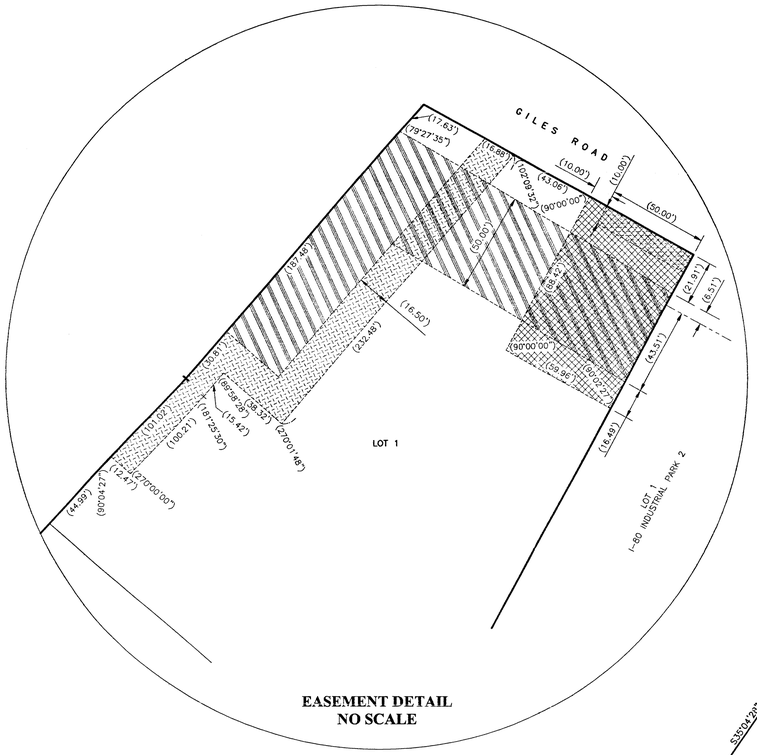
I-80 INDUSTRIAL PARK 2 REPLAT 1

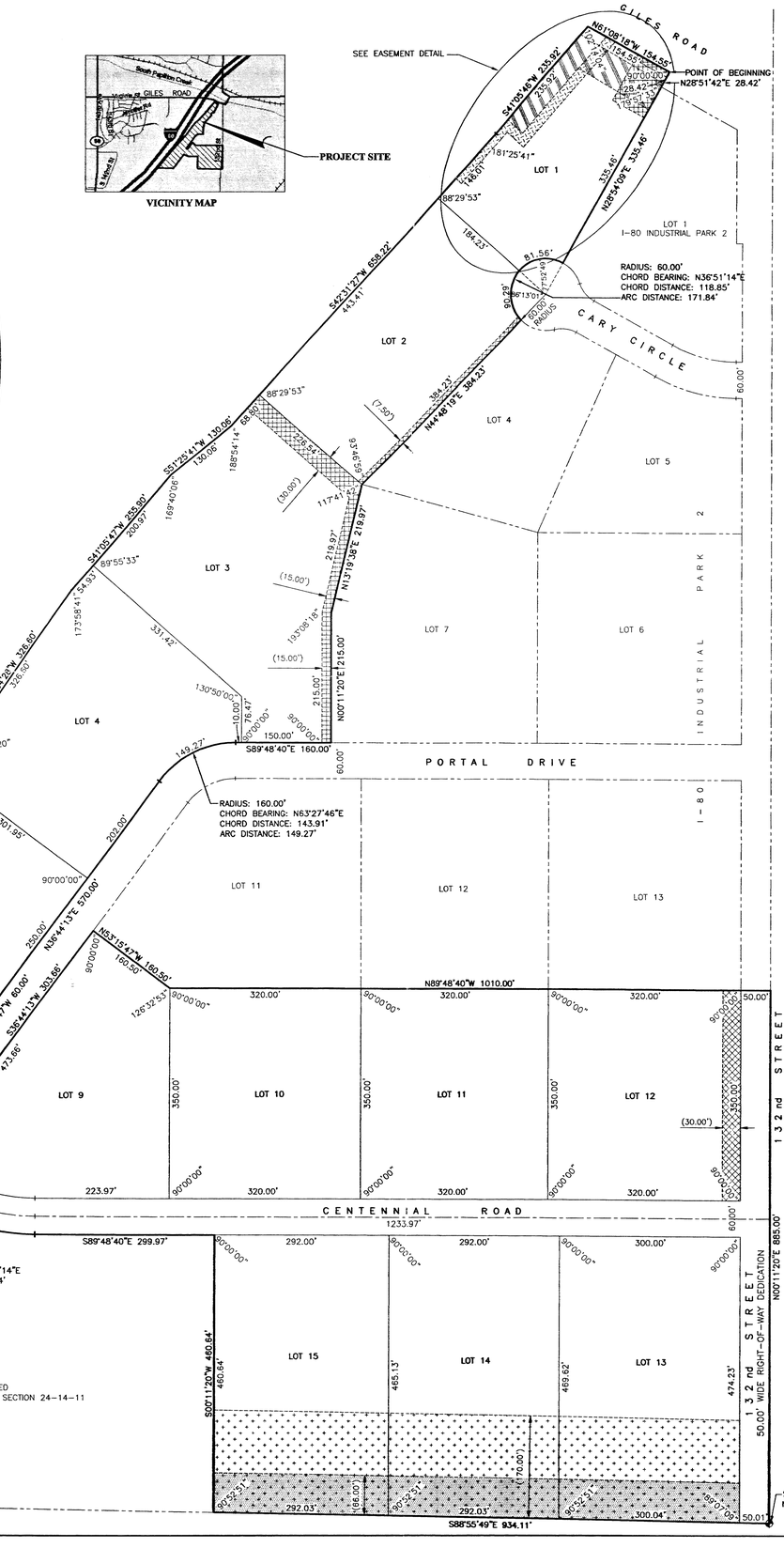
LOTS 1 THRU 15, INCLUSIVE

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 24, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING EAST OF INTERSTATE 80 AND SOUTH OF GILES ROAD, AND A REPLATTING OF PART OF LOTS 2, 3, 8, 9 AND 10, I-80 INDUSTRIAL PARK 2, A SUBDIVISION IN SAID SARPY COUNTY.



EASEMENT DETAIL
NO SCALE

VICINITY MAP



NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO INTERSTATE 80 OVER THE WESTERLY LINES OF 1 THRU 8, INCLUSIVE.
2. DIMENSIONS OR ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

- 50 FOOT WIDE "PERMANENT EASEMENT SARPY COUNTY OUTFALL SEWER" GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 1996-08113 OF THE SARPY COUNTY RECORDS.
- SEWER AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
- 16.50 FOOT WIDE AT&T CORP. EASEMENT RECORDED AS INSTRUMENT NO. 2000-28361 OF THE SARPY COUNTY RECORDS.
- 170 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN BOOK 47 AT PAGE 524 OF THE SARPY COUNTY RECORDS.
- 66 FOOT WIDE "CONTRACT EASEMENT" GRANTED TO NEBRASKA POWER COMPANY RECORDED IN BOOK 8 AT PAGE 4 OF THE SARPY COUNTY RECORDS.
- 10'x50' EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 2000-17948 OF THE SARPY COUNTY RECORDS.

CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	36°32'53"	109.17'	210.88'	330.60'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS I-80 INDUSTRIAL PARK 2 REPLAT 1, LOTS 1 THRU 15, INCLUSIVE, BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 24, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING EAST OF INTERSTATE 80 AND SOUTH OF GILES ROAD, AND A REPLATTING OF PART OF LOTS 2, 3, 8, 9 AND 10, I-80 INDUSTRIAL PARK 2, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID LOT 2;
THENCE N61°08'18"W (ASSUMED BEARING) 154.55 FEET ON THE NORTHERLY LINE OF SAID LOT 2 TO THE SOUTHEASTERLY LINE OF INTERSTATE 80 AS DESCRIBED IN A COURT ORDER RECORDED AS INSTRUMENT NO. 2002-12003 OF THE SARPY COUNTY RECORDS;
THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF INTERSTATE 80 AS DESCRIBED IN SAID COURT ORDER ON THE FOLLOWING DESCRIBED 7 COURSES;
THENCE S41°05'46"W 235.92 FEET;
THENCE S42°31'27"W 658.22 FEET;
THENCE S51°25'41"W 130.06 FEET;
THENCE S41°05'47"W 255.90 FEET;
THENCE S35°04'28"W 326.60 FEET;
THENCE S42°12'48"W 731.39 FEET;
THENCE S42°29'35"W 820.83 FEET;
THENCE S41°05'47"W 119.30 FEET ON THE SOUTHEASTERLY LINE OF INTERSTATE 80 TO THE SOUTHERLY LINE OF SAID NE 1/4;
THENCE S88°55'49"E 639.04 FEET ON THE SOUTHERLY LINE OF SAID NE 1/4;
THENCE N36°44'13"E 651.64 FEET;
THENCE S53°15'47"E 10.00 FEET;
THENCE SOUTHEASTERLY ON A 360.60 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S71°32'14"E, CHORD DISTANCE 226.14 FEET, AN ARC DISTANCE OF 230.02 FEET;
THENCE S89°48'40"E 299.97 FEET;
THENCE S00°11'20"W 460.64 FEET TO THE SOUTHERLY LINE OF SAID NE 1/4;
THENCE S88°55'49"E 934.11 FEET ON THE SOUTHERLY LINE OF SAID NE 1/4 TO THE SE CORNER THEREOF;
THENCE N00°11'20"E 885.00 FEET ON THE EASTERLY LINE OF SAID NE 1/4 TO THE SE CORNER OF SAID I-80 INDUSTRIAL PARK 2;
THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID I-80 INDUSTRIAL PARK 2 ON THE FOLLOWING DESCRIBED 4 COURSES;
THENCE N89°48'40"W 1010.00 FEET;
THENCE N53°15'47"W 160.50 FEET;
THENCE S36°44'13"W 303.66 FEET;
THENCE N53°15'47"W 60.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10;
THENCE N36°44'13"E 570.00 FEET ON THE SOUTHEASTERLY LINES OF SAID LOTS 9 AND 10;
THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 9 AND ON THE SOUTHERLY LINE OF SAID LOT 8 ON A 160.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N63°27'46"E, CHORD DISTANCE 143.91 FEET, AN ARC DISTANCE OF 149.27 FEET;
THENCE S89°48'40"E 160.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 8 TO THE SE CORNER THEREOF;
THENCE N00°11'20"E 215.00 FEET ON THE EASTERLY LINE OF SAID LOT 8;
THENCE N13°19'38"E 219.97 FEET ON THE EASTERLY LINE OF SAID LOT 8 TO THE MOST SOUTHERLY CORNER OF SAID LOT 3;
THENCE N44°48'19"E 384.23 FEET ON THE EASTERLY LINE OF SAID LOT 3;
THENCE NORTHEASTERLY ON THE EASTERLY LINES OF SAID LOTS 2 AND 3 ON A NON-TANGENT 60.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N36°51'14"E, CHORD DISTANCE 118.85 FEET, AN ARC DISTANCE OF 171.84 FEET;
THENCE N28°54'09"E 335.46 FEET ON THE EASTERLY LINE OF SAID LOT 2;
THENCE N28°51'42"E 28.42 FEET ON THE EASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.
CONTAINING 47.05 ACRES MORE OR LESS

JUNE 4, 2002
DATE

NEBRASKA REGISTERED L.S. 475
DAVID H. NEEF
NEBRASKA RLS 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DONALD E. KROEGER AND BARBARA H. KROEGER, AND CHAMPION OMAHA REALTY, L.L.C. 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 STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS I-80 INDUSTRIAL PARK 2 REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION, INC., 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, 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 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

DONALD E. KROEGER

BARBARA H. KROEGER

CHAMPION OMAHA REALTY, L.L.C.

ALLAN FREILICH

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 2002
BY DONALD E. KROEGER AND BARBARA H. KROEGER.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 2002
BY ALLAN FREILICH OF CHAMPION OMAHA REALTY, L.L.C. ON BEHALF OF SAID CHAMPION OMAHA REALTY, L.L.C.

NOTARY PUBLIC

APPROVAL OF LAVISTA CITY PLANNING COMMISSION

THIS PLAT OF I-80 INDUSTRIAL PARK 2 REPLAT 1, WAS APPROVED BY THE LAVISTA CITY PLANNING COMMISSION ON THIS_____DAY OF_____, 2002.

CHAIRMAN OF LAVISTA PLANNING COMMISSION

APPROVAL OF LAVISTA CITY COUNCIL

THIS PLAT OF I-80 INDUSTRIAL PARK 2 REPLAT 1 WAS APPROVED BY THE LAVISTA CITY COUNCIL ON THIS_____DAY OF _____, 2002.

ATTEST

MAYOR

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.

DATE

COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF I-80 INDUSTRIAL PARK 2 REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS_____DAY OF_____, 2002.

SARPY COUNTY SURVEYOR

SCALE:	1" = 100'
DATE:	JUNE 4, 2002
DRAWN BY:	JKZ
CHECKED BY:	DHN
REVISION:	

I-80 INDUSTRIAL PARK 2 REPLAT 1

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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