

Apr-22-97 07:11A SPENCE TITLE SERVICES INC 402 345 4634

P.01

SOUTHRIDGE 3RD ADDITION

8
7
6
5
4
3
2

ANDLER ROAD

CHANDLER ROAD

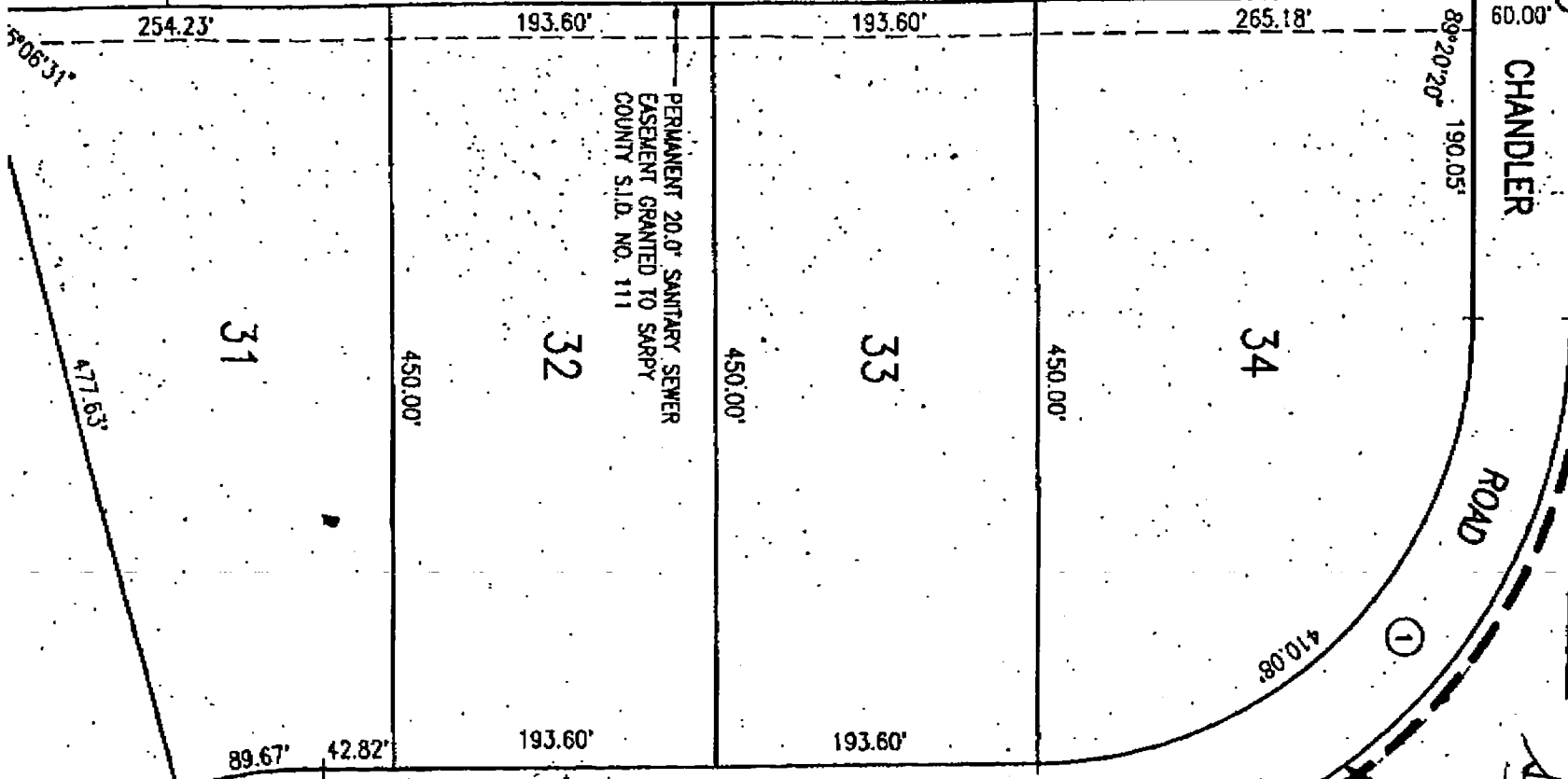
ROAD

CENTECH ROAD

CHALCO VALLEY BUSINESS PARK

50'10" W

1249.91'



PERMANENT 20.0' SANITARY SEWER
EASEMENT GRANTED TO SARPY
COUNTY S.I.D. NO. 111

R=323.00' L=51
L.C.=S 45°30'20"

S 00°50'

PT. O

R=285
L.C.=S

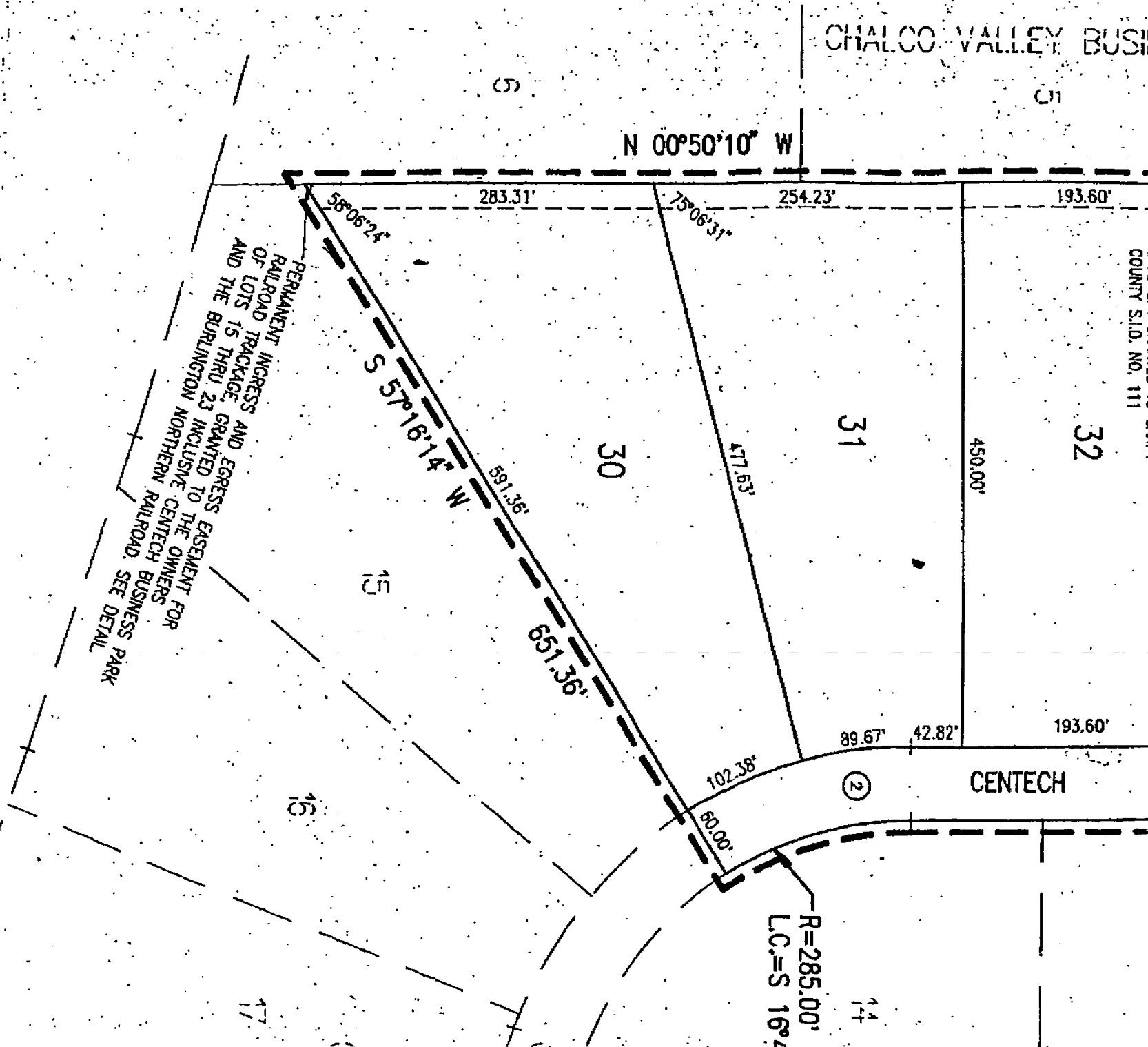
To:
Bob Willey
Spence Title
6 pages

CHALCO VALLEY BUSIN

Apr-22-97 07:11A SPENCE TITLE SERVICES INC 402 345 4634

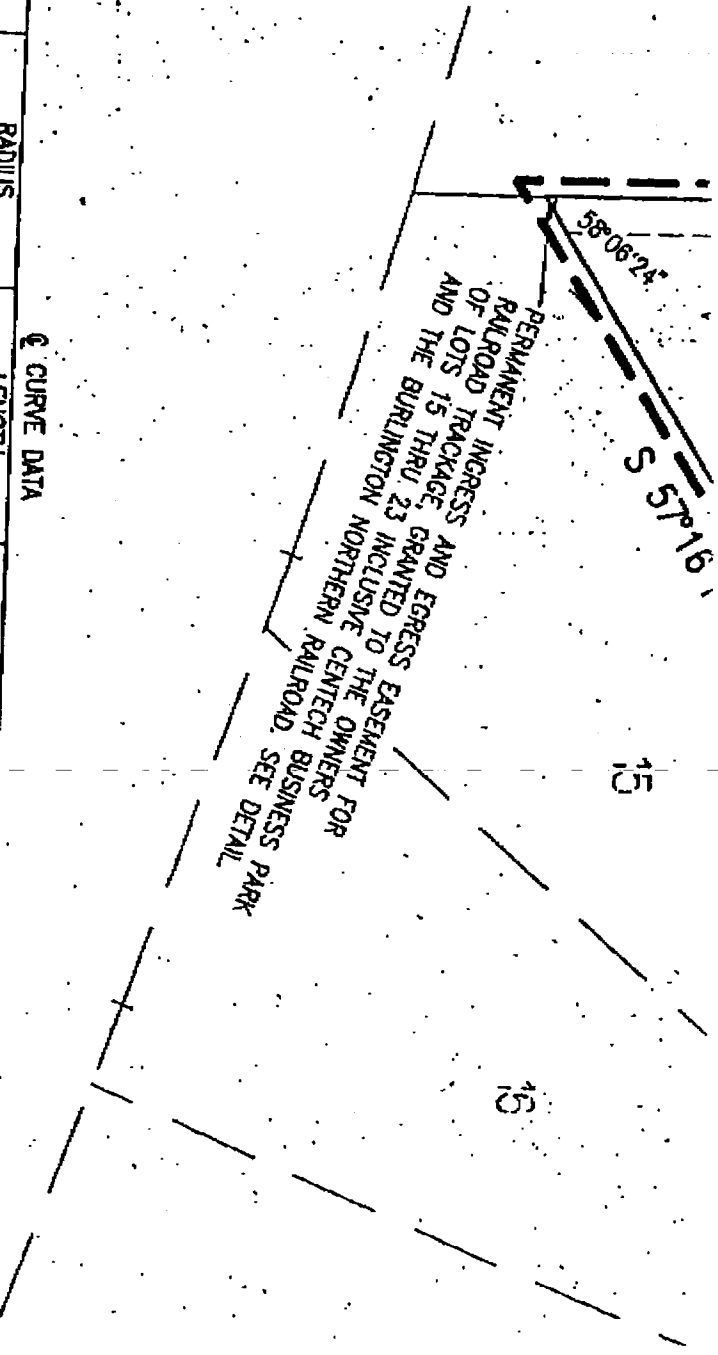
P.03

CONTRACT NUMBER 10 26611
COUNTY S.I.D. NO. 111



Q CURVE DATA				
BE	RADIUS	LENGTH	TANGENT	DELTA
NE	293.00'	456.86'	289.64'	89°20'20"
NE	315.00'	175.34'	90.01'	31°53'35"

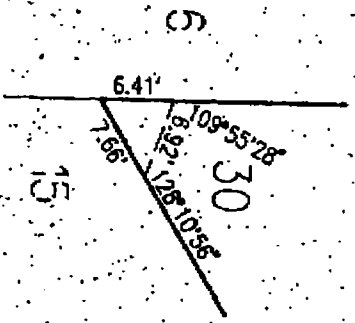
PERMANENT INCRESS AND EGRESS EASEMENT FOR RAILROAD TRACKAGE, GRANTED TO THE OWNERS OF LOTS 15 THRU 23 INCLUSIVE, CENTECH BUSINESS PARK AND THE BURLINGTON NORTHERN RAILROAD. SEE DETAIL.



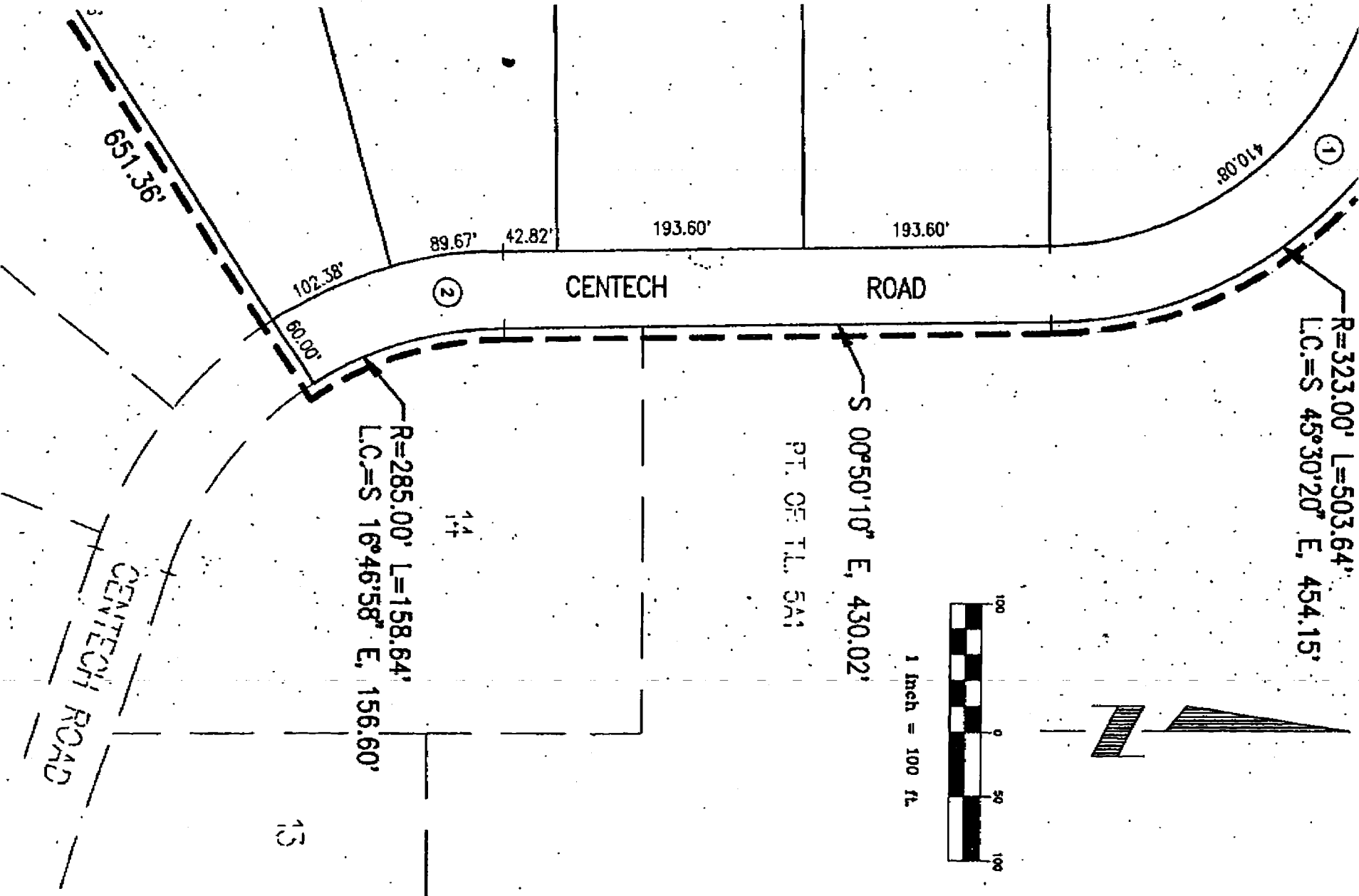
Q CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	293.00'	456.86'	289.64'	89°20'20"
2	315.00'	175.34'	90.01'	31°53'36"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).



INGRESS & EGRESS EASEMENT DETAIL FOR RAILROAD TRACKAGE
(NO SCALE)



DEDICATION

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH BUSINESS PARK (lots 30 thru 34, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this ____ day of _____, 1996.

F & J ENTERPRISES, INC.

Frank R. Krejci, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Centech Business Park (Lots 30 thru 34, inclusive) being a platting of part of Tax Lot 5A1, a tax lot located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 13, said point also being on the North right-of-way line of Chandler Road, said point also being on the South Section 13; thence N89°49'30"E (assumed bearing) along the North 1/2 of said Section 13, a distance of 190.74 feet; thence Southeasterly along the South line of said chord which bears S45°30'20"E, a distance of 503.64 feet, said curve having a radius of 323.00 feet, a distance of 503.64 feet; thence Southeasterly on a curve to the right along the Northerly extension of the Westerly line of Centech Business Park (Lots 1 thru 29, inclusive and Outlots "A" & "B"), a distance of 454.15 feet; thence S00°50'10"E thru 29, inclusive, and also along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), a subdivision located in said SE 1/4 of Southeasterly along said Westerly line of Centech Business Park (Lots 1 inclusive, and Outlots "A" & "B"), a distance of 430.02 feet; thence a distance of 158.64 feet, said curve to the left with a radius of 285.00 feet, a distance of 156.60 feet to a point on the North right-of-way line of Centech Road; thence S57°16'14"W along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlot "A" & "B"), a distance of 651.36 feet to a point on the West line of said SE 1/4 of Section 13, said point also being on the East line of Chalco Valley Business Park, a subdivision located in the SW 1/4 of said Section 13, said point also being the Northwest corner of Lot 15, said Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"); thence N00°50'10"W along said West line of the SE 1/4 of Section 13, said line also being said East line of Centech West line Business Park, a distance of 1249.91 feet to the point of beginning.

Said tract of land contains an area of 12.303 acres, more or less.

Robert Clark, LS.419

Date

BUSINESS PARK E & A CONSISTING
 HRU-34 INCLUSIVE
 UNTY-NEBRASKA

CENTECH BUSINESS PARK

LOTS 1 THRU 29, INCLUSIVE
 BEING A PLATING OF PART OF TAX LOT 5A1, ALL OF TAX LOT 8B
 AND ALL OF TAX LOT 5A2, TAX LOTS IN THE SE 1/4 OF SECTION 13,
 T14N, R16E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

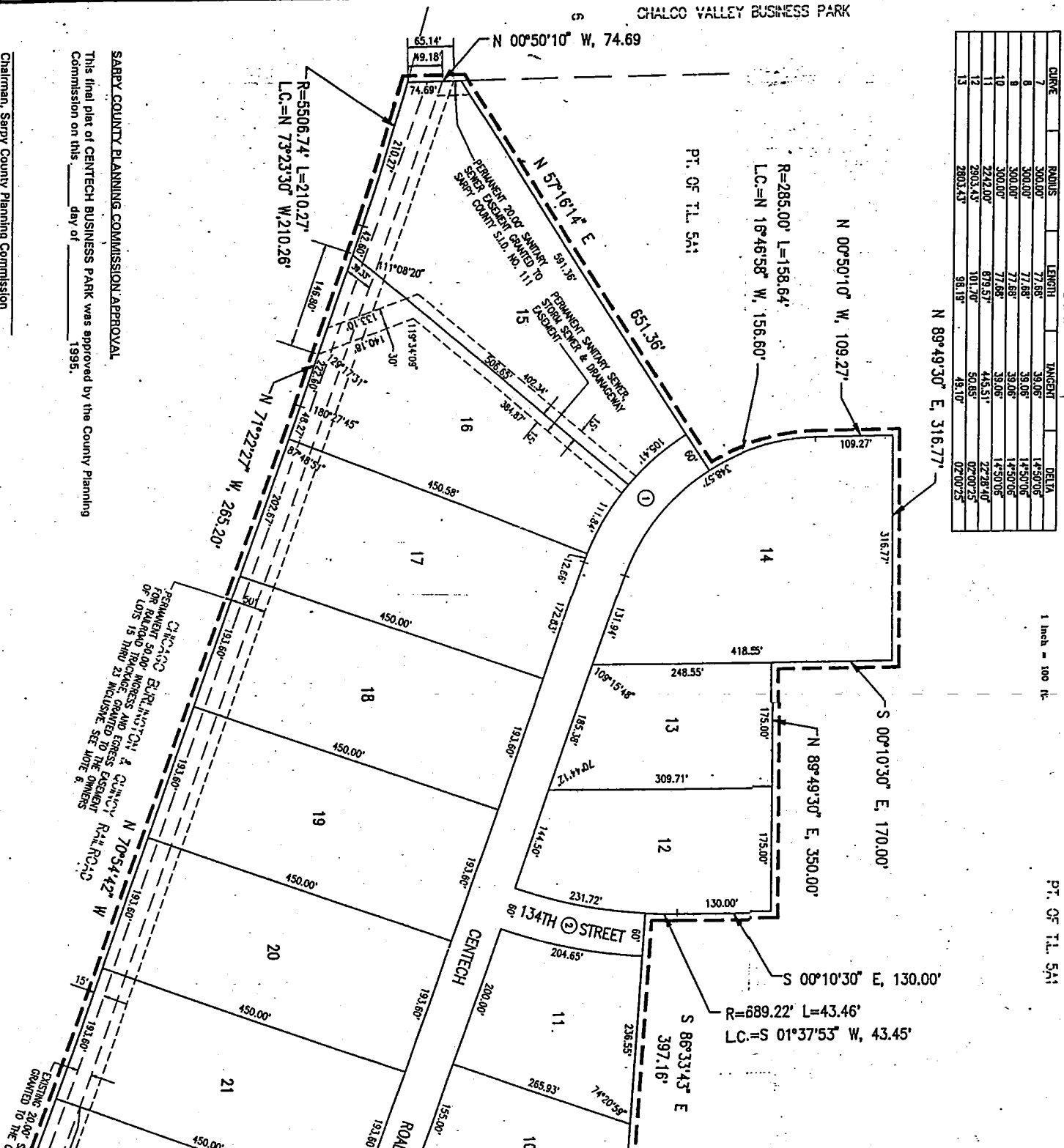
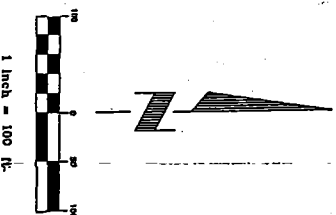
- NOTES:
1. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 132ND STREET OR TO INTERSTATE HWY NO. 80 FROM LOTS 1,2,3,21,29.
 2. PERMANENT EXISTING EASEMENT AS SHOWN IN LOTS 23 & 24 IS GRANTED TO THE STATE OF NEBRASKA FOR CONTROL OF OUTDOOR ADVERTISING ALONG THE INTERSTATE HIGHWAY. RECORDED IN BOOK 32, PAGE 10, MISC. RECORDS.
 3. THE SANITARY SEWER EASEMENT AS SHOWN ON THIS PLAT IN LOTS 2 & 3, 133RD STREET AND LOTS 22 & 23, CORRESPONDS WITH THE EXISTING SANITARY SEWER MAINHOLES AND DOESN'T MATCH THE EXISTING 20" DIA SANITARY SEWER EASEMENT AS RECORDED IN MISC. BOOK 32, PAGE 190 AND PAGE 830, GRANTED TO SARPY COUNTY S.D. NO. 104.
 4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 5. ALL LOT LINES ARE R.O.W. TO CURVED STREETS UNLESS SHOWN AS NONR.O.W. (N.R.).
 6. ENCROACHMENTS INTO THE RAILROAD TRACKAGE EASEMENTS IN LOTS 15 THRU 23 INCLUSIVE WILL BE PERMITTED FOR THE CONSTRUCTION OF DOCKS AND BUILDINGS FOR THE PURPOSE OF LOADING AND UNLOADING RAILROAD CARS.

€ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	313.00'	209.92'	109.02'	38°10'56"
2	719.22'	196.45'	98.84'	19°38'01"
3	500.00'	176.17'	88.01'	20°11'14"
4	1000.00'	156.86'	80.01'	09°08'57"
5	1000.00'	143.56'	71.90'	08°13'31"
6	2853.43'	98.94'	49.98'	02°00'23"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	300.00'	72.86'	36.06'	14°50'06"
8	300.00'	71.86'	35.06'	14°50'06"
9	300.00'	71.86'	35.06'	14°50'06"
10	300.00'	71.86'	35.06'	14°50'06"
11	2242.00'	679.57'	443.51'	22°28'40"
12	2903.43'	101.70'	50.85'	02°00'25"
13	2803.43'	98.18'	48.10'	02°00'25"



SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CENTECH BUSINESS PARK was approved by the County Planning Commission on this _____ day of _____ 1995.

Chairman, Sarpy County Planning Commission

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CENTECH BUSINESS PARK was approved on this _____ day of _____ 1995.

Sarpy County Building Inspector

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CENTECH BUSINESS PARK was approved by the County Board of Commissioners on this _____ day of _____ 1995.

Chairman, Sarpy County Board of Commissioners

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 in this plat as shown by the records of this office.

Sarpy County Treasurer

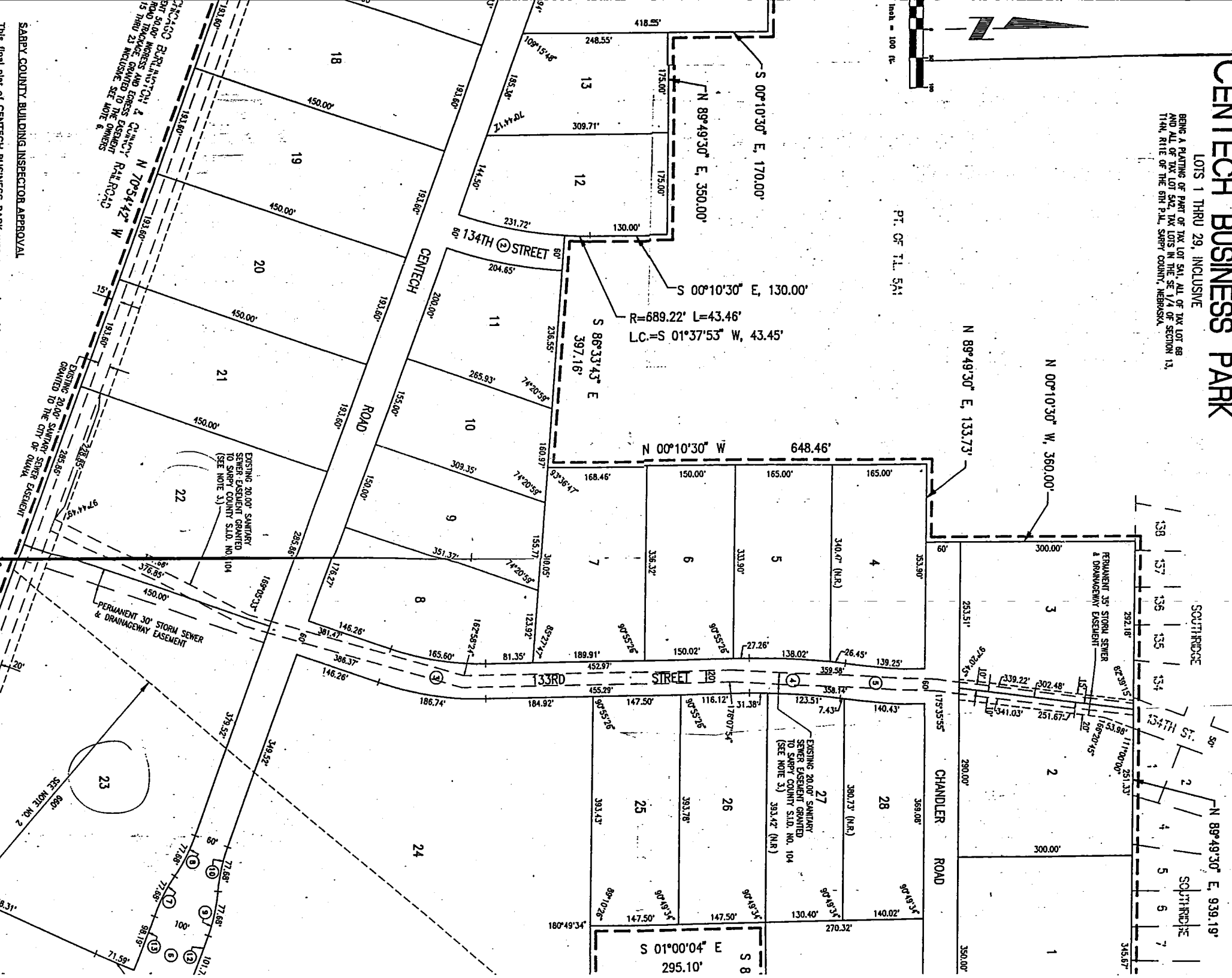
Date

CENTECH BUSINESS PARK

LOTS 1 THRU 29, INCLUSIVE
 BEING A PLATING OF PART OF TAX LOT 5A1, ALL OF TAX LOT 6B
 AND ALL OF TAX LOT 5A2, TAX LOTS IN THE SE 1/4 OF SECTION 13,
 T14N, R11E OF THE 8TH P.M., SARPY COUNTY, NEBRASKA.



PT. OF T.L. 5A1



SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CENTECH BUSINESS PARK was approved on this _____ day of _____, 1995.

Sarpy County Building Inspector _____

REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK was reviewed by the Sarpy County Surveyor _____ day of _____, 1995.

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 in this plat as shown by the records of this office.

Sarpy County Surveyor _____

CENTECH BUSINESS PARK

LOTS 1 THRU 29, INCLUSIVE
 BEING A PART OF PART OF TAX LOT 5A1, ALL OF TAX LOT 69
 AND ALL OF TAX LOT 5A2, TAX LOTS IN THE SE 1/4 OF SECTION 13,
 T4N, R1E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

- NOTES:
1. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 132ND STREET OR TO INTERSTATE HWY. NO. 80 FROM LOTS 1,2,3,4,29.
 2. PERMANENT EXISTING EASEMENT AS SHOWN IN LOTS 23 & 24 IS GRANTED TO THE STATE OF NEBRASKA FOR CONTROL OF OUTDOOR SEWER MANHOLES AND DOESN'T MATCH THE EXISTING 20" SANITARY RECORDED IN BOOK 32, PAGE 10, MISC. RECORDS.
 3. THE SANITARY SEWER EASEMENT AS SHOWN ON THIS PLAT IN LOTS 2 & 3, 133RD STREET AND LOTS 22 & 23, CORRESPONDS WITH THE EXISTING SANITARY SEWER MANHOLES AND DOESN'T MATCH THE EXISTING 20" SANITARY SEWER EASEMENT AS RECORDED IN MISC. BOOK 32, PAGE 190 AND PAGE 830, GRANTED TO SARPY COUNTY, S.I.D. NO. 104.
 4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 5. ALL LOT LINES ARE ROAD TO CURVED STREETS UNLESS SHOWN AS NONROAD (N.R.).
 6. ENFORCEMENTS INTO THE RAILROAD TRACKAGE EASEMENTS IN LOTS 15 THRU 23 INCLUSIVE WILL BE PERMITTED FOR THE CONSTRUCTION OF DOCKS AND BUILDINGS FOR THE PURPOSE OF LOADING AND UNLOADING RAILROAD CARS.

⊕ CURVE DATA

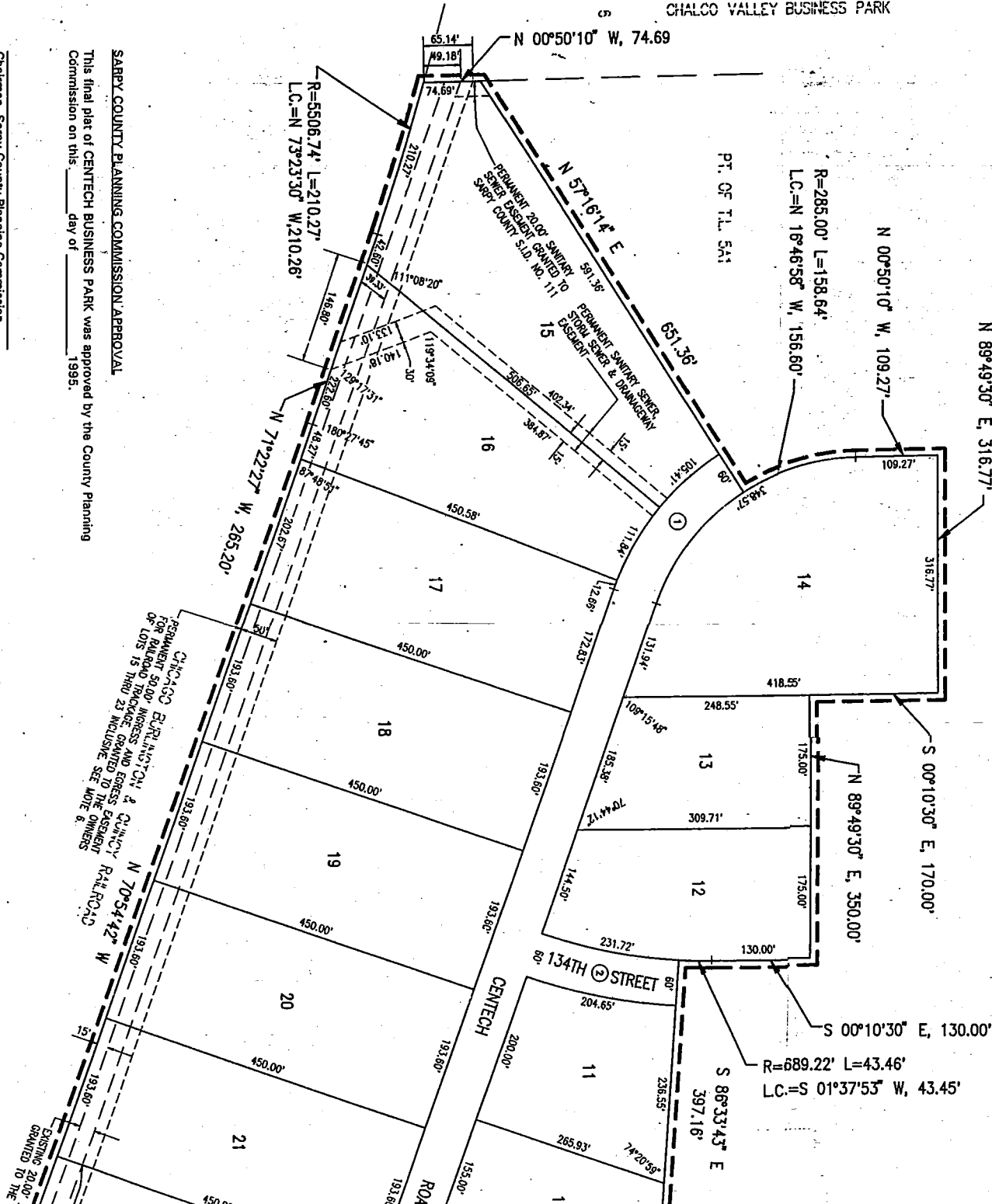
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	315.00'	209.92'	109.02'	38°10'56"
2	719.22'	136.45'	98.84'	15°39'01"
3	500.00'	176.17'	80.01'	20°11'14"
4	1000.00'	159.66'	80.01'	08°06'57"
5	1000.00'	143.56'	71.90'	06°13'31"
6	2853.43'	98.94'	49.98'	02°00'23"



PT. OF T.L. 5A1

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	300.00'	77.68'	39.06'	14°50'06"
8	300.00'	77.68'	39.06'	14°50'06"
9	300.00'	77.68'	39.06'	14°50'06"
10	300.00'	77.68'	39.06'	14°50'06"
11	2242.00'	679.97'	443.51'	22°28'40"
12	2803.43'	101.70'	50.95'	02°00'25"
13	2803.43'	98.19'	49.10'	02°00'25"



SARPY COUNTY PLANNING COMMISSION APPROVAL
 This final plat of CENTECH BUSINESS PARK was approved by the County Planning Commission on this _____ day of _____ 1995.

Chairman, Sarpy County Planning Commission

SARPY COUNTY BUILDING INSPECTOR APPROVAL
 This final plat of CENTECH BUSINESS PARK was approved on this _____ day of _____ 1995.

Sarpy County Building Inspector

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL
 This final plat of CENTECH BUSINESS PARK was approved by the County Board of Commissioners on this _____ day of _____ 1995.

Chairman, Sarpy County Board of Commissioners

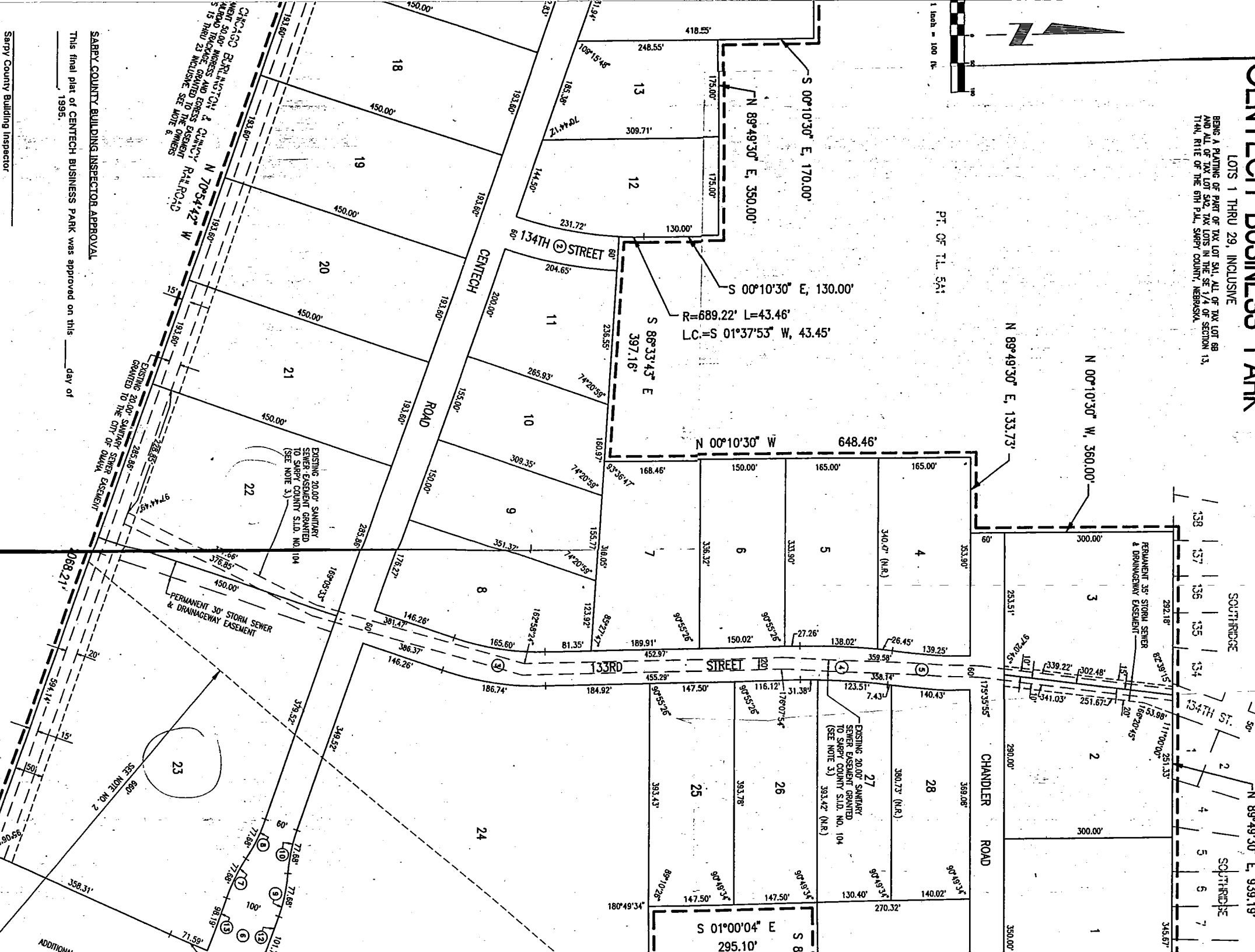
COUNTY TREASURER'S CERTIFICATE

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 in this plat as shown by the records of this office.

Sarpy County Treasurer _____ Date _____

CENTECH BUSINESS PARK

LOTS 1 THRU 29, INCLUSIVE
 BEING A PART OF PART OF TAX LOT 541, ALL OF TAX LOT 68
 AND ALL OF TAX LOT 542, THE LOTS IN THE SE 1/4 OF SECTION 13,
 T44N, R1E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



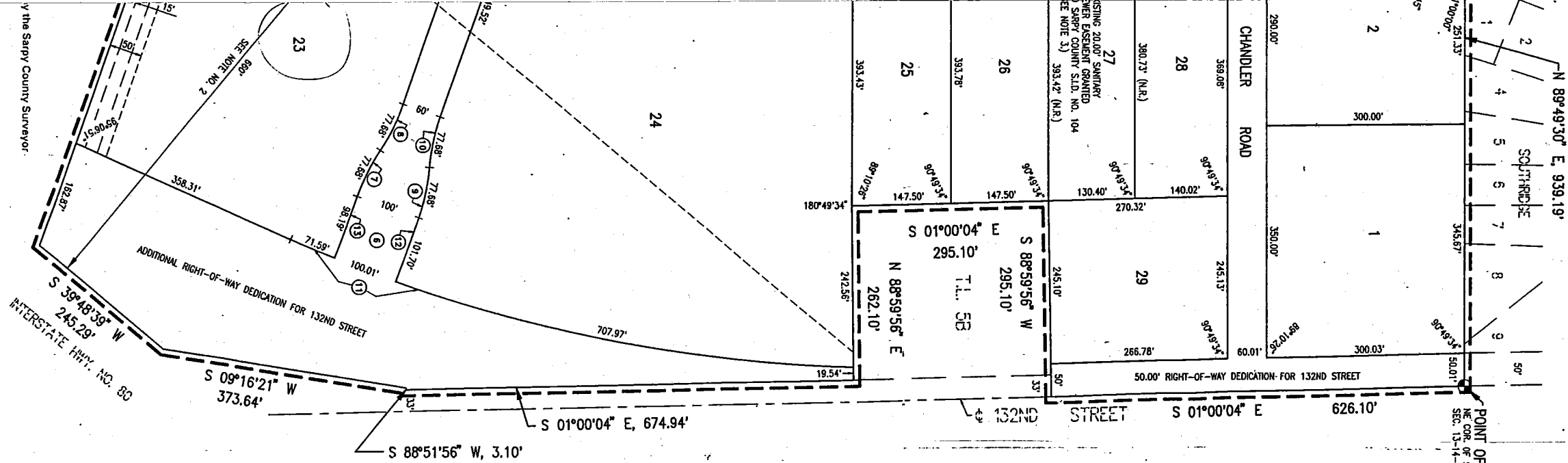
SARPY COUNTY BUILDING INSPECTOR APPROVAL
 This final plat of CENTECH BUSINESS PARK was approved on this _____ day of _____ 1995.

Sarpy County Building Inspector

REVIEW OF SARPY COUNTY SURVEYOR
 This plat of CENTECH BUSINESS PARK was reviewed by the Sarpy County Surveyor
 on this _____ day of _____ 1995.

Sarpy County Surveyor

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 in this plat as shown by the records of this office.



POINT OF BEGINNING
NE COR. OF SE 1/4
SEC. 13-14-11

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in CentTech Business Park, lots numbered as shown) being a platting of part of Tax Lot 5A1, all of Tax Lot 5A2 and all of Tax Lot 5B, tax lots located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE 1/4 of Section 13, said point also being the Northeast corner of said Tax Lot 5A2; thence S01°00'04"E (assumed bearing) along the East line of said SE 1/4 of Section 13, a distance of 626.10 feet to the Southeast corner of said Tax Lot 5A2; thence S88°59'56"W, a distance of 295.10 feet to the South line of said Tax Lot 5A2, a distance of 295.10 feet to the Southwest corner of said Tax Lot 5A2; thence S01°00'04"E along the West line of Tax Lot 5B, a tax lot located in said SE 1/4 of Section 13, a distance of 295.10 feet to the Southwest corner of said Tax Lot 5B; thence N88°59'56"W along the South line of said Tax Lot 5B, a distance of 262.10 feet to a point on the West right-of-way line of 132nd Street; thence S01°00'04"E along said West right-of-way line of 132nd Street, a distance of 674.94 feet to the point of intersection of said West right-of-way line of 132nd Street and the Northwesterly right-of-way line of US Interstate Highway No. 80; thence along said Northwesterly right-of-way line of US Interstate Highway No. 80 on the following described courses: thence S88°51'56"W, a distance of 3.10 feet; thence S09°16'21"W, a distance of 373.64 feet; thence S39°48'39"W, a distance of 245.29 feet to the point of intersection of said Northwesterly right-of-way line of US Interstate Highway No. 80 and the Northwesterly right-of-way line of the Chicago, Burlington and Quincy Railroad; thence along said Northwesterly right-of-way line of the Chicago, Burlington and Quincy Railroad on the following described courses: thence N70°54'42"W, a distance of 2068.21 feet; thence N71°22'27"W, a distance of 285.20 feet; thence Northwesterly on a curve to the left with a radius of 5506.74 feet, a distance of 210.27 feet; thence S00°10'30"W, a distance of 170.00 feet; thence N00°50'10"W along said West line of the SE 1/4 of Section 13, a distance of 74.69 feet; thence N57°18'14"E, a distance of 651.36 feet; thence Northwesterly on a curve to the right with a radius of 285.00 feet, a distance of 158.64 feet; thence Northwesterly on a curve to the right with a radius of 156.60 feet; thence N00°50'10"W, a distance of 109.27 feet; thence N88°49'30"E, a distance of 316.77 feet; thence S00°10'30"E, a distance of 170.00 feet; thence N89°49'30"E, a distance of 350.00 feet; thence S00°10'30"E, a distance of 130.00 feet; thence Southwesterly on a curve to the right with a radius of 689.22 feet, a distance of 43.48 feet; thence S01°00'04"E, a distance of 295.10 feet; thence S01°00'04"E, a distance of 43.48 feet; thence S86°33'43"E, a distance of 337.16 feet; thence N00°10'30"W, a distance of 43.45 feet; thence N89°49'30"E, a distance of 133.73 feet; thence N00°10'30"W, a distance of 648.46 feet; thence S01°00'04"E, a distance of 295.10 feet; thence N00°10'30"W, a distance of 350.00 feet to a point on the North line of said SE 1/4 of Section 13, said point also being on the South line of a Southridge, a subdivision located in the NE 1/4 of said Section 13; thence N89°49'30"E along said North line of the SE 1/4 of Section 13, a distance of 939.19 feet to the point of beginning.

Robert Clark, LS-419 Date

DEDICATION

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat, has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH-BUSINESS PARK (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and perpetual easement to the Omaha Public Power District, U.S. West Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this ___ day of ___ 1995.

F & J ENTERPRISES, INC.

Frank R. Krejci, President

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY)
) SS

On this ___ day of ___ 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of F & J Enterprises, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public Seal

DATE	1-23-95
DESIGNED BY	RLS
DRAWN BY	TRH
CHECKED BY	HRH

FINAL PLAT

CENTECH BUSINESS PARK
SARPY COUNTY, NEBRASKA

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700



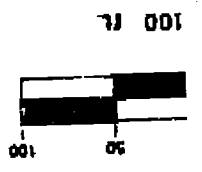
Know all men by these presents that We, F & J Enterpr described in the Certification of Survey and embraced v to be subdivided into lots and streets to be numbe subdivision to be hereafter known as CENTECH BL inclusive), and we do hereby ratify and approve of t shown on the plat, and we hereby grant easeme avenues and circles, and we do hereby grant easeme further grant a perpetual easement to the Omaha C Communications and any company which has been gra television system in the area to be subdivided, their operate, maintain, repair and renew poles, wires, ci facilities, and to extend thereon wires or cables for electric current for light, heat and power and for the tr of all kinds including signals provided by a cable televis over, through, under and across a five-foot (5') wide l side boundary lot lines; an eight-foot (8') wide strip o lines of all lots; and a sixteen-foot (16') wide strip of la of all exterior lots. The term exterior lots is herein defin perimeter of the above-described addition. Said sixteen reduced to an eight-foot (8') wide strip when the adja recorded; and we further grant a perpetual easement t their successors and assigns, to erect, install oper pipelines, hydrants and other related facilities, and transmission of gas and water on, through, under and of land abutting all streets. No permanent buildings or the said easement ways, but the same may be used for

DEDICATION

BEING A PLATTING OF PART OF TAX LOT 5A1, A TAX LOT IN THE SE 1/4 OF SECTION 13, T14N, R11E OF THE 8TH P.M., SARPY COUNTY, NEBRASKA.

LOTS 30 THRU 34, INCLUSIVE

CENTECH BUSINESS PARK



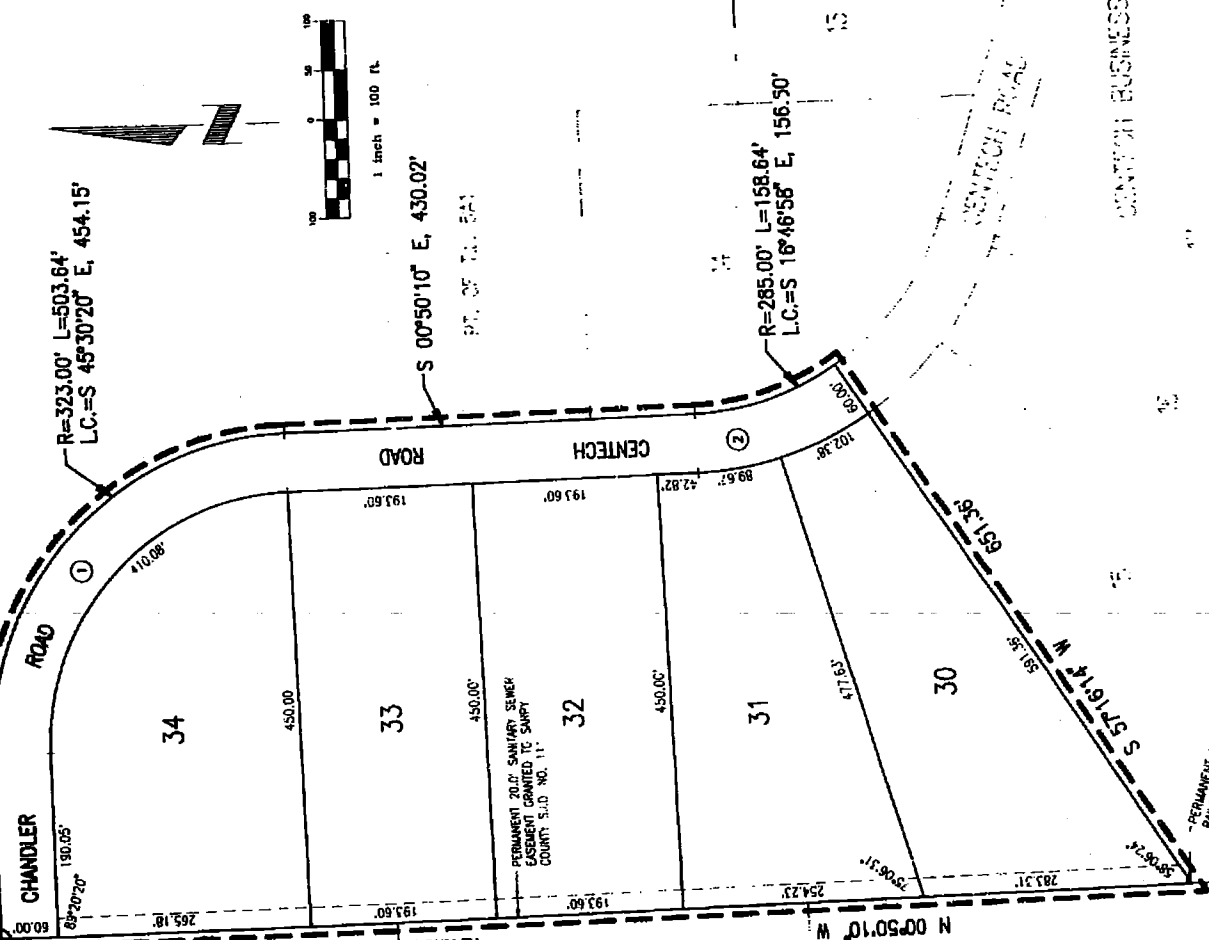
POINT OF BEGINNING
NW CORNER OF
SE 1/4 SEC. 13-14-117

CENTECH BUSINE

LOTS 30 THRU 34, INCLUS
BEING A PLATTING OF PART OF TAX LOT 5A1
IN THE SE 1/4 OF SECTION 13, T44N, R11E
8TH P.M., SAPPY COUNTY, NEBRASKA

N 89°49'30" E, 190.74'
SOUTHRIDGE SMO ADDITION

CHANDLER ROAD



CENTECH BUSINESS PARK

19960515
19960515

Frank R. Krejci
Frank R. Krejci, President

F & J ENTERPRISES, INC.

In witness whereof, I do set my hand this 15 day of MAY, 1996.

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH BUSINESS PARK (lots 30 thru 34, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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, cables, conduits and other related facilities, and to extend thereon wires and for the transmission of signals and sounds electric current for light, heat and power and for television system, and the reception or of all kinds including signals provided by a cable strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

DEDICATION

FRONT: 1
Fee: 1
CK
Cash
Change

EGG PARK E&A CONSULTING GROUP

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Centech Business Park (Lots 30 thru 34, inclusive) being a platting of part of Tax Lot 5A1, a tax lot located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 13, said point also being on the North right-of-way line of Chandler Road, said point also being on the South line of Lot 7, Southridge 3rd Addition, a subdivision located in the North 1/2 of said line of Lot 7, Southridge 3rd Addition, said line also being the North line of said SE 1/4 of Section 13; thence N89°49'30"E (assumed bearing) along the South line of said Southridge 3rd Addition, said line also being the North line of said SE 1/4 of Section 13, a distance of 190.74 feet; thence Southeast on a curve to the right with a radius of 323.00 feet, a distance of 503.64 feet, said curve having a long chord which bears S45°30'20"E, a distance of 454.15 feet; thence S00°50'10"E along the Northerly extension of the Westerly line of Centech Business Park (Lots 1 thru 29, inclusive and Outlots "A" & "B"), a subdivision located in said SE 1/4 of Section 13, and also along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), on a curve to the left with a radius of 285.00 feet, Southeast along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), a distance of 430.02 feet; thence S16°46'58"E, a distance of 158.64 feet, said curve having a long chord which bears S16°46'58"E, a distance of 156.60 feet to a point on the North right-of-way line of Centech Road; thence S57°16'14"W along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlot "A" & "B"), a distance of 651.36 feet to a point on the West line of said SE 1/4 of Section 13, said point also being on the East line of Chalco Valley Business Park, a subdivision located in the SW 1/4 of said Section 13, said point also being the Northwest corner of Lot 15, said Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"); thence N00°50'10"W along said West line of the SE 1/4 of Section 13, said line also being said East line of Chalco Valley Business Park, a distance of 1249.91 feet to the point of beginning.

Said tract of land contains an area of 12.303 acres, more or less.

Robert Clark
 Date May 2, 1996

Robert Clark, LS-419

191V1

1. $\sin^2 x + \cos^2 x = 1$

2. $\sin^2 x + \cos^2 x = 1$

3. $\sin^2 x + \cos^2 x = 1$

4. $\sin^2 x + \cos^2 x = 1$

5. $\sin^2 x + \cos^2 x = 1$

6. $\sin^2 x + \cos^2 x = 1$

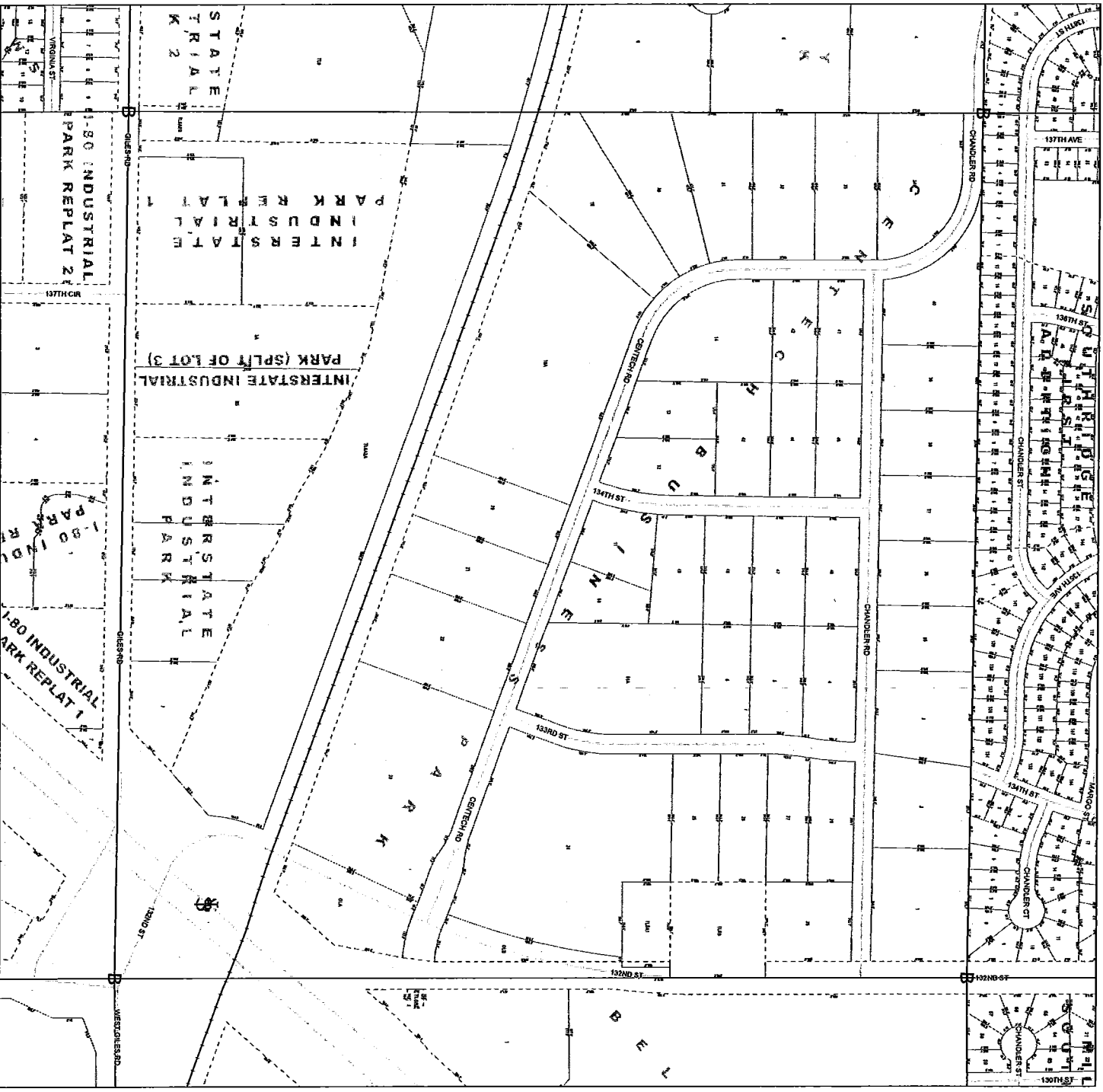
7. $\sin^2 x + \cos^2 x = 1$

8. $\sin^2 x + \cos^2 x = 1$

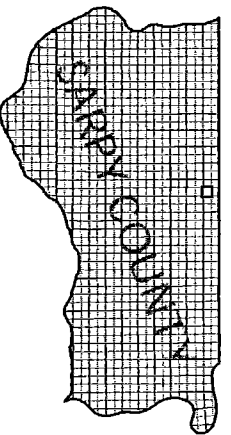


SE1/4 SEC 13 T14N R11E

1 inch equals 200 feet










Quarter Section Location



SARPY COUNTY
SURVEYOR'S OFFICE



Legend

-  Lots
-  Quarter Sections
-  Subdivisions
-  Blocks
-  Railroads
-  Street Centerline
-  Corners

NOTICE

This map constitutes a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. Therefore no representations regarding the accuracy of the size, dimensions, measurements, condition, planting, or location of the within described area are made. Should such information be required for construction, zoning, or other purposes, the services of a private surveyor and/or title search should be secured.

This Map Was Printed On:
8/28/2007

POINT OF BEGINNING
NW CORNER OF
SE 1/4 SEC. 13-14-17

N 89°49'30" E, 190.74'
SOUTH RIDGE 3RD ADDITION

CHANDLER ROAD

CHANDLER ROAD

ROAD

R=323.00' L=503.64'
L.C.=S 45°30'20" E, 454.15'

S 00°50'10" E, 430.02'

R=285.00' L=158.64'
L.C.=S 16°46'58" E, 156.50'

PERMANENT 20.0' SANITARY SEWER
EASEMENT GRANTED TO SANITARY
COUNTY S.D. NO. 11

N 00°50'10" W 1249.91'

283.31' 300.31' 254.23' 193.60' 193.60' 265.18'

30

31

32

33

34

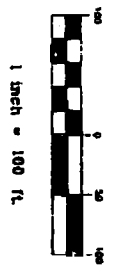
CENTECH ROAD

S 57°16'14" E, 651.36'
N 59°15' 59.15'

PERMANENT EGRESS AND FORESS EASEMENT FOR
RAILROAD TRACKS, GRANTED TO THE OWNER
OF LOTS 15 THRU 23 INCLUSIVE CENTER
AND THE BARRINGTON NORTHWEST

CENTE

80
N
80



CHANDLER ROAD

CENTRAL BUSINESS PARK

CENTTECH BUSINESS PARK

LOTS 30 THRU 34, INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT SA1, A TAX LOT
IN THE SE 1/4 OF SECTION 13, T14N, R11E OF THE
6TH P.M., SHERY COUNTY, NEBRASKA

4-26-97 2:30
97-108001

Journal _____
Verify: _____
D.E.: _____
Proof _____
Fee: 19
CK _____
Cash _____
Charge _____

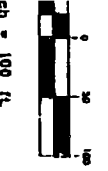
DEDICATION

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTTECH BUSINESS PARK lots 30 thru 34, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant assentments as shown on this plat. We do further grant a perpetual assentment to the Omaha Public Power District, U.S. West Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and we recognize or over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide assentment will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual assentment to the Metropolitan Utilities District, 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said assentment ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not than or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this 15 day of MAY, 1996.

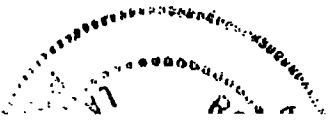
F & J ENTERPRISES, INC.

Frank R. Krejci
Frank R. Krejci, President



in = 100 ft.

156.50'



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 15 day of MAY, 1996, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of, F & J Enterprises, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as President of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Thomas Rickland
Notary Public

Seal

CENTTECH BUSINESS PARK

24-217
 2:43:00
 1:43:00
 1:43:00

97-08028

Journal 2-11-96
 Verify: AK
 D.E.: AK
 Proof: AK
 Fee: 75.00
 CK AK
 Cash AK
 Charge AK

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in CentTech Business Park Lots 30 thru 34, inclusive being a platting of part of Tax Lot 5A1, a tax lot located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P. 4., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 13, said point also being on the North right-of-way line of Chamber Road, said point also being on the South line of Lot 7, Southridge 3rd Addition, a subdivision located in the North 1/2 of said Section 13; thence N89°49'30"E (assumed bearing) along the South line of said Southridge 3rd Addition, said line also being the North line of said SE 1/4 of Section 13, a distance of 190.74 feet; thence Southeastwary on a curve to the right with a radius of 323.00 feet, a distance of 803.64 feet, said curve having a long chord which bears S45°30'20"E, a distance of 464.15 feet; thence S00°50'10"E along the Northwary extension of the Westwary line of CentTech Business Park (Lots 1 thru 29, inclusive and Outlots "A" & "B"), a subdivision located in said SE 1/4 of Section 13, and also along said Westwary line of CentTech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), a distance of 430.02 feet; thence Southeastwary along said Westwary line of CentTech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), on a curve to the left with a radius of 285.00 feet, a distance of 158.64 feet, said curve having a long chord which bears S16°46'58"E, a distance of 156.60 feet to a point on the North right-of-way line of Chamber Road; thence S57°16'14"W along said Westwary line of CentTech Business Park (Lots 1 thru 29, inclusive, and Outlot "A" & "B"), a distance of 651.36 feet to a point on the West line of said SE 1/4 of Section 13, said point also being on the East line of Chalco Valley Business Park, a subdivision located in the SW 1/4 of said Section 13, said point also being the Northwest corner of Lot 15, said CentTech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"); thence N00°50'10"W along said West line of the SE 1/4 of Section 13, said line also being said East line of Chalco Valley Business Park, a distance of 1249.91 feet to the point of beginning.

Said tract of land contains an area of 12.303 acres, more or less.

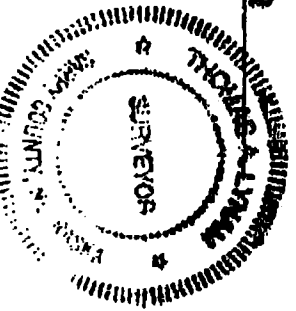
Robert Clark
 Robert Clark, LS-419
 Date May 2, 1996



REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was reviewed by the Sarpy County Surveyor on this 22nd day of May, 1996.

Thomas A. Link
 Sarpy County Surveyor



CENTECH BUSINESS PARK
 LOTS 30 THRU 34 INCLUSIVE
 SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP

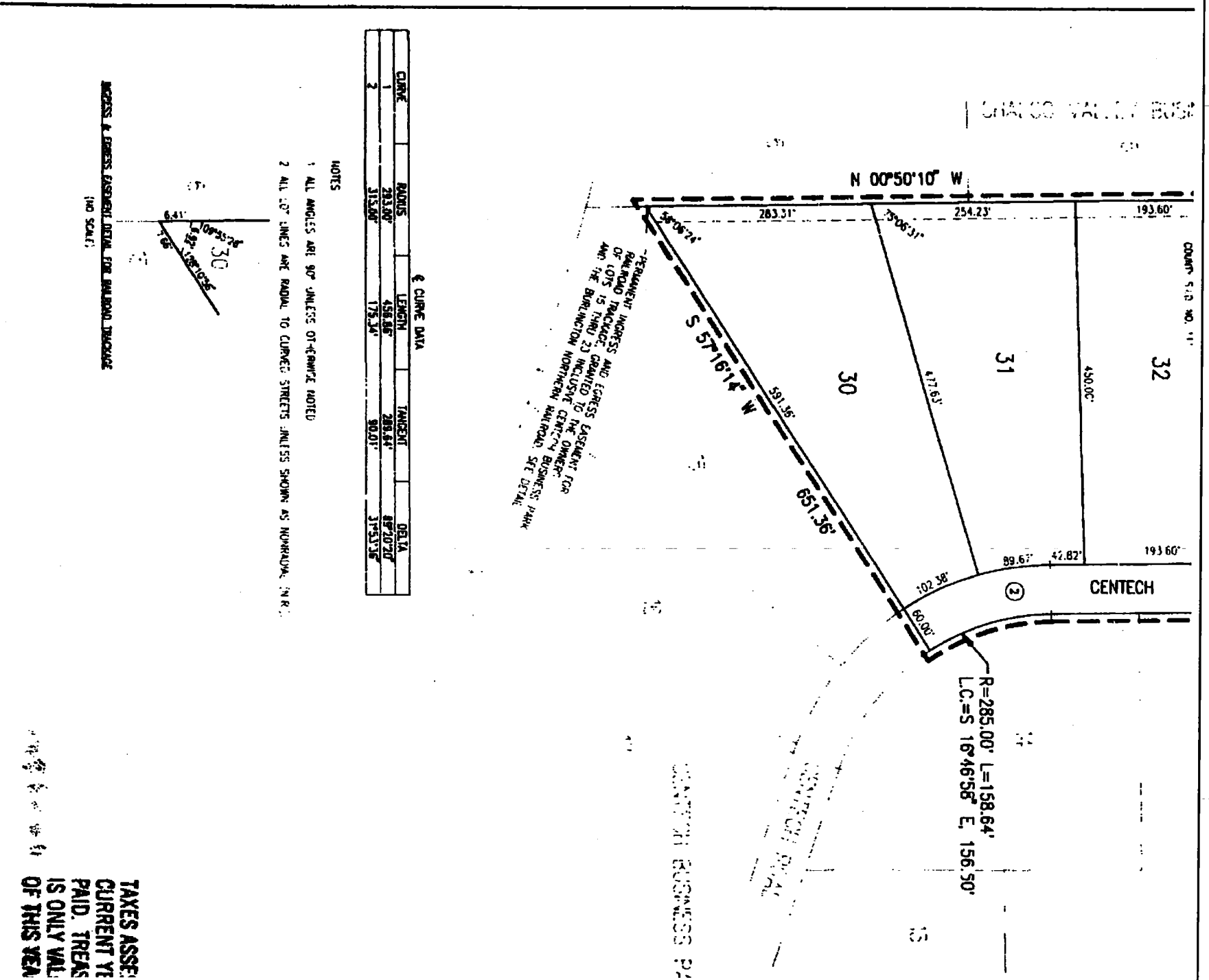
12001 "D" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3589



ner of the property has caused said land and as shown, said K Rows 30 thru 34, 1 of our property as the use the streets, on this plat, we do District, U.S. West as to provide a cable of assigns, to erect, and other related and transmission of signals and sounds and the reception or butting all front and g the rear boundary 7 rear boundary lines forming the outer de easement will be rveyed, plotted and ken Utilities District, repair and renew iron pipes for the -foot (57) wide strip ll shall be placed in ds, landscaping and eas or rights herein

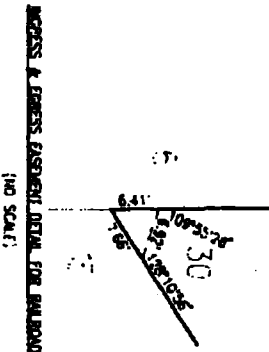
1996.

ly commissioned resident of F & J sal person whose execution thereof written.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	283.00'	458.86'	288.44'	81°20'20"
2	315.00'	175.34'	80.01'	31°53'35"

- NOTES
- 1 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - 2 ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL IN R.P.



TAXES ASSESSMENT
 CURRENT YEAR PAID. TREASURER'S OFFICE IS ONLY VALID FOR THIS YEAR

PERMANENT EGRESS AND EGRESS EASEMENT FOR RAILROAD TRACKS OR LOTS 15 THRU 23 INCLUSIVE CENTECH BUSINESS PARK AND THE BURNINGTON-NORTHERN MAIN ROAD. SEE DETAIL.

R=285.00' L=158.64'
 L.C.=S 16°46'58" E, 156.50'

CENTECH BUSINESS PARK

CENTECH

GRAND VALLEY BUS

the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this 16 day of MAY, 1996.

F & J ENTERPRISES, INC.

Frank R. Krejci
Frank R. Krejci, President

158.64'
8' E. 156.50'

52

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 16 day of MAY, 1996, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of F & J Enterprises, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as President of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Harold R. Kluntz
Notary Public Seal

INTERNATIONAL BUSINESS PARK

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was approved by the County Board of Commissioners on this 9 day of MAY, 1996.

[Signature]
Chairman, Sarpy County Board of Commissioners



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 in this plat as shown by the records of this office.

[Signature]
Sarpy County Treasurer Date 4/29/97

008028

6B
TURA

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

Manufacturing and
or rights herein
1996.

the 29, inclusive, and Ordns "A" & "B"; thence N00°50'10"W along said West line
of the SE 1/4 of Section 13, said line also being said East line of Chalco Valley
Business Park, a distance of 1249.91 feet to the point of beginning.
Said tract of land contains an area of 12.303 acres, more or less.

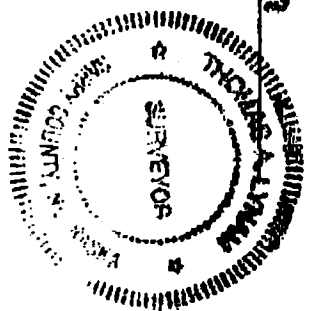
Robert Clark
Robert Clark, LS-419
Date May 2, 1996



REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was reviewed by
the Sarpy County Surveyor on this 20th day of May, 1996.

Thomas A. Yank
Sarpy County Surveyor

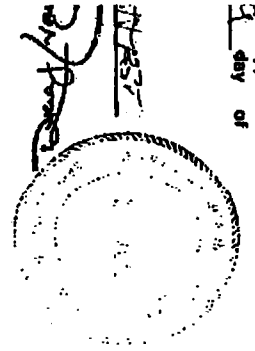


Commissioned
Ident of F. & J
person whose
action thereo
ten.

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was approved
on this 18 day of Dec, 1996.

David J. ...
Sarpy County Building Inspector



SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was approved
by the County Planning Commission on this 19 day of June, 1996.

Donald E. Meyer
Chairman, Sarpy County Planning Commission

2
6B
Turkay

PROJECT NO.	86029.1	DATE	3-18-96
SCALE	1" = 100'	DESIGNED BY	RLS
PLAT NO.	1	CHECKED BY	TRH
		DATE	1996

FINAL PLAT

CENTECH BUSINESS PARK
LOTS 30 THRU 34 INCLUSIVE
SARPY COUNTY, NEBRASKA

CENTECH BUSINESS PARK 97-08029

LOTS 35 THRU 51, INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 9 AND 10, CENTECH BUSINESS PARK, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 13; AND ALSO BEING A PLATING OF ALL OF TAX LOT 5A1B, A TAX LOT LOCATED IN SMD SE 1/4 OF SECTION 13; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

u 51, inclusive) was
this 11 day of

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive), being a replat of all of Lots 9 and 10, Centech Business Park (Lots 1 thru 29, inclusive), a subdivision located in the SE 1/4 of Section, 13; and also being a plating of all of Tax Lot 5A1B, a tax lot located in said SE 1/4 of Section 13, all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9, Centech Business Park (Lot 1 thru 29, inclusive), said point also being on the Northernly right-of-way line of Centech Road; thence N70°54'42"W (assumed bearing) along the South line of said Lots 9 and 10, Centech Business Park (Lots 1 thru 29, inclusive), said line also being said Northernly right-of-way line of Centech Road, a distance of 305.00 feet to the Southwest corner of said Lot 10, Centech Business Park (Lots 1 thru 29, inclusive); thence N19°05'18"E along the West line of said Lot 10, Centech Business Park (Lots 1 thru 29, inclusive), a distance of 265.93 feet to the Northwest corner of said Lot 10, Centech Business Park (Lots 1 thru 29, inclusive); thence along the Northernly line of said Centech Business Park (Lots 1 thru 29, inclusive), on the following described courses; thence N86°33'43"W, a distance of 296.55 feet; thence Northernly on a curve to the left with a radius of 689.22 feet, a distance of 43.46 feet, said curve having a long chord which bears N01°37'53"E, a distance of 43.45 feet; thence N00°10'30"W, a distance of 130.00 feet; thence S89°49'30"W, a distance of 350.00 feet; thence N00°10'30"W, a distance of 170.00 feet; thence S89°49'30"W, a distance of 316.77 feet to the Northwest corner of Lot 14, said Centech Business Park (Lots 1 thru 29, inclusive), said point also being on the Easterly right-of-way line of said Centech Road; thence along said Easterly right-of-way line of Centech Road and also along the Northernly right-of-way line of Chandler Road on the following described courses; thence N00°50'10"W, a distance of 320.75 feet; thence

51, inclusive) was

V

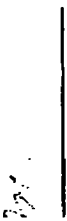
iru 51, inclusive) was
this 11 day of



u 51, inclusive) was



l 51, inclusive) was
his 22 day of



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive), being a replat of all of Lots 9 and 10, CentTech Business Park (Lots 1 thru 29, inclusive), a subdivision located in the SE ¼ of Section 13; and also being a platting of all of Tax Lot 5A1B, a tax lot located in said SE ¼ of Section 13, all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9, CentTech Business Park (Lot 1 thru 29, inclusive), said point also being on the Northerly right-of-way line of CentTech Road; thence N70°54'42"W (assumed bearing) along the South line of said Lots 9 and 10, CentTech Business Park (Lots 1 thru 29, inclusive), said line also being said Northerly right-of-way line of CentTech Road, a distance of 305.00 feet to the Southwest corner of said Lot 10, CentTech Business Park (Lots 1 thru 29, inclusive); thence N19°05'18"E along the West line of said Lot 10, CentTech Business Park (Lots 1 thru 29, inclusive), a distance of 265.93 feet to the Northwest corner of said Lot 10, CentTech Business Park (Lots 1 thru 29, inclusive); thence along the Northerly line of said CentTech Business Park (Lots 1 thru 29, inclusive), on the following described courses; thence N86°53'43"W, a distance of 296.55 feet; thence Northerly on a curve to the left with a radius of 689.22 feet, a distance of 43.46 feet, said curve having a long chord which bears N01°37'53"E, a distance of 43.45 feet; thence N00°10'30"W, a distance of 130.00 feet; thence S89°49'30"W, a distance of 350.00 feet; thence N00°10'30"W, a distance of 170.00 feet; thence S89°49'30"W, a distance of 316.77 feet to the Northwest corner of Lot 14, said CentTech Business Park (Lots 1 thru 29, inclusive), said point also being on the Easterly right-of-way line of said CentTech Road; thence along said Easterly right-of-way line of CentTech Road and also along the Northerly right-of-way line of Chandler Road on the following described courses; thence N00°50'10"W, a distance of 320.75 feet; thence Northwesterly on a curve to the left with a radius of 323.00 feet, a distance of 503.64 feet, said curve having a long chord which bears N45°30'20"W, a distance of 454.15 feet to a point on the North line of said SE ¼ of Section 13, said point also being on the South line of Lot 4, Southridge 3rd Addition, a subdivision located in the North ½ of said Section 13; thence N89°49'30"E along said North line of the SE ¼ of Section 13, said line also being the South line of said Southridge 3rd Addition, said line also being the South line of Southridge 1st Addition and Southridge, subdivisions located in said North ½ of Section 13, a distance of 1522.19 feet to the Northeast corner of Lot 3, said CentTech Business Park (Lots 1 thru 29, inclusive); thence along said Northerly line of CentTech Business Park (Lots 1 thru 29, inclusive) on the following described courses; thence S00°10'30"E, a distance of 360.00 feet; thence S89°49'30"W, a distance of 133.73 feet; thence S00°10'30"E, a distance of 648.46 feet to the Southwest corner of Lot 7, said CentTech Business Park (Lots 1 thru 29, inclusive); thence S86°33'49"E along the South line of said Lot 7, CentTech Business Park (Lots 1 thru 29, inclusive), a distance of 216.13 feet to the Northeast corner of said Lot 9, CentTech Business Park (Lots 1 thru 29, inclusive); thence S19°05'18"W along the East line of said Lot 9, CentTech Business Park (Lots 1 thru 29, inclusive), a distance of 351.37 feet to the point of beginning.

Said tract of land contains an area of 24.015 acres, more or less.

Robert Clark
Robert Clark, LS-419
REGISTERED SURVEYOR
NEBRASKA
Dec 12 1996

E&A CONSULTING GROU
12001 Q STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

CENTECH BUSINESS PARK
LOTS 35 THRU 51, INCLUSIVE
SARPY COUNTY, NEBRASKA

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DEDICATION

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH BUSINESS PARK (lots 35 thru 51, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been awarded 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, cables, conduits and other related facilities, and to extend thereon wires, cables, conduits and transmission of electrical energy and to extend thereon wires, cables, conduits and signals and supports for the same, including signals provided by a cable television system, and to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires, cables, conduits and strip of land abutting all front and side boundary lines of lots, an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots, a six-foot (6') wide strip of land abutting the rear boundary lines of exterior lots. The term exterior lots is herein defined as those lots forming the quiet perimeter of the above-described additional said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this 27th day of December, 1996

Frank R. Krejci
Frank R. Krejci, President

F & J ENTERPRISES, INC.

GRANT COUNTY

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