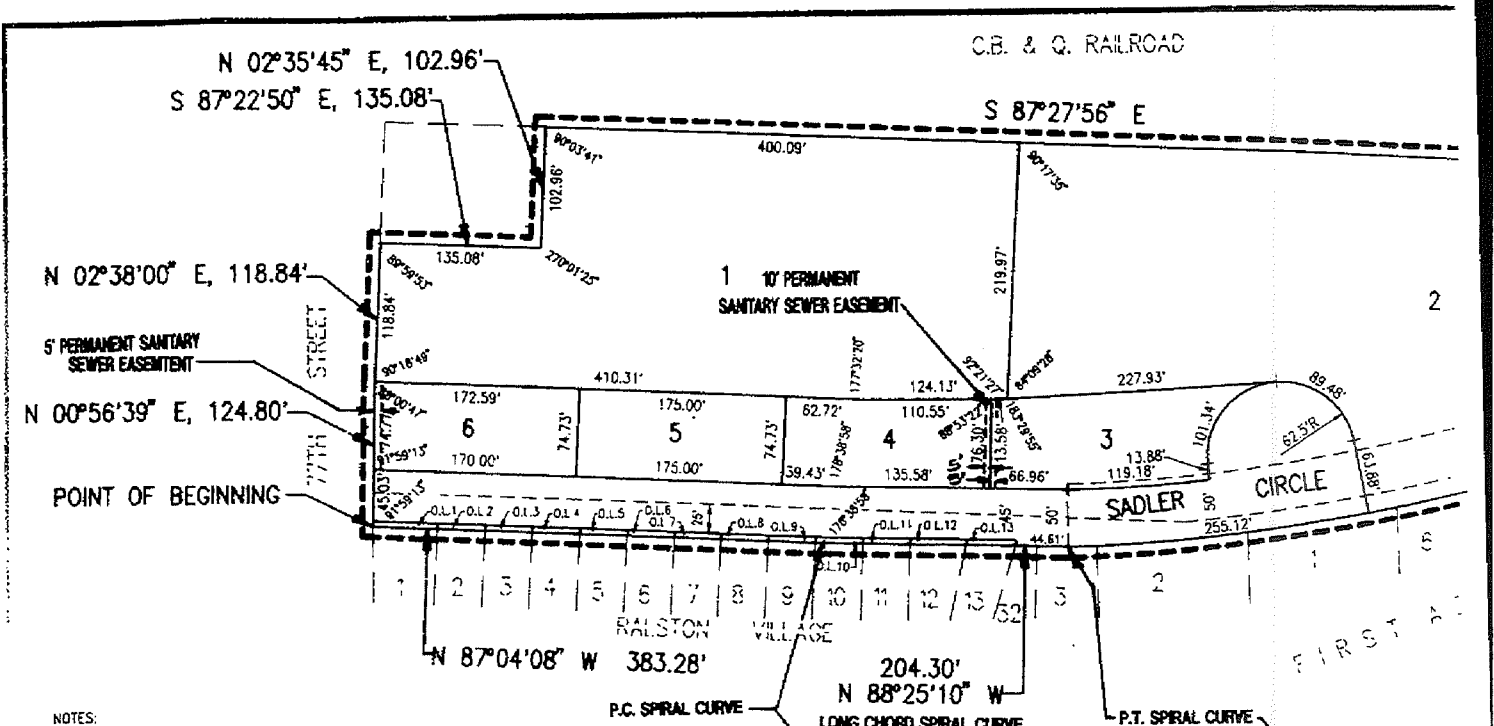




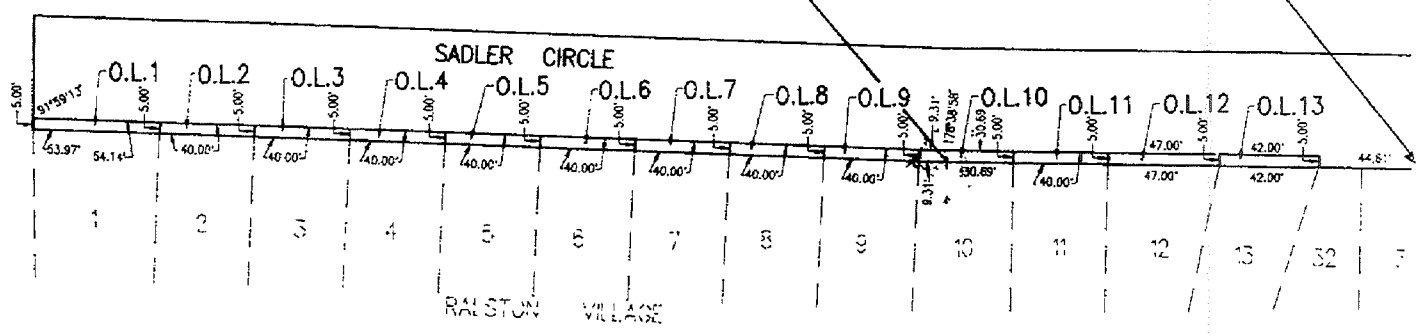
1991 482 DEED



14790 94 482-487



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



DETAIL OF OUTLOTS 1-13
SCALE 1"=50'

*B 14790 11-14-12 NEW DA - 34508
01-6080
LP
[Signature]*

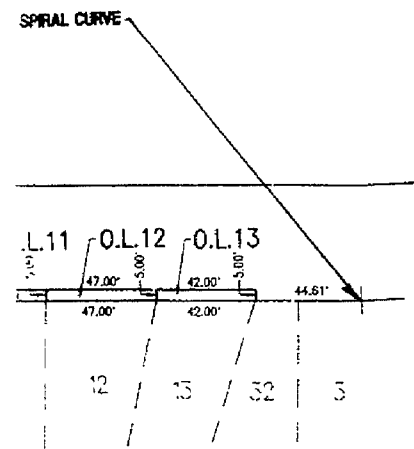
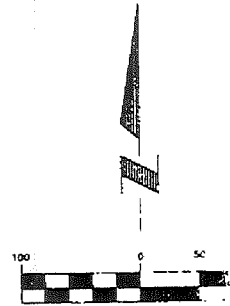
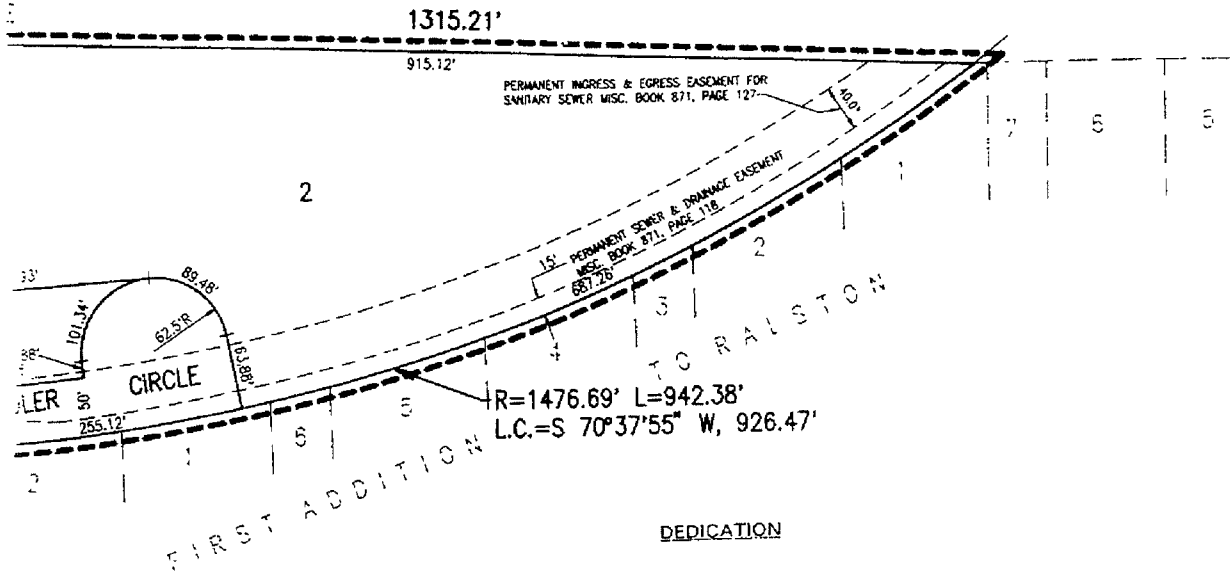
B
 FEE 14790
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 LEGAL PG. [unclear]

APPROVAL OF RALSTON CITY PLANNING COMMISSION

THIS PLAT OF SADLER BUSINESS PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 26 DAY OF Sept. 1994.

Richard A. Cook
 CHAIRMAN OF CITY PLANNING COMMISSION

3AD



DEDICATION

Know all men by these presents that we, Robert W. Sadler and Linda L. Sadler, husband and wife, Owners of the property described in the Certification of Survey and embraced within the 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 SADLER BUSINESS PARK (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do 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 interior 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 do further grant a perpetual easement to 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 cul-de-sac 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, we do set our hands this 20th day of Sept., 1994

Robert W. Sadler
 ROBERT W. SADLER

Linda L. Sadler
 LINDA L. SADLER

FEE 147.00
 DEL 45-0
 LEGAL PG

DAY OF

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
 COUNTY OF DOUGLAS)

ON THIS 20th DAY OF Sept., 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ROBERT W. SADLER AND LINDA L. SADLER, HUSBAND AND WIFE, WHO ARE PERSONALLY

SADLER BUSINESS PARK

LOTS 1 THRU 6 INCLUSIVE AND OUTLOTS 1 THRU 13 INCLUSIVE

BEING A PLATTING OF PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF SAID NE 1/4, AND ALSO PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD R.O.W. LOCATED IN SAID NE 1/4, ALL LOCATED IN SECTION 11, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA ^{SE NE} _{SW NE}

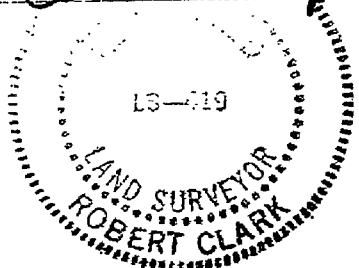
SURVEYOR'S CERTIFICATE

I, Robert Clark, the undersigned registered land surveyor, do hereby certify that I have accurately surveyed the boundary of the plat as shown herein and that a bond has been furnished to the City of Ralston to ensure placing of permanent monuments at all corners of all lots, streets, angle points and ends of all curves in Sadler Business Park, being a platting of part of the SE 1/4 of the NE 1/4, part of the SW 1/4 of said NE 1/4, and also part of the abandoned Missouri Pacific Railroad right-of-way located in said NE 1/4, all located in Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Ralston Village, a subdivision located in said NE 1/4 of Section 11, said point also being on the East right-of-way line of 77th Street, said point also being on the Southerly right-of-way line of said abandoned Missouri Pacific Railroad; thence $N00^{\circ}56'39"E$ (assumed bearing) along said East right-of-way line of 77th Street, a distance of 124.80 feet; thence $N02^{\circ}38'00"E$ along said East right-of-way line of 77th Street, a distance of 118.84 feet; thence $S87^{\circ}22'50"E$, a distance of 135.08 feet; thence $N02^{\circ}35'45"E$, a distance of 102.96 feet to a point on the South right-of-way line of the Chicago Burlington & Quincy Railroad; thence $S87^{\circ}27'56"E$ along said South right-of-way line of the Chicago Burlington & Quincy Railroad, a distance of 1315.21 feet to the point of intersection of said South right-of-way line of the Chicago Burlington & Quincy Railroad and said Southerly right-of-way line of the abandoned Missouri Pacific Railroad; thence along said Southerly right-of-way line of the abandoned Missouri Pacific Railroad, the North line of said Ralston Village, and the North line of the 1st Addition to Ralston, a subdivision located in said NE 1/4 of Section 11, on the following described courses; thence Southwesterly on a curve to the right with a radius of 1476.69 feet, a distance of 942.38 feet, said curve having a long chord which bears $S70^{\circ}37'55"W$, a distance of 926.47 feet; thence $N88^{\circ}25'10"W$, a distance of 204.30 feet; thence $N87^{\circ}04'08"W$, a distance of 383.28 feet to the point of beginning.

Said tract of land contains an area of 8.863 acres, more or less.

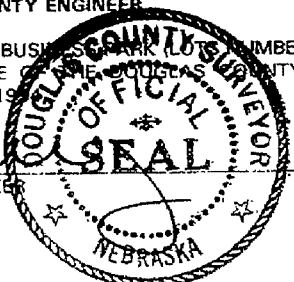
and People's Natural Gas, R/R
Robert Clark Sept. 16, 1994
 Robert Clark, LS-419 Date



REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE SADLER BUSINESS PARK (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON THIS 23rd DAY OF September, 1994.

Ronald L. [Signature]
 DOUGLAS COUNTY ENGINEER



RALSTON CITY COUNCIL APPROVAL

THIS PLAT OF SADLER BUSINESS PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF RALSTON ON THIS _____ DAY OF _____



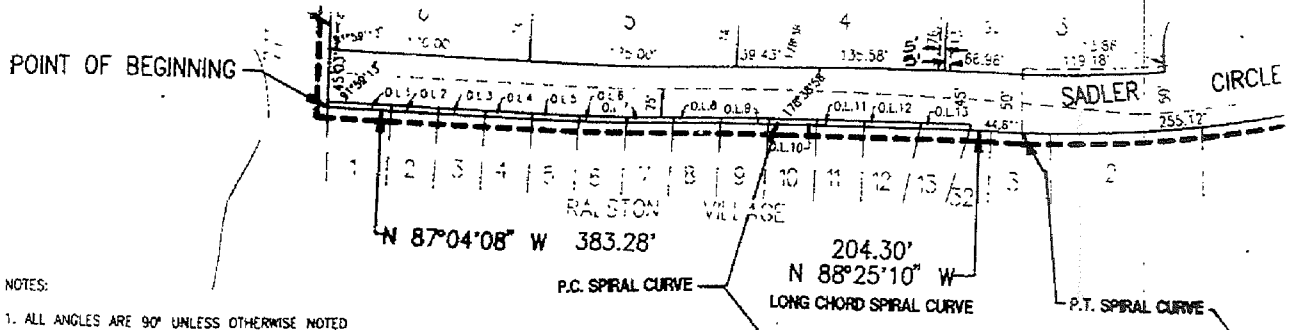
ELLIOTT & ASSOCIATES

5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)865-4700

SADLER BUSINESS PARK

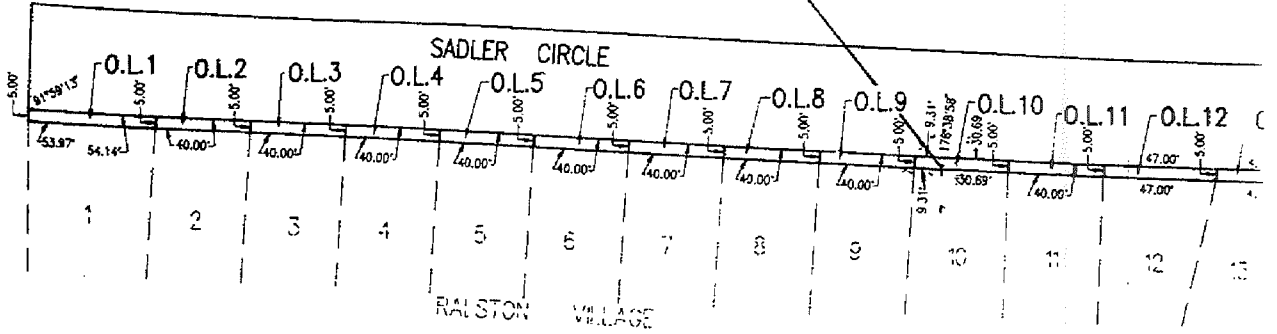
RALSTON, NEBRASKA

FINAL PLAT



NOTES:

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



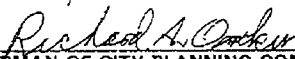
DETAIL OF OUTLOTS 1-13
SCALE 1"=50'

Nov 7 3:15 PM '94
 14790 11-14-12 N 80-24-3438
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B FEE 147.
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 LEGAL PG

APPROVAL OF RALSTON CITY PLANNING COMMISSION

THIS PLAT OF SADLER BUSINESS PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 26 DAY OF Sept 1994.


 CHAIRMAN OF CITY PLANNING COMMISSION

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.


 COUNTY TREASURER

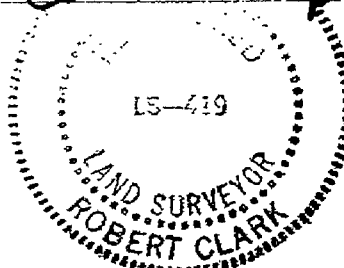
11-7-94
 DATE

I, Robert Clark, the undersigned registered land surveyor, do hereby certify that I have accurately surveyed the boundary of the plat as shown herein and that a bond has been furnished to the City of Ralston to ensure placing of permanent monuments at all corners of all lots, streets, angle points and ends of all curves in Sadler Business Park, being a platting of part of the SE 1/4 of the NE 1/4, part of the SW 1/4 of said NE 1/4, and also part of the abandoned Missouri Pacific Railroad right-of-way located in said NE 1/4, all located in Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

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Said tract of land contains an area of 8.863 acres, more or less.

Robert Clark Sept. 16, 1994
 Robert Clark, LS-419 Date



REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE SADLER BUSINESS PARK (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON THIS 23rd DAY OF September, 1994.

Ronald L. [Signature]
 DOUGLAS COUNTY ENGINEER



RALSTON CITY COUNCIL APPROVAL

THIS PLAT OF SADLER BUSINESS PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF RALSTON ON THIS Sept 28 DAY OF 1994.

Robert J. [Signature]
 MAYOR

ATTEST Alicia J. [Signature]
 CITY CLERK

ELLIOTT & ASSOCIA

SADLER BUSINESS PARK

FINAL PLAT

PROJECT NO.	94046
DESIGNED BY	RLS
DRAWN BY	TRH
CHECKED BY	[Signature]
DATE	9-12-94
SCALE	1" = 100'
SHEET	1 of 1

husband
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 SADLER
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