



DEED 2003180424



SEP 18 2003 15:16 P 11

Doc
Tax

9-18-03
Date

SEX04

By CD

RICHARD N TAKECHI
REGISTER OF DEEDS
SARASOTA COUNTY, FL

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed
FEE 59.50
FB 01-6000 old
OU-09521-new
BKP 27-16-12 CIO _____ COMP _____
9 24-16-12
DEL PA SCAN _____ FV _____
Bkpg-SB 9/29/03

Temp. 12.4.01

RETURN: Kirkham MICHAEL CONSULTING ENGINEERS
12700 W. DODGE Rd. PO Box 542030
OMAHA, NE 68154-8030
 (402)952-3863 - MIKE SEXTON, PE

DOUBLE "D" INDUSTRIAL PARK

LOTS 1 THRU 6, INCLUSIVE, AND OUTLOT A

PART OF THE SE 1/4, SECTION 27 AND PART OF THE NE 1/4, SECTION 34, ALL IN T16N, R12E, OF 6TH P.M.

DOUGLAS COUNTY, NEBRASKA

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF DOUBLE "D" INDUSTRIAL PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 9th DAY OF April, 2003, A.D.

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF DOUBLE "D" INDUSTRIAL PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 24th DAY OF June, 2003, A.D.

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 ENRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 8th DAY OF September, 2003, A.D.

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF DOUBLE "D" INDUSTRIAL PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 4th DAY OF September, 2003, A.D.

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF DOUBLE "D" INDUSTRIAL PARK (LOTS 1 THRU 6, INCLUSIVE, AND OUTLOT A) AS TO THE DESIGN STANDARDS THIS 14th DAY OF May, 2003, A.D.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 16th DAY OF SEPT., 2003, A.D.

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED ONTO SORENSON PARKWAY FROM LOTS 3, 4, AND 5, AND OUTLOT A.
- A PERMANENT SANITARY SEWER AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF OUTLOT A.
- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 479 AND THE CITY OF OMAHA, UNLESS SHOWN OTHERWISE.
- ALL EASEMENT DIMENSIONS ARE SHOWN IN PARENTHESES.
- THE MINIMUM BASEMENT ELEVATION OF ANY LOT SHALL BE 1083.00.

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF DOUBLE "D" INDUSTRIAL PARK HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF DOUBLE "D" INDUSTRIAL PARK, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS: A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 34, ALL IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF WENNINGHOFF ROAD WITH THE NORTH RIGHT OF WAY LINE OF SORENSON PARKWAY; THENCE ON THE NORTH RIGHT OF WAY LINE OF SAID SORENSON PARKWAY, THE FOLLOWING 6 (SIX) COURSES: 1) N89°42'00"W (ASSUMED BEARING), 35.34 FEET; 2) N02°36'27"E, 2.57 FEET; 3) N89°39'04"W, 327.55 FEET; 4) S00°00'00"E, 2.51 FEET; 5) N89°38'23"W, 515.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 6) ON SAID CURVE, HAVING A RADIUS OF 1362.33 FEET AND A CHORD BEARING S88°25'52"W, 93.66 FEET, AN ARC DISTANCE OF 93.66 FEET; THENCE N00°05'50"W, 879.62 FEET; THENCE N89°55'54"E, 741.00 FEET; THENCE S04°35'56"E, 18.16 FEET; THENCE S89°58'58"E, 141.39 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID WENNINGHOFF ROAD, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ON SAID WEST RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: 1) ON SAID CURVE, HAVING A RADIUS OF 2678.82 FEET AND A CHORD BEARING S15°31'11"E, 268.33 FEET, AN ARC DISTANCE OF 268.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) ON SAID CURVE, HAVING A RADIUS OF 1314.75 FEET AND A CHORD BEARING S04°57'47"E, 269.74 FEET, AN ARC DISTANCE OF 270.22 FEET; 3) S00°53'24"W, 338.05 FEET TO THE POINT OF BEGINNING, CONTAINING 19.25 ACRES, MORE OR LESS.

DATED THIS 9th DAY OF April, 2003, A.D.

CHAD W. MARSH
REGISTERED LAND SURVEYOR
NO. 0000000000

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, DOUBLE D PROPERTIES, L.L.C. AND FOX CREEK PROPERTIES, L.L.C., OWNERS, AND NEBRASKA STATE BANK OF OMAHA, LIEN HOLDER, AND FUCINARO EXCAVATING CO., INC., BENEFICIARY, OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS DOUBLE "D" INDUSTRIAL PARK, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 6, INCLUSIVE AND OUTLOT A), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PLACE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS THE ENTIRETY OF OUTLOTS A AND B; A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 16th DAY OF April, 2003, A.D.

FOR DOUBLE D PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, FOR NEBRASKA STATE BANK OF OMAHA, LIEN HOLDER

BY: David E. Doll
DAVID E. DOLL, SOLE MEMBER
DOUBLE D PROPERTIES, L.L.C.

BY: Steve Sorensen
STEVE SORENSEN, VICE PRESIDENT
NEBRASKA STATE BANK OF OMAHA

BY: David M. Fucinaro
DAVID M. FUCINARO, A MEMBER
FOX CREEK PROPERTIES, L.L.C.

BY: Anthony J. Fucinaro
ANTHONY J. FUCINARO, PRESIDENT
FUCINARO EXCAVATING CO., INC.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 16th DAY OF April, 2003, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID E. DOLL AS SOLE MEMBER OF DOUBLE D PROPERTIES, L.L.C. WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID DOUBLE D PROPERTIES, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

David Fucinaro
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 30th DAY OF December, 2005, A.D.

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 14th DAY OF April, 2003, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVE SORENSEN AS VICE PRESIDENT OF NEBRASKA STATE BANK OF OMAHA, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID NEBRASKA STATE BANK OF OMAHA.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Colleen Beal
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 5th DAY OF March, 2007, A.D.

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 16th DAY OF April, 2003, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID M. FUCINARO, A MEMBER, FOX CREEK PROPERTIES, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID NEBRASKA STATE BANK OF OMAHA.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

David Fucinaro
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 30th DAY OF December, 2005, A.D.

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 16th DAY OF April, 2003, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ANTHONY J. FUCINARO, AS PRESIDENT OF FUCINARO EXCAVATING CO., INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID NEBRASKA STATE BANK OF OMAHA.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

David Fucinaro
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 30th DAY OF December, 2005, A.D.

KIRKHAM MICHAEL
CONSULTING ENGINEERS
12700 WEST DODGE ROAD, P.O. BOX 542030, OMAHA, NEBRASKA 68154
(402) 393-5630 FAX (402) 255-3850