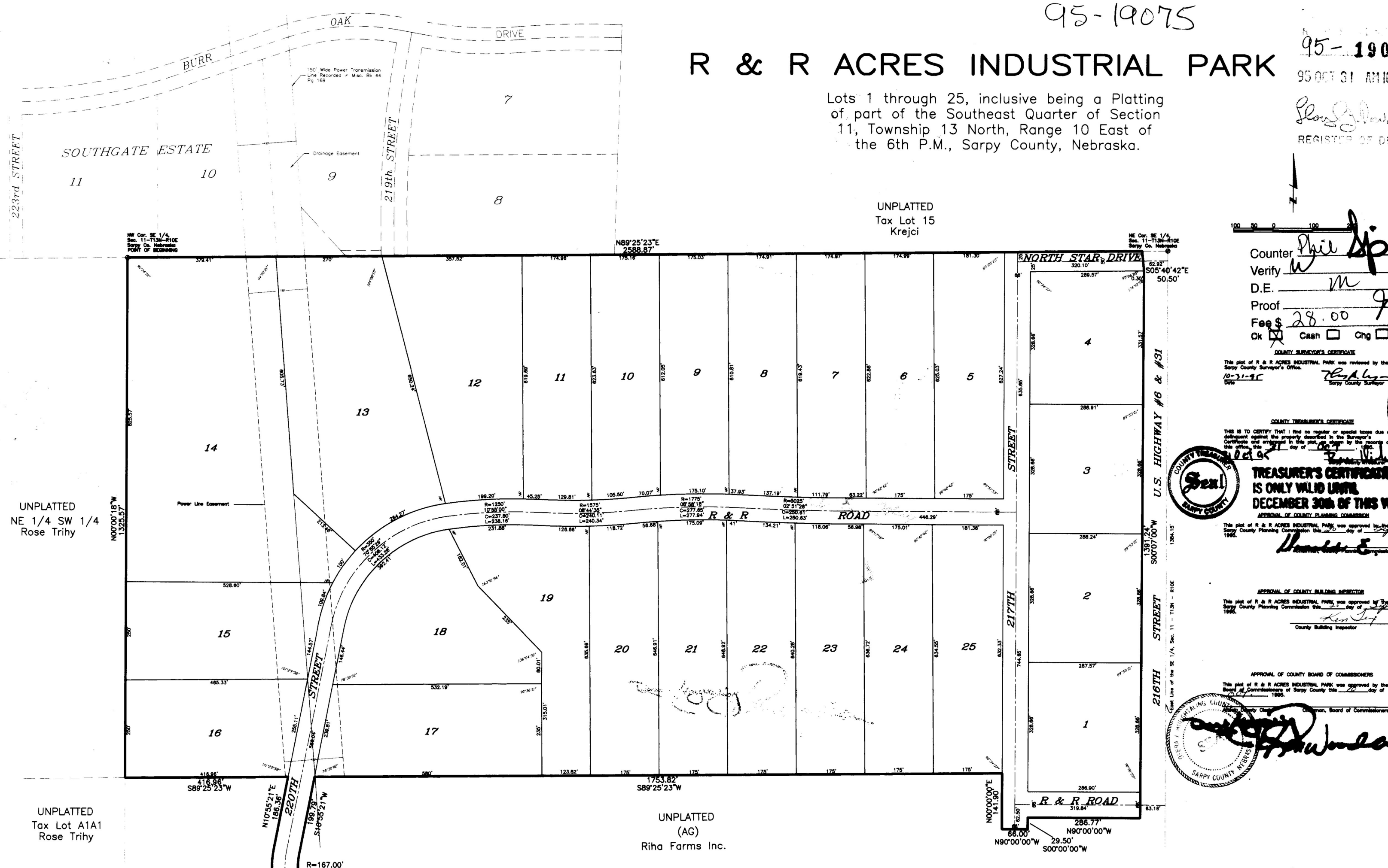
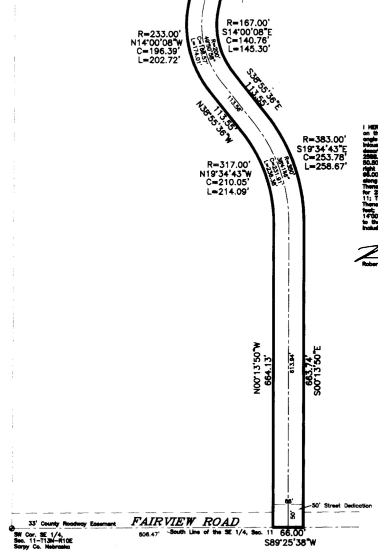
95-19075

R & R ACRES INDUSTRIAL PARK

Lots 1 through 25, inclusive being a Platting of part of the Southeast Quarter of Section 11, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska.

95-19075
95 OCT 31 AM 10:54
REGISTER OF DEEDS





100 50 0 100 200

Counter Phil Sip
Verify W
D.E. M
Proof 9
Fee $ 28.00
Ck ☒ Cash ☐ Chg ☐

COUNTY SURVEYOR'S CERTIFICATE

This plat of R & R ACRES INDUSTRIAL PARK was reviewed by the Sarpy County Surveyor's Office.

10-31-95
Date

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, this 31 day of Oct, 1995.

31 Oct 95

Sarpy County Treasurer

COUNTY TREASURER SEAL SARPY COUNTY

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of R & R ACRES INDUSTRIAL PARK was approved by the Sarpy County Planning Commission this 20 day of Sept, 1995.

Chairman, County Planning Commission

APPROVAL OF COUNTY BUILDING INSPECTOR

This plat of R & R ACRES INDUSTRIAL PARK was approved by the Sarpy County Planning Commission this 20 day of Sept, 1995.

County Building Inspector

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of R & R ACRES INDUSTRIAL PARK was approved by the Board of Commissioners of Sarpy County this 10 day of Oct, 1995.

Attest: County Clerk

Chairman, Board of Commissioners

Filed For Record 10-31-95 at 10:54 A.M.

Instrument # 95-19075

Lloyd J. Dowding Register of Deeds Sarpy Cty. NE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundary of the plat and that a bond has been posted with Sarpy County, Nebraska, in order to ensure that permanent monuments will be placed at all angle points, corners and ends of curves of all lots and streets, said subdivision to be known as R & R ACRES INDUSTRIAL PARK, (Lots 1 through 25, inclusive) being a platting of part of the Southeast Quarter of Section 11, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the northwest corner of the said Southeast Quarter of Section 11; Thence North 89°25'23" East (assumed bearings) for 2588.87 feet along the north line of the said Southeast Quarter of Section 11 to the west right of way line of US Highway 6; Thence South 05°40'42" East for 50.50 feet along the said west right of way line of US Highway 6 to an angle point therein; Thence South 00°07'00" West for 1391.24 feet along the said west right of way line of US Highway 6; Thence North 90°00'00" West for 286.77 feet; Thence South 00°00'00" West for 29.50 feet; Thence North 90°00'00" West for 66.00 feet; Thence North 00°00'00" East for 141.90 feet; Thence South 89°25'23" West for 1753.82 feet; Thence South 10°55'21" West for 199.79 feet; Thence along a curve to the left (having a radius of 167.00 feet and a long chord bearing South 14°00'08" East for 140.76 feet) for an arc length of 145.30 feet; Thence South 38°55'36" East for 113.55 feet; Thence along a curve to the right (having a radius of 383.00 feet and a long chord bearing South 19°34'43" East for 253.78 feet) for an arc length of 258.67 feet; Thence South 00°13'50" East for 663.74 feet to the south line of the said Southeast Quarter of Section 11; Thence South 89°25'38" West for 66.00 feet along said south line of the Southeast Quarter of Section 11; Thence North 00°13'50" West for 664.13 feet; Thence along a curve to the left (having a radius of 317.00 feet and a long chord bearing North 19°34'43" West for 210.05 feet) for an arc length of 214.09 feet; Thence North 38°55'36" West for 113.55 feet; Thence along a curve to the right (having a radius of 233.00 feet and a long chord bearing North 14°00'08" West for 196.39 feet) for an arc length of 202.72 feet; Thence North 10°55'21" East for 186.36 feet; Thence South 89°25'23" West for 416.96 feet to the west line of the said Southeast Quarter of Section 11; Thence North 00°00'18" West for 1325.57 feet to the Point of Beginning. Contains 81.95 acres including 0.05 acre of existing thirty-three foot county roadway easement.

Robert D. Proett, L.S. 379

Sept 11, 1995
Date:

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1 THROUGH 4, INCLUSIVE SHALL HAVE NO DIRECT ACCESS TO HIGHWAY 6.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, SARPY COUNTY R & R COMPANY, INC., a Nebraska Corporation and RIHA FARMS, INC., a Nebraska Corporation, OWNERS, being the sole Owners, of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as R & R ACRES INDUSTRIAL PARK; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, and to US West Communications and to 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, downguys 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, 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 adjoining the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded 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. 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, 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, trees, retaining walls, or loose rock 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 aforesaid uses or rights herein granted.

SARPY COUNTY R & R COMPANY, INC., OWNER

by: Louis G. Riha, President

RIHA FARMS, INC., OWNER

by: Louis G. Riha, President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
) SS
County of Sarpy)

On this 31 day of Oct, 1995 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared LOUIS G. RIHA, ho is personally known to me to be the identical person whose name is affixed to the above instrument as President of SARPY COUNTY R & R COMPANY, INC, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

State of Nebraska)
) SS
County of Sarpy)

On this 31 day of Oct, 1995 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared LOUIS G. RIHA, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of RIHA FARMS, INC., and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

19075

lamp, rynearson & associates, inc.
engineers surveyors planners
14747 california street omaha, nebraska 68154-1979 402-496-2498 FAX 402-496-2730

R & R ACRES INDUSTRIAL PARK
Part of the SE 1/4, Sec. 11-T13N-R10E, Sarpy County, Nebraska

FINAL PLAT

designer RDP
drawn by JHVD
revisions

job number 95005-8146
date 9/11/1995
sheet 1 of 1