



S86°40'44"E 570.48'

(613.27')

LOT 2

644,631 SQUARE FEET OR 14.80 ACRES

## PRIME BUSINESS PARK

LOTS 1 AND 2

BEING A PLATTING OF PART OF THE SW1/4 OF THE SE1/4 OF SECTION 2, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE

MAY 22, 2012

**DEDICATION** 

OR RIGHTS HERFIN GRANTED.

(80.00')

DATE:

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN 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 PRIME BUSINESS PARK, LOTS 1 AND 2, BEING A PLATTING OF THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 2, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE NO1'04'43"W (ASSUMED BEARING) 851.02 FEET ON THE WEST LINE OF SAID SW 1/4 TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S84°19'43"E 328.77 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S86'40'44"E 570.48 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S42'55'41"E 54.77 FEET; THENCE S06'57'53"E 101.11 FEET; THENCE S21°29'33"E 80.15 FEET TO A POINT 24.75 FEET WEST OF THE WEST LINE OF THE PROSPECT HILL CEMETERY; THENCE S00°57'13"E 570.36 FEET ON A LINE 24.75 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE PROSPECT HILL CEMETERY TO THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 2; THENCE WEST 969.08 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PRIME REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND AMERICAN INTERSTATE BANK, A NEBRASKA BANKING CORPORATION, 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 PRIME BUSINESS PARK, 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, D/B/A CENTURYLINK QC 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

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; AND 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

RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE

NEBRASK REGISTER mus warner

JAMES D. WARNER, NEBRASKA RLS 308

Omaha, NE 68154 p.402.330.8860 f.402.330.5866

thompson, dreessen & dorner, inc.

10836 Old Mill Rd

& survey

 $\mathbf{\omega}$ 

Description

Job No.: B1681-102-1B Drawn By: RJR Reviewed By: JDW Date: MAY 31, 2012 Book: 12-03

Pages: 3-7 & 10

CITY OF OMAHA FINAL PLAT

SHEET 1 OF 1

## NOTES

(25.00')

- 1. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- 2. DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOT 2 IS LIMITED TO THE 25 FOOT WIDE INGRESS AND EGRESS EASEMENT OVER THE WEST 25 FEET OF LOT 1 AS SHOWN HEREON.
- 3. ACCESS TO THE "SIGN EASEMENT" LOCATED IN THE NE CORNER OF LOT 2 IS LIMITED TO ONE 12 FOOT WIDE DRIVE ONTO OLD HIGHWAY 64 AS SHOWN HEREON. THIS ACCESS IS LIMITED TO VEHICLES SERVICING THE SIGN LOCATED WITHIN THE "SIGN EASEMENT" AREA ONLY AND CAN NOT BE USED FOR ACCESS TO THE REMAINDER OF LOT 2.

SIGN EASEMENT (SEE RECORDED DOCUMENT)

20 FOOT WIDE UTILITY EASEMENT (SEE RECORDED DOCUMENT)

(SEE RECORDED DOCUMENT)

S84\*19'43"E 328.77'

250.00

**135,902 SQUARE FEET OR 3.12 ACRES** 

300.00

(25.00')

–(25.00')

WEST

(109.41')

· + •

50 FOOT WIDE RECREATIONAL TRAIL EASEMENT (SEE RECORDED DOCUMENT)

25 FOOT WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

VEN P. KANNE, MEMBER BRIAN J. KENKEL, MEMBER **ACKNOWLEDGEMENT OF NOTARY** STATE OF NEBRASKA

PRIME REAL ESTATE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY

-S42°55'41"E |54.77'

CENTERLINE OF 12 FOOT

WIDE DRIVE FOR ACCESS

TO THE SIGN EASEMENT

-S06 57'53"E 101.11

S21 29'33"E 80.15'

4 ()

COUNTY OF DOUGLAS THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF MAY, 2012 BY STEVEN P. KANNE AND BRIAN J. KENKEL, BOTH MEMBERS OF PRIME REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

> **GENERAL NOTARY-State of Nebras** JAMES WARNER My Comm. Exp. Feb. 1, 2014

MICHAEL D. HANSEN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY STATE OF NEBRASKA

COUNTY OF DOUGLAS THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3 BY MICHAEL D. HANSEN, PRESIDENT OF AMERICAN INTERSTATE BANK, A NEBRASKA BANKING CORPORATION ON BEHALF OF SAID CORPORATION.

AMERICAN INTERSTATE BANK, A NEBRASKA BANKING CORPORATION

**GENERAL NOTARY-State of Nebraska** 

REICHMUTH

ADDITION

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 215 DAY OF September, 2012.

APPROVAL OF CITY OF OMAHA PLANNING BOARD THIS PLAT OF PRIME BUSINESS PARK WAS

APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 11th DAY OF JULY, 2012

COUNTY

CITY ENGINEER

TREASURER'S SEAL

**APPROVAL OF CITY ENGINEER** 

I HEREBY APPROVE THIS PLAT OF RIME BUSINESS PARK ON THIS DAY OF une, 2012.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PRIME BUSINESS PARK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 11th DAY OF September (2012

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF PRIME BUSINESS PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

5-30-2012

969.08

WEST 969.08'

THE NW 1/4 OF THE NE 1/4 OF SECTION 11-15-10

-SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 2, T15N, R10E

OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (POINT OF BEGINNING)

5/29/2012 3:19 PM BOB ROHLFING H:\1600\1681-102 Pansing Hogan Ernst & Bachman Misc. Survey 2012\1681-102-1 Pansing Hogan Section 2-15-10\Drawings\B16811021B.dwg

DOUGLAS COUNTY ENGINEER