MISC 2016039877

MAY 25 2016 15:11 P 8

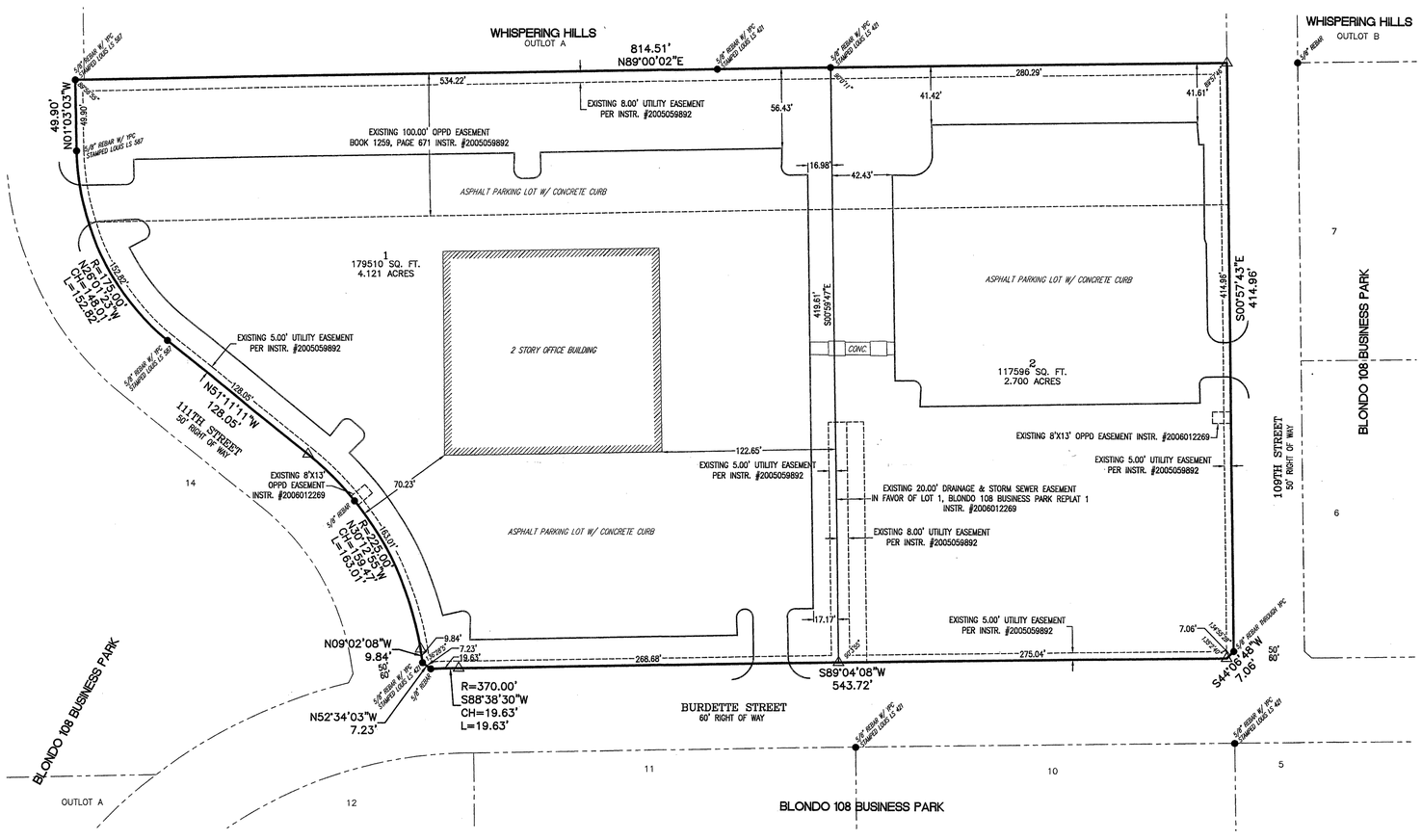
misc 64-03864 new
FEE $9.00 FB INC.03862a(old)
BKP ____ C/O ____ COMP CC
DEL ____ SCAN ____ FV ____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/25/2016 15:11:08.70
2016039877

BLONDO 108 BUSINESS PARK REPLAT 3

LOTS 1 & 2, BEING A LOT LINE ADJUSTMENT OF LOTS 1 AND 2, BLONDO 108 BUSINESS PARK REPLAT 1, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

LOCATED IN:
SE 1/4 SE 1/4 SEC. 08-15-12



0 50 100

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING
- CORNER FOUND
- △ CORNER SET (5/8" REBAR W/1 1/4" PINK PLASTIC CAP STAMPED LS-693, UNLESS NOTED OTHERWISE)

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 CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS BLONDO 108 BUSINESS PARK REPLAT 3, LOTS 1 AND 2, BEING A LOT LINE ADJUSTMENT OF LOTS 1 AND 2, BLONDO 108 BUSINESS PARK REPLAT 1, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 6.821 ACRES

JON L. CARRELL, L.S. 693

3-24-2016
DATE

STATE OF NEBRASKA REGISTERED LAND SURVEYOR JON L. CARRELL LS-693 3-24-16

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, NGX2 LLC, A Nebraska LIMITED LIABILITY COMPANY, OWNERS AND FIRST NATIONAL BANK OF OMAHA MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BLONDO 108 BUSINESS PARK REPLAT 3, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS ARE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. 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.

NGX2 LLC, A Nebraska LIMITED LIABILITY COMPANY, OWNER

Mike Mackintosh
(PRINTED NAME)

5/6/16
SIGNATURE

(PRINTED TITLE) Manager

First National Bank of Omaha
(PRINT BANK NAME), MORTGAGEE

Kevin P. Thompson
(PRINTED NAME)

SIGNATURE

Vice President
(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF Nebraska)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, 2016

BY Mike Mackintosh (PRINTED NAME), Manager (PRINTED TITLE) OF NGX2 LLC, A Nebraska LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

Sandy Kasada
SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska SANDY KASADA My Comm. Exp. Nov. 10, 2019

STATE OF Nebraska)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2016

BY Kevin P. Thompson (PRINTED NAME) Vice President (PRINTED TITLE) OF First National Bank of Omaha (PRINT BANK NAME) ON BEHALF OF SAID BANK.

Sandy Kasada
SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska SANDY KASADA My Comm. Exp. Nov. 10, 2019

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 (NR).
5. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 13 DAY OF May, 2016.

Susan M Bergsheid
DOUGLAS COUNTY TREASURER

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF BLONDO 108 BUSINESS PARK REPLAT 3, LOTS 1 AND 2 OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

for Cheri Rockwell
PLANNING DIRECTOR

5-18-16
DATE

Survey Record Repository
RECEIVED
#5
JUL 5 2016
Douglas
1278-078

DOUGLAS COUNTY ENGINEER REVIEW
MAR 2016 REVIEWED DOUGLAS COUNTY ENGINEER'S OFFICE

DRAWN BY	EAM
DESIGNED BY	JLC
DATE	3-23-2016
JOB NUMBER-TASK#	0116038.01-402
BOOK AND PAGE	05143, 33-34

REVISIONS

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-Inc.com

BLONDO 108 BUSINESS PARK REPLAT 3 (LOTS 1 AND 2)
OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE LOT LINE ADJUSTMENT

a5816

SHEET 1 OF 1

L:\Engineering\0116038 Blondo 108 Business Park Replat 3\SURVEY\DRAWINGS\160387001.dwg, 3/23/2016 2:33:46 PM, ELISE A. MOLLAK, LAMP RYNEARSON & ASSOCIATES