



2140 017 DEED



17531 99 017-023

Nebr Doc Stamp Tax
12-16-99
Date
<i>[Signature]</i>
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 DEC 16 PM 1:52

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

17531 B 00-06371 nuw
~~FEE 40.00 TO 01,600.00 old~~
~~EXP 28-NOV-12 6/0 _____ COMP _____~~
~~DEL _____ FROM _____ TO _____~~

CHERRY HILLS BUSINESS PARK

LOTS 1 THRU 10, INCLUSIVE

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28.

SURVEYOR'S CERTIFICATE

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 THAT A BOUNDARY MARK WILL BE POSTED WITH THE CITY OF OMAHA TO MARK THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITH SAID SUBDIVISION TO BE KNOWN AS CHERRY HILLS BUSINESS PARK, LOTS 1 THRU 10, INCLUSIVE BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 28, THENCE N84°54'11\"

MAY 14, 1991
DATE

DAVID H. NEFF
NEBRASKA R.L.S. #15

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE TSD ENTERPRISES, L.L.C., BEING THE OWNER 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, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHERRY HILLS BUSINESS PARK, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER 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 EXERCISE, OPERATE, MAINTAIN, REPAIR AND REVENUE 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 RECEIPT 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 A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS, SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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 OR RIGHTS HEREBY GRANTED.

TSD ENTERPRISES, L.L.C.
BY: *Anthony Saldi*
ANTHONY SALDI, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s/s

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July 1991 BY ANTHONY SALDI, MANAGING MEMBER OF TSD ENTERPRISES, L.L.C. ON BEHALF OF SAID SAID ENTERPRISES, L.L.C.

Joseph C. Zeman
NOTARY PUBLIC
A GENERAL INTERESTOR OF NEBRASKA
My Comm. Exp. 08/28/2000

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 BY THE RECORDS OF THIS OFFICE, THIS 21st DAY OF July 1991.

Debra M. Miley
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF CHERRY HILLS BUSINESS PARK ON THIS 21st DAY OF August 1991.

Raymond J. ...
CITY ENGINEER

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

OCTOBER 21, 1999
DATE

Joe ...
CITY ENGINEER

NOTE:

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 88 FROM LOTS 1 AND 10.

2. DIMENSIONS & ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.

CURVE INFORMATION				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1*	500.00'	18.77'	228.19'	43°00'00"
2*	38.54'	24.69'	21.45'	43°00'00"
3*	271.22'	17.08'	228.06'	43°00'00"
4	360.25'	39.00'	355.41'	60°20'59"
5	168.08'	19.46'	180.50'	47°12'45"
6	25.00'	22.81'	36.23'	83°09'02"
7	25.00'	22.81'	36.23'	83°09'02"
8	25.00'	21.73'	29.59'	59°58'02"
9	25.00'	21.73'	29.59'	59°58'02"

* DENOTES TANGENT LINE PERPENDICULAR TO THE NORTH EASTERLY LINE OF HIGHWAY 88

CUL-DE-SAC DETAIL
NO SCALE

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CHERRY HILLS BUSINESS PARK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 3rd DAY OF September 1991.

Paul ...
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CHERRY HILLS BUSINESS PARK WAS APPROVED AND CERTIFIED BY THE OMAHA CITY COUNCIL THIS 3rd DAY OF November 1991.

Mayor *President* *Clerk*

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHERRY HILLS BUSINESS PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 30th DAY OF June 1991.

...
DOUGLAS COUNTY ENGINEER

PERMANENT SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

CHERRY HILLS BUSINESS PARK
FINAL PLAT

THOMPSON, DREIBERGER & DONNER, INC.
Consulting and Surveyors
1004-101
800-441-2820