

I-80 BUSINESS PARK 2ND ADDITION

LOTS 1 & 2

Part of Harrison Street right-of-way located in the NW 1/4 of Section 17; and also together with a tract of land located in said NW 1/4 of Section 17; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the whole plot, and that a lead has been furnished to the City of La Vista to cause the placing of permanent monuments and slope of all corners of all lots, streets, angle points and ends of all curves in lots 1 and 2. (The lot numbered as shown) being a portion of part of Harrison Street right-of-way located in the NW 1/4 of Section 17; and also together with a tract of land located in said NW 1/4 of Section 17; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NW 1/4 of Section 17; thence S89°35'02"E (assumed bearing) along the North line of said NW 1/4 of Section 17, a distance of 191.81 feet to a point on the Southeastery right-of-way line of U.S. Interstate Highway No. 80, said point also being the point of beginning; thence continuing S89°35'02"E along said North line of the NW 1/4 of Section 17, a distance of 702.72 feet; thence S00°24'58"W, a distance of 53.00 feet to a point on the South right-of-way line of Harrison Street; thence S77°24'01"W, a distance of 377.41 feet; thence Southeastery, on a curve to the left with a radius of 400.00 feet, a distance of 93.18 feet, said curve having a long chord which bears S66°35'20"W, a distance of 92.95 feet to a point on the North right-of-way line of Harry Anderson Avenue; thence S78°56'26"W, a distance of 325.28 feet; thence N48°00'34"W, a distance of 125.38 feet to a point on the West line of said NW 1/4 of Section 17; thence N02°14'42"E along said West line of the NW 1/4 of Section 17, a distance of 45.01 feet to a point on said Southeastery right-of-way line of U.S. Interstate Highway No. 80; thence N48°05'53"E along said Southeastery right-of-way line of U.S. Interstate Highway No. 80, a distance of 258.70 feet to the point of beginning. Said tract of land contains an area of 111,904 square feet or 2.569 acres, more or less.

Robert Clark, LS 419

Date

DEDICATION

None of men by these presents that we, I-80 Business Park, L.L.C., owners of the property described in the Certificate of Survey and embraced within the plot has caused said land to be subdivided into lots and streets as hereinafter set forth, do hereby dedicate and submit to be hereafter shown as I-80 BUSINESS PARK 2ND ADDITION (lots numbered as shown), and we do hereby grant and agree to the dedication of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and drives, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the United States Postal Service, U.S. West Communications and any company which has been granted a franchise to provide a cable television system to the area to be established, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend between streets or cables for the carrying and transmission of electric current, light, heat and power and for the transmission of signals and messages of all kinds including signals provided by a cable television system, and the erection on, over, through, under and across the above-mentioned strip of land, conduits, poles and other related facilities, and to extend between streets or cables for the carrying and transmission of electric current, light, heat and power and for the transmission of signals and messages of all kinds including signals provided by a cable television system. Said dedication and easements shall be subject to an eight-foot (8') wide strip of land adjoining the rear boundary line of all interior lots and a sixteen-foot (16') wide strip of land adjoining the rear boundary line of all exterior lots. The terms of this dedication shall be subject to the terms and conditions of the plat and the plat shall be subject to the terms and conditions of the plat and the plat shall be subject to the terms and conditions of the plat. We do hereby grant a perpetual easement to the United States Postal Service, U.S. West Communications and any company which has been granted a franchise to provide a cable television system to the area to be established, their successors and assigns, to erect, install, operate, maintain, repair and renew poles, hydrants and other related facilities, and to extend between streets for the transmission of gas and water, electric, under and across a five-foot (5') wide strip of land adjoining all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for ornamental streets, landscaping and other purposes that do not then or later interfere with the intended uses or rights herein granted.

In witness whereof, we do set our hand this ___ day of _____, I-80 Business Park, L.L.C.

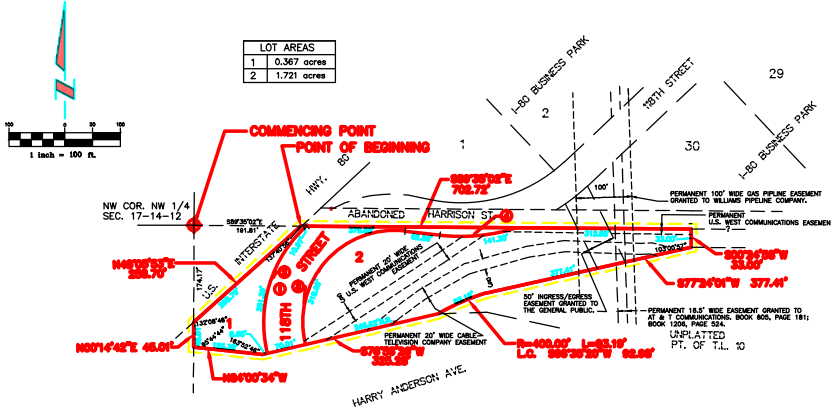
Charles K. Cullerback, Member

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY
On this ___ day of _____ before me a Notary Public, duly commissioned and qualified in and for said County, appeared Charles K. Cullerback, member of I-80 Business Park, L.L.C., and I do hereby certify that he is the person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as said member.

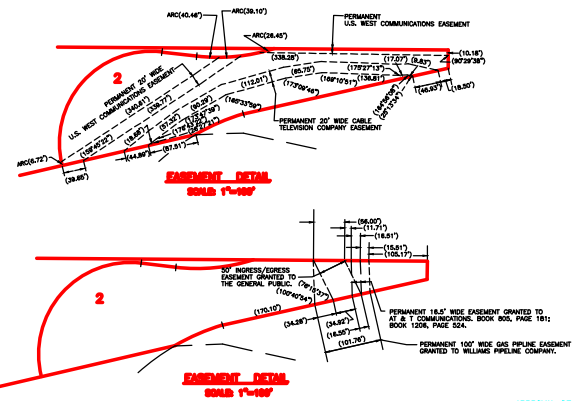
WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public



| LOT AREAS | |
|-----------|-------------|
| 1 | 0.367 acres |
| 2 | 1.721 acres |

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.C.).
 3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRY ANDERSON AVE. FROM LOTS 1 OR 2.
 4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.



| GEOMETRIC CURVE TABLE | | | | | |
|-----------------------|---------|---------|---------|-----------|---------|
| CURVE | ANGLE | LENGTH | CHORD | AREA | DELTA |
| C1 | 308.00° | 391.80' | 139.17' | 21743.00' | 112.00° |
| C2 | 308.00° | 391.80' | 139.17' | 21743.00' | 112.00° |

| RAIL CURVE TABLE | | | | | |
|------------------|---------|---------|---------|-----------|---------|
| CURVE | ANGLE | LENGTH | CHORD | AREA | DELTA |
| C1 | 308.00° | 391.80' | 139.17' | 21743.00' | 112.00° |
| C2 | 308.00° | 391.80' | 139.17' | 21743.00' | 112.00° |

APPROVAL OF LA VISTA CITY PLANNING COMMISSION
This plat of I-80 BUSINESS PARK 2ND ADDITION (Lots numbered as shown) was approved by the City Planning Commission on the ___ day of _____.

Chairman of La Vista City Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR
This plat of I-80 BUSINESS PARK 2ND ADDITION (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on the ___ day of _____.

Sarpy County Surveyor

ACCEPTANCE BY LA VISTA CITY COUNCIL
This plat of I-80 BUSINESS PARK 2ND ADDITION (Lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this ___ day of _____ in accordance with the State Statutes of Nebraska.

ATTEST
City Clerk _____ Mayor _____

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 _____



E&A CONSULTING GROUP
1001 W. 10TH ST., SUITE 100, OMAHA, NE 68104-1000 (402) 466-1000

1-80 BUSINESS PARK 2ND ADDITION
LA VISTA, NEBRASKA

FINAL PLAT

DATE: 11/11/11
BY: [Signature]
TITLE: [Title]