);

THENCE ON THE OUTER BOUNDARY OF SAID BROOK VALLEY II BUSINESS PARK (LOTS 1 THRU 22, INCLUSIVE) AND ON THE OUTER BOUNDARY OF BROOK VALLEY II BUSINESS PARK (LOTS 23 THRU 25, INCLUSIVE) A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY ON THE FOLLOWING DESCRIBED NINE COURSES.

THENCE S24°20'59"W 119.55 FEET; THENCE S58°06'14"W 429.93 FEET; THENCE SOUTH 686.28 FEET; THENCE WEST 114.00 FEET;

THENCE SOUTH 633.00 FEET; THENCE WEST 63.00 FEET; THENCE SOUTH 477.00 FEET; THENCE EAST 40.00 FEET;

THENCE SOUTH 425.76 FEET TO THE SOUTH LINE OF SAID NW 1/4;

THENCE S89°54'13"W 376.61 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR LS-308 JAMES D. WARNER II

MARCH 17, 1999
DATE

JAMES D. WARNER,
NEBRASKA RLS 308

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BROOK VALLEY II, LTD, A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS, AND MILLARD REFRIGERATED SERVICES-DENISON, A NEBRASKA GENERAL PARTNERSHIP, 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 STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN ON THIS PLAT, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY II BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO HEREBY 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 AND WE DO FURTHER GRANT PERPETUAL EASEMENTS 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 THE 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 FOR RIGHTS HEREIN GRANTED.

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

MILLARD REFRIGERATED SERVICES-DENISON, A NEBRASKA GENERAL PARTNERSHIP
BY: Larry A. Larsen
LARRY A. LARSEN, MANAGING PARTNER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May 1999 BY JAMES V. MCCART, PRESIDENT OF PRIME REALTY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION, GENERAL PARTNER OF BROOK VALLEY II, LTD, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY-State of Nebraska ANDREA L. HARGAN My Comm. Exp. Oct. 29, 2000
Andrea L. Hargan
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF SARPY ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF DECEMBER 1999 BY LARRY A. LARSEN, MANAGING PARTNER OF MILLARD REFRIGERATED SERVICES-DENISON, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY-State of Nebraska ANDREA L. HARGAN MY COMMISSION EXPIRES August 16, 2002
Andrea L. Hargan
NOTARY PUBLIC

### APPROVAL OF LOVISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE LOVISTA CITY PLANNING COMMISSION ON THIS 6th DAY OF May 1999.

CITY OF LA VISTA SEAL INCORPORATED NEBRASKA
Michael J. Frgmuntz
CHAIRMAN OF LOVISTA PLANNING COMMISSION

### APPROVAL OF LOVISTA CITY COUNCIL

THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS APPROVED BY THE LOVISTA CITY COUNCIL OF THE CITY OF LOVISTA, NEBRASKA, ON THIS 18TH DAY OF May 1999.

CITY OF LA VISTA SEAL INCORPORATED NEBRASKA SARPY COUNTY, NEBR.
Pete M. Pomrey
ATTEST
Harold Anderson
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 DEDICATION ON THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE. TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

5/19/99
DATE
Seal
Pam Dewey
COUNTY TREASURER

### REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF BROOK VALLEY II BUSINESS PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 19 DAY OF May 1999.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA
SARPY COUNTY SURVEYOR

BROOK VALLEY II BUSINESS PARK
FINAL PLAT

| | |
|---|---|
| scale: | AS SHOWN |
| date: | MARCH 17, 1999 |
| drawn by: | RJR |
| checked by: | JDW |
| revisions: | |


THOMPSON, DREESSEN & DORNER, INC.
Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE. 68154
(402) 330 - 8860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