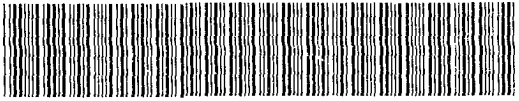


BK 2181 PG 511-517



DEED 2001 06426

Nebr Doc Stamp Tax
5-30-01
Date
\$ Ex #4
By <i>SMH</i>

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2001 MAY 30 PM 12:26

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed # 3700 New # 00-18454

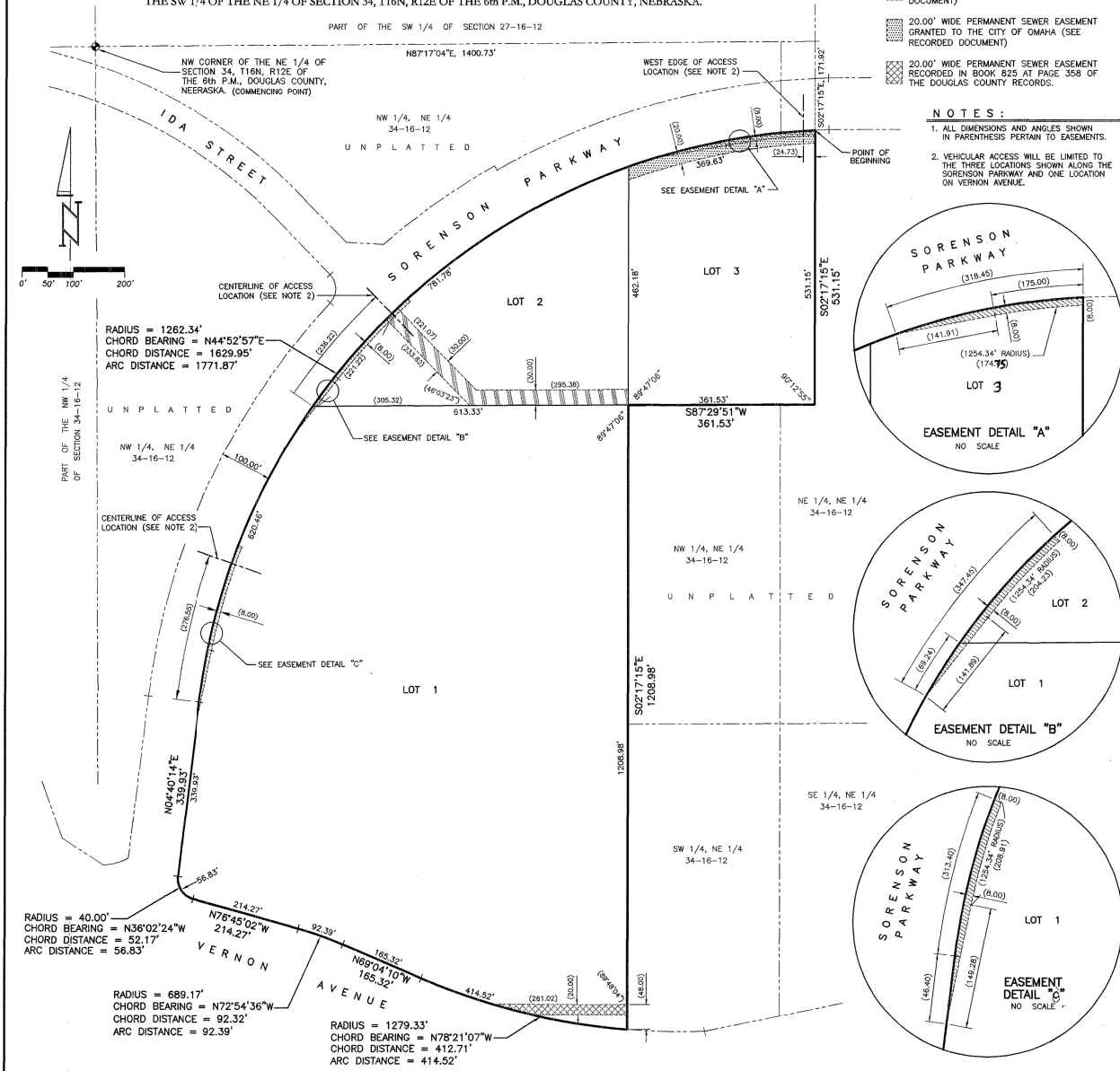
FEE	<i>3.7</i>	FB	<i>01-60000 (old)</i>
BKP	<i>34.1612</i>	C/O	<i>MB</i>
DEL	<i>0</i>	SCAN	<i>dc</i>
		EV	

4407

IRVINGTON TECHNOLOGY PARK

LOTS 1, 2 AND 3

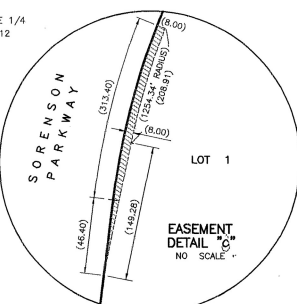
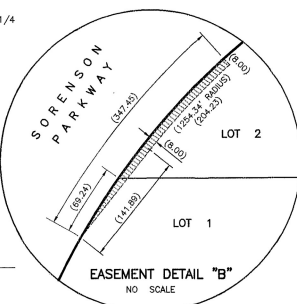
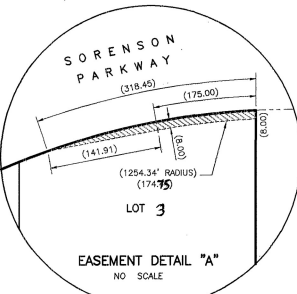
BEING A PLATTING OF PART OF THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



- 30.00' WIDE VEHICULAR INGRESS AND EGRESS EASEMENT (SEE RECORDED DOCUMENT)
- PERMANENT PEDESTRIAN EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
- 20.00' WIDE PERMANENT SEWER EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
- 20.00' WIDE PERMANENT SEWER EASEMENT RECORDED IN BOOK 825 AT PAGE 358 OF THE DOUGLAS COUNTY RECORDS.

NOTES:

1. ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESES PERTAIN TO EASEMENTS.
2. VEHICULAR ACCESS WILL BE LIMITED TO THE THREE LOCATIONS SHOWN ALONG THE SORENSON PARKWAY AND ONE LOCATION ON VERNON AVENUE.



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 AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS IRVINGTON TECHNOLOGY PARK, LOTS 1, 2 AND 3, BEING A PLATTING OF THAT PART OF THE NE 1/4 OF SECTION 34, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NE 1/4;

THENCE S87°17'04"E (ASSUMED BEARING) 1400.73 FEET ON THE NORTH LINE OF SAID NE 1/4 TO A POINT 66.00 FEET EAST OF THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 34;

THENCE S02°17'15"E 171.92 FEET ON A LINE 66.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 34 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST CONNECTOR (SORENSON PARKWAY);

THENCE CONTINUING S02°17'15"E 531.15 FEET ON THE NORTH LINE OF SAID NE 1/4 TO A POINT 66.00 FEET EAST OF THE NE 1/4 OF SAID SECTION 34;

THENCE S87°29'51"W 361.53 FEET;

THENCE S02°17'15"E 1208.98 FEET ON A LINE 295.53 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 34 TO THE NORTH LINE OF VERNON AVENUE;

THENCE NORTHWESTERLY ON THE NORTH LINE OF VERNON AVENUE ON A 1279.33 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N78°21'07"W, CHORD DISTANCE 412.71 FEET, AN ARC DISTANCE OF 92.39 FEET;

THENCE N69°04'10"W 165.32 FEET ON THE NORTH LINE OF VERNON AVENUE;

THENCE NORTHWESTERLY ON THE NORTH LINE OF VERNON AVENUE ON A 689.17 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N72°54'36"W, CHORD DISTANCE 92.32 FEET, AN ARC DISTANCE OF 92.39 FEET;

THENCE N78°45'02"W 214.27 FEET ON THE NORTH LINE OF VERNON AVENUE;

THENCE NORTHWESTERLY ON THE NORTH LINE OF VERNON AVENUE AND ON THE EAST LINE OF THE NORTHWEST CONNECTOR (SORENSON PARKWAY) ON A 40.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N36°02'24"W, CHORD DISTANCE 52.17 FEET, AN ARC DISTANCE OF 56.83 FEET;

THENCE N04°40'14"E 339.93 FEET ON THE EAST LINE OF THE NORTHWEST CONNECTOR (SORENSON PARKWAY);

THENCE N04°40'14"E 339.93 FEET ON THE SOUTH-EASTERLY LINE OF THE NORTHWEST CONNECTOR (SORENSON PARKWAY) ON A 1282.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N44°52'57"E, CHORD DISTANCE 1771.87 FEET, AN ARC DISTANCE OF 1771.87 FEET TO THE POINT OF BEGINNING.



MARCH 6, 2001

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FIRST DATA RESOURCES INC., A DELAWARE CORPORATION, BEING THE OWNERS 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 IRVINGTON TECHNOLOGY PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUEST CORPORATION, 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 ERCT, 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, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES, 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 THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

ACKNOWLEDGEMENT OF NOTARY

FIRST DATA RESOURCES INC., A DELAWARE CORPORATION
STATE OF NEBRASKA)
BY: *Carol Kalk*
COUNTY OF DOUGLAS)
COUNTY OF DOUGLAS JSS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF March, 2001 BY
OF FIRST DATA RESOURCES INC., A DELAWARE CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-STATE OF NEBRASKA
MICHAEL C. WIESE
My Comm. Exp. July 10, 2004

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT 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 06 DAY OF April, 2001.

Paul M. Haney
DOUGLAS COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF IRVINGTON TECHNOLOGY PARK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 4th DAY OF April, 2001.

Paul Frank
CHAIRMAN

APPROVAL OF CITY ENGINEER

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF IRVINGTON TECHNOLOGY PARK ON THIS 4 DAY OF April, 2001.

Sammy Vincente
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 43 OF THE OMAHA MUNICIPAL CODE.

5-25-01
DATE

Don W. Elliott
CITY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF IRVINGTON TECHNOLOGY PARK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 22nd DAY OF April, 2001.

Mark Kraft
PRESIDENT

Donna L. Howard
CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF IRVINGTON TECHNOLOGY PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 6th DAY OF March, 2001.

Paul Kalk
DOUGLAS COUNTY ENGINEER

SCALE:	1" = 100'
DATE:	MARCH 6, 2001
DRAWN BY:	JJR
CHECKED BY:	JDW
REVISION:	

IRVINGTON TECHNOLOGY PARK

FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10838 OLD MILL ROAD
OMAHA, NE 68154
(402) 350-1860



839-118

A839118A.DWG