## R&R COMMERCE PARK

ALSO LOCATED IN: S ½ NE ¼ 35-14-11 SE ¼ NE ¼ 35-14-11

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF

SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. LEGAL DESCRIPTION A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SET 5/8" REBAR W/CAP L.S. 607 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST APPROVAL BY PAPILLION CITY ENGINEER THE PLAT OF CROSSROADS COMMERCE PARK, LOT 1, WAS APPROVED BY THE N03°04'21"W, 1279.13 FEET TO A POINT ON THE SOUTH LINE OF HIGHWAY CROSSING, A PLATTED AND PAPILLION CITY ENGINEER, RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA; THENCE ON SAID SOUTH LINE OF HIGHWAY THENCE ON SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 50 S02°13'10"E, 752.68 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 50 S05°14'21"E, 576.82 FEET TO THE POINT OF BEGINNING. JEFFREY L. THOMPSON, PE, CPESC, CFM SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 714,937.00 SQ. FT. OR 16.413 ACRES MORE DEDICATION APPROVAL BY PAPILLION CITY PLANNING COMMISSION THE PLAT OF CROSSROADS COMMERCE PARK, LOT 1, WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION, REBECCA HOCH, PLANNING COMMISSION CHAIRMAN AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND APPROVAL BY PAPILLION CITY COUNCIL THE PLAT OF CROSSROADS COMMERCE PARK, LOT 1, WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL, DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LOT 1 SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, AND IT DOES FURTHER GRANT A PERPETUAL NICOLE BROWN, CITY CLERK DAVID P. BLACK, MAYOR EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC S86°42'35"W 159.69' STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT SARPY COUNTY TREASURER'S CERTIFICATE 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. I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE IN WITNESS HEREOF, WE DO SET OUR HANDS SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT. SARPY INDUSTRIAL, LLC, AN IOWA LIMITED LIABILITY COMPANY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ BY: RRANGL, LLC, AN IOWA LIMITED LIABILITY COMPANY, SOLE MEMBER SARPY COUNTY TREASURER BY: R&R REAL ESTATE INVESTORS II, LLC, AN IOWA LIMITED LIABILITY COMPANY, MANAGING MEMBER REVIEW BY SARPY COUNTY PUBLIC WORKS STEVEN K. GAER **EXECUTIVE VICE PRESIDENT** THIS PLAT OF CROSSROADS COMMERCE PARK, LOT 1, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_ \_\_\_\_\_, 2017. ACKNOWLEDGEMENT OF NOTARY COUNTY SURVEYOR/ENGINEER STATE OF NEBRASKA NOTES COUNTY OF SARPY ON THIS DAY OF \_, 2017, BEFORE ME, A NOTARY PUBLIC, DULY - COMMENCING POINT 1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE SOUTHEAST CORNER COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN K. NOTED AS NON-RADIAL (NR). N86°54'52"E 35.23'-OF THE NORTHEAST QUARTER OF GAER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO NO DIRECT ACCESS SHALL BE PERMITTED ONTO HIGHWAY 50 FROM LOT 1 SECTION 35-T14N-R11E THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE 50.00' R.O.W. — 1" SURVEY MARKER HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. N86°54'52"E 514.46' WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID. POINT OF BEGININNG N03°05'08"W 35.00'-50.00' RIGHT-OF-WAY NOTARY PUBLIC - 35.00' R.O.W. SURVEYOR'S CERTIFICATION I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS CROSSROADS COMMERCE PARK, LOT 1, BEING A PLATTING OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

016-1079

TERRY L. ROTHANZL NEBRASKA L.S. 607

SHEET