

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
SEPTEMBER 15, 2015 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR REPLAT & SUBDIVISION AGREEMENT – LOT 40A, CENTECH BUSINESS PARK (PROPOSED LOTS 1 & 2, CENTECH BUSINESS PARK REPLAT TWO) (NE OF CHANDLER ROAD & CENTECH ROAD)	◆ RESOLUTION (2) ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

Resolutions have been prepared to approve the Replat and Subdivision Agreement for approximately 3.27 acres located northeast of Chandler Road and Centech Road.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

Resolutions have been prepared to approve the replat and subdivision agreement application by Millennium Place, LLC, on approximately 3.27 acres currently platted as Lot 40A, Centech Business Park (to be replatted as Lots 1 and 2, Centech Business Park Replat Two), generally located northeast of Chandler Road and Centech Road.

The property is zoned I-1, Light Industrial. Thiele Geotech, Inc., is located on this property. The replat is for the purpose of subdividing the property into two lots, which would allow for the construction of a new building on proposed Lot 2.

A detailed staff report is attached.

The Planning Commission held a public hearing on August 20, 2015, and unanimously recommended approval of the replat to City Council, contingent upon the finalization of a subdivision agreement prior to City Council review.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE REPLAT FOR LOT 40A, CENTECH BUSINESS PARK, TO BE REPLATTED AS LOTS 1 AND 2, CENTECH BUSINESS PARK REPLAT TWO, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a replat for Lot 40A, Centech Business Park, to be replatted as Lots 1 and 2, Centech Business Park Replat Two; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on August 20, 2015, the La Vista Planning Commission held a public hearing and reviewed the replat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for Lot 40A, Centech Business Park, to be replatted as Lots 1 and 2, Centech Business Park Replat Two, a subdivision located in the Southeast ¼ of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located northeast of Chandler Road and Centech Road, be, and hereby is, approved.

PASSED AND APPROVED THIS 15TH DAY OF SEPTEMBER, 2015.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A SUBDIVISION AGREEMENT FOR LOTS 1 AND 2, CENTECH BUSINESS PARK REPAT TWO SUBDIVISION.

WHEREAS, the City Council did on September 15, 2015, approve the replat for Lots 1 and 2, Centech Business Park Replat Two Subdivision subject to certain conditions; and

WHEREAS, the Subdivider, Millennium Place, LLC, has agreed to execute a Subdivision Agreement satisfactory in form and content to the City; and

NOW THEREFORE, BE IT RESOLVED, that the Subdivision Agreement presented at the September 15, 2015, City Council meeting for the Centech Business Park Replat Two Subdivision be and hereby is approved and the Mayor and City Clerk be and hereby are authorized to execute same on behalf of the City, subject to the conditions of Council replat approval and with such modifications that the City Administrator or City Engineer may determine necessary or advisable.

PASSED AND APPROVED THIS 15TH DAY OF SEPTEMBER, 2015.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2015-SUB-04

FOR HEARING OF: September 15, 2015
Report Prepared on: September 1, 2015

I. GENERAL INFORMATION

A. APPLICANT:

Millennium Place LLC
13478 Chandler Road
Omaha, NE 68138

B. PROPERTY OWNER:

Millennium Place LLC
13478 Chandler Road
Omaha, NE 68138

C. LOCATION: Northeast of the intersection of Chandler Road and Centech Road.

D. LEGAL DESCRIPTION: Lot 40A, Centech Business Park.

E. REQUESTED ACTION(S): Replat of Lot 40A, Centech Business Park to proposed Lots 1 and 2, Centech Business Park Replat Two.

F. EXISTING ZONING AND LAND USE: I-1 Light Industrial; industrial use (Thiele Geotech, Inc.)

G. PURPOSE OF REQUEST: Subdivision of one lot into two for the purpose of the construction of an additional, separate building.

H. SIZE OF SITE: 3.27 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Thiele Geotech's Omaha Office is currently located here. The property falls from a high point in the northeast to the southwest.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single family neighborhood, R-1 Single-Family Residential; Lots 10-17 Southridge 1st Addition and Lots 1-3 Southridge 3rd Addition
2. **East:** M & C Properties, LLC, I-1 Light Industrial; Lot 38 Centech Business Park
3. **South:** M & P Properties, LLC, I-1 Light Industrial; Lots 41 & 42 Centech Business Park
4. **West:** Omaha Distributing Co Inc., I-1 Light Industrial; Lots 32, 33 & 34 Centech Business Park.

C. RELEVANT CASE HISTORY:

1. On August 28, 2003 the City approved of an Administrative Plat to consolidate two lots of a similar size to what is proposed into one lot, creating Lot 40A.

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
2. Section 3.07 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for industrial uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. Two access points exist along Chandler Road and one access point connects to Centech Road. The additional lot created through the replatting process will utilize a blanket access easement, approved through the replatting process, to connect to Chandler Road and Centech Road.
2. It was determined by the City Engineer that the existing traffic study would not have to be amended for the proposed replat.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Chandler Road and Centech Road.

IV. REVIEW COMMENTS:

1. In regard to Article 3.03.15 of the Subdivision Regulations, a subdivision agreement has been prepared since proposed private, shared infrastructure improvements are involved (the shared private driveway) and since the payment of tract sewer connection fees (aka interceptor fees) and stormwater management fees need to be addressed.
2. At the time of the building permit application, a landscaping plan that meets the requirements of Section 7.17 of the Zoning Ordinance will need to be submitted.

V. STAFF RECOMMENDATION – REPLAT:

Approval of Centech Business Park Replat Two.

VI. PLANNING COMMISSION RECOMMENDATION – REPLAT:

The Planning Commission held a public hearing on August 20, 2015 and unanimously recommended approval of the Replat to City Council, contingent upon the finalization of a subdivision agreement prior to City Council review.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map
4. Subdivision Agreement

VII. COPIES OF REPORT SENT TO:

1. Terry Morrison, Ehrhart Griffin & Associates
2. Dan Thiele, Millennium Place, LLC
3. Public Upon Request

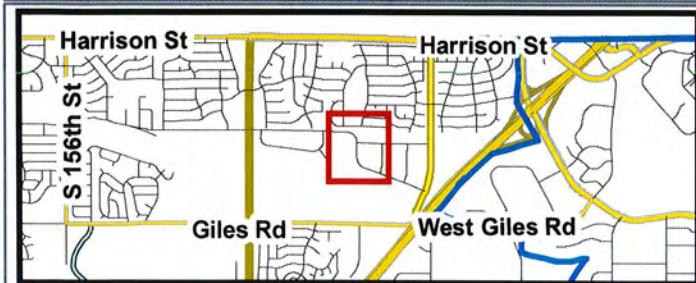

Prepared by: _____


Community Development Director

9-4-15
Date



Project Vicinity Map



Centech Business Park Replat Two

8-10-2015
CSB





July 9, 2015

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

RE: Proposed Replat -Initial Review
Centech Business Park Replat Two
City Engineer Review Comments

Chris:

I have reviewed the documents that you provided to me for the above-referenced application in your transmittal dated July 6, 2015. Based on the elements for consideration set forth in the Subdivision Regulations for a Replat which is essentially a combined submittal of a Preliminary Plat and Final Plat, I have the following comments:

Preliminary Plat Review

1. A preliminary plat meeting the requirements of Section 3.03 of the Subdivision Regulations needs to be prepared and submitted. The Site Grading plan, Sheet C3.1 could be modified to add the necessary content.
2. In regards to Article 3.03.19 a traffic impact analysis will not be required.
3. In regards to Article 3.03.15 a draft subdivision agreement needs to be prepared since proposed private, shared infrastructure improvements are involved (the shared private driveway) and since the payment of tract sewer connection fees(aka interceptor sewer fees) and storm water management fees need to be addressed. The applicant needs to provide information as to any payment of sewer connection fees to the City of Omaha since this property connects to the Stony Brook Outfall Sewer. The payments may have been made by the SID or the property owner to Sarpy County which in turn went to Omaha. I will check with Sarpy County for any history they may have on this matter and the applicant should review their records on this property. The storm water management fee would apply only to the new lot, Lot 2, since Lot 1 has already been developed.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

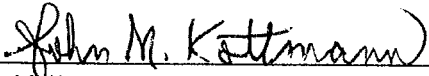
Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

4. A conceptual PCSMP plan is needed to satisfy Article 3.03.20. This can be notations on the preliminary plat as to what type of detention and water quality devices are proposed.

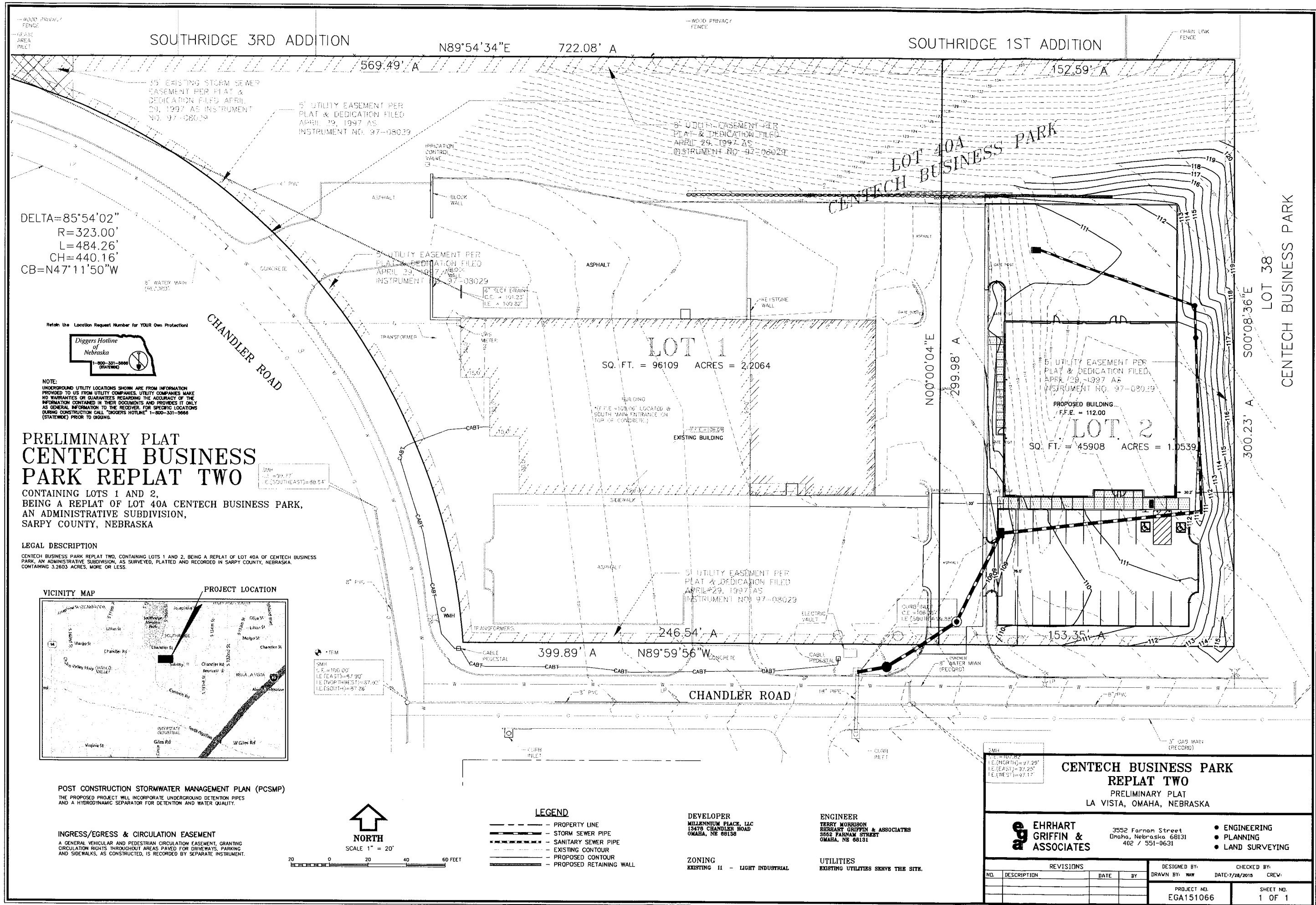
Final Plat

5. The wording of the Ingress/Egress & Circulation Easement on the final plat seems to need a wording correction where it says...."constructed ir recorded by separate instrument". This separate instrument will need to be prepared and ready to record prior to releasing the final plat for recording.
6. There is no need for a staking bond with this plat as the dedication states that permanent markers have been placed.

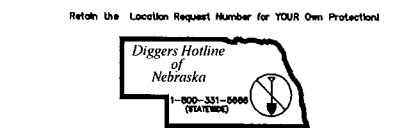
Please contact me if you have questions about my comments. Please submit revised materials to me for additional review.



John M. Kottmann
City Engineer



DELTA=85°54'02"
R=323.00'
L=484.26'
CH=440.16'
CB=N47°11'50"W



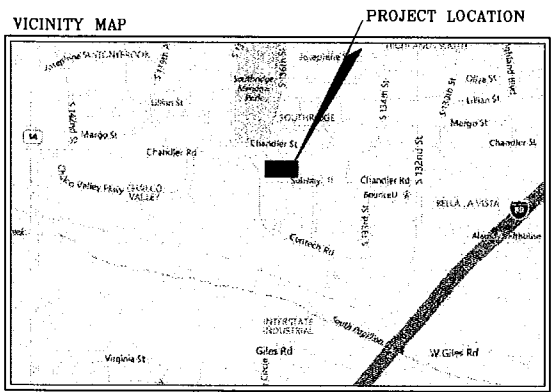
NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "DIGGERS HOTLINE" 1-800-331-5666 (STATEWIDE) PRIOR TO DIGGING.

PRELIMINARY PLAT CENTECH BUSINESS PARK REPLAT TWO

CONTAINING LOTS 1 AND 2,
BEING A REPLAT OF LOT 40A CENTECH BUSINESS PARK,
AN ADMINISTRATIVE SUBDIVISION,
SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

CENTECH BUSINESS PARK REPLAT TWO, CONTAINING LOTS 1 AND 2, BEING A REPLAT OF LOT 40A OF CENTECH BUSINESS PARK, AN ADMINISTRATIVE SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, CONTAINING 3.2603 ACRES, MORE OR LESS.



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)

THE PROPOSED PROJECT WILL INCORPORATE UNDERGROUND DETENTION PIPES AND A HYDRODYNAMIC SEPARATOR FOR DETENTION AND WATER QUALITY.

INGRESS/EGRESS & CIRCULATION EASEMENT

A GENERAL VEHICULAR AND PEDESTRIAN CIRCULATION EASEMENT, GRANTING CIRCULATION RIGHTS THROUGHOUT AREAS PAVED FOR DRIVEWAYS, PARKING AND SIDEWALKS, AS CONSTRUCTED, IS RECORDED BY SEPARATE INSTRUMENT.



- LEGEND**
- PROPERTY LINE
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED RETAINING WALL

DEVELOPER
MILLENNIUM PLACE, LLC
13479 CHANDLER ROAD
OMAHA, NE 68136

ZONING
EXISTING II - LIGHT INDUSTRIAL

ENGINEER
TERRY MORRISON
EHRHART GRIFFIN & ASSOCIATES
3652 FARNAM STREET
OMAHA, NE 68131

UTILITIES
EXISTING UTILITIES SERVE THE SITE.

CENTECH BUSINESS PARK REPLAT TWO PRELIMINARY PLAT LA VISTA, OMAHA, NEBRASKA



3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

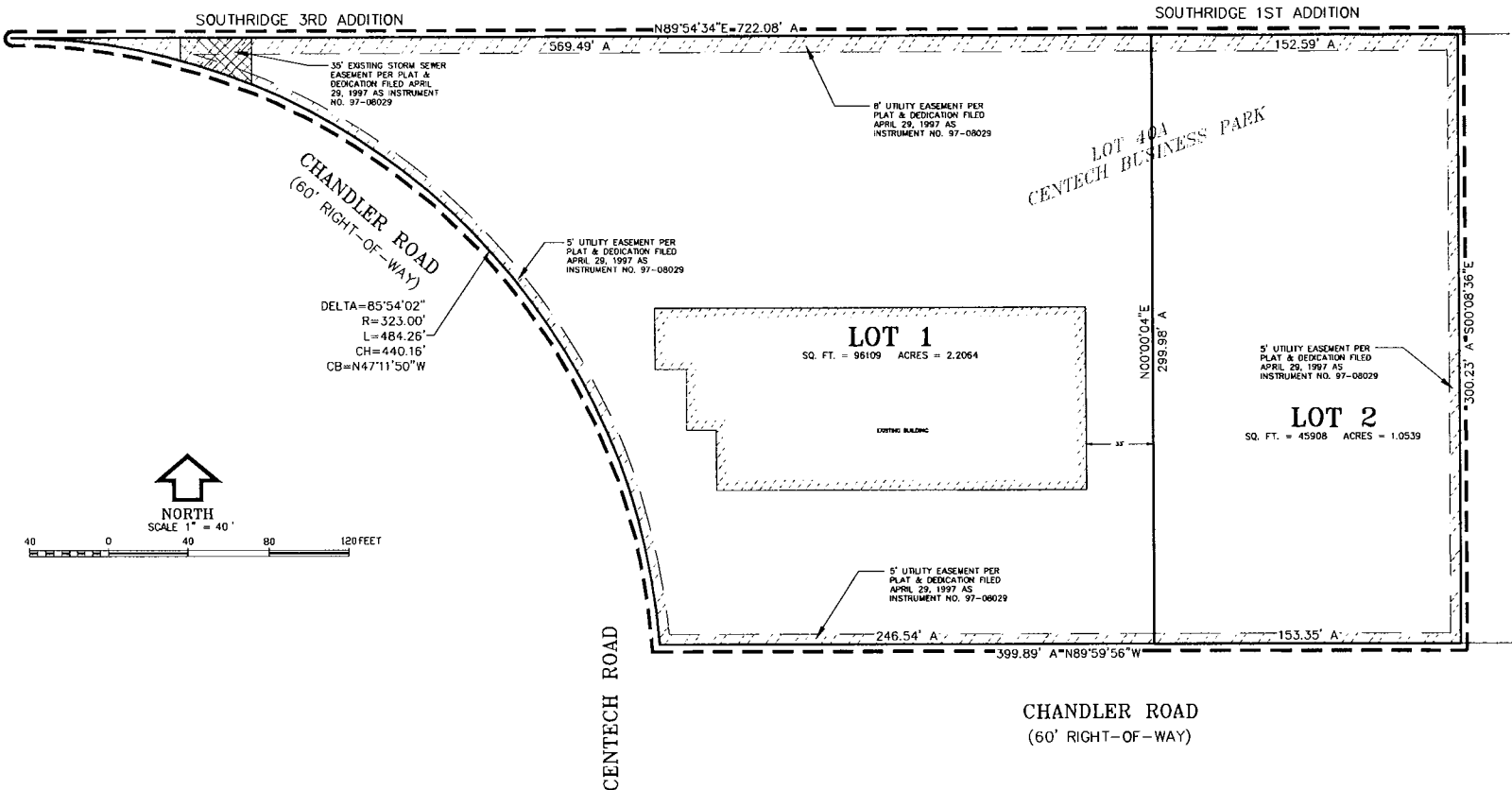
- ENGINEERING
- PLANNING
- LAND SURVEYING

REVISIONS			
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: MAW	CHECKED BY:
DRAWN BY: MAW	DATE: 7/28/2015
PROJECT NO. EGA151066	SHEET NO. 1 OF 1

FINAL PLAT
CENTECH BUSINESS PARK REPLAT TWO

CONTAINING LOTS 1 AND 2,
BEING A REPLAT OF LOT 40A CENTECH BUSINESS PARK,
AN ADMINISTRATIVE SUBDIVISION,
SARPY COUNTY, NEBRASKA



INGRESS/EGRESS & CIRCULATION EASEMENT
A GENERAL VEHICULAR AND PEDESTRIAN CIRCULATION EASEMENT, GRANTING CIRCULATION RIGHTS THROUGHOUT AREAS PAVED FOR DRIVEWAYS, PARKING AND SIDEWALKS, AS CONSTRUCTED, IS RECORDED BY SEPARATE INSTRUMENT.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO
WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE
THIS _____ DAY OF _____, 20 _____

SARPY COUNTY SURVEYOR/ENGINEER

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

DATE

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO (LOTS NUMBERED AS SHOWN)
WAS APPROVED BY THE CITY PLANNING COMMISSION OF LA VISTA, NEBRASKA
THIS _____ DAY OF _____, 20 _____

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO (LOTS NUMBERED AS SHOWN)
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LA VISTA,
NEBRASKA

THIS _____ DAY OF _____, 20 _____
IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST: CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE,

MILLENNIUM PLACE, LLC

THE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE
SUBDIVIDED INTO A LOT TO BE NUMBERED, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS

CENTECH BUSINESS PARK REPLAT TWO

(LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE
PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA
PUBLIC POWER DISTRICT, CENTURYLINK 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, 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.

BY _____

AS
FOR: MILLENNIUM PLACE, LLC

DATE _____

MORTGAGEE'S CONSENT TO SUBDIVISION AND DEDICATION

WE, FIRST NATIONAL BANK, THE UNDERSIGNED, AS MORTGAGEE UNDER A CERTAIN

MORTGAGE DATED _____

RECORDED IN BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SARPY COUNTY, NEBRASKA, COVERING THE PARCEL
AS DESCRIBED AND CONTAINED WITHIN THE SURVEYOR'S CERTIFICATE HEREON, DO HEREBY CONSENT TO THE PLATTING OF SAID LANDS AS SHOWN
HEREON, AS A SUBDIVISION TO BE KNOWN AS CENTECH BUSINESS PARK REPLAT TWO AND HEREBY JOIN IN THE DEDICATION OF SUCH LANDS AS
SUCH SUBDIVISION.

FOR: FIRST NATIONAL BANK

BY: _____
ROB GLORVICK

AS:
(TITLE)

DATE _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20 _____

BY: _____

AS: _____

FOR: MILLENNIUM PLACE, LLC

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20 _____

BY: ROB GLORVICK

AS: _____

FOR: FIRST NATIONAL BANK

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND
THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYS ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR
LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT
PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE
KNOWN AS

CENTECH BUSINESS PARK REPLAT TWO, CONTAINING LOTS 1 AND 2, BEING A REPLAT OF LOT 40A OF CENTECH BUSINESS PARK, AN
ADMINISTRATIVE SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, CONTAINING 3.2603 ACRES, MORE OR LESS.

LARRY A. VAN FLEET, NEBRASKA R.L.S. 505

DATE _____

PROJECT NO.
EGA151066

REVISIONS	NO.	DESCRIPTION	DATE	BY

EHRHART
GRIFFIN &
ASSOCIATES

3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

CENTECH BUSINESS PARK
REPLAT TWO
FINAL PLAT
LA VISTA, NEBRASKA

DATE: 6/9/15

DESIGNED BY:

DRAWN BY:
WAW

CHECKED BY:
LVF

CREW:



SHEET NO.

1 OF 1

**SUBDIVISION AGREEMENT
CENTECH BUSINESS PARK REPLAT TWO**

This Subdivision Agreement, made this ____ day of September, 2015 by and between MILLENNIUM PLACE, LLC a Nebraska limited liability company (hereinafter referred to as "SUBDIVIDER"), and SANITARY AND IMPROVEMENT DISTRICT NO. 172 OF SARPY COUNTY, NEBRASKA (hereinafter referred to as "SID 172"), and the CITY OF LA VISTA, NEBRASKA (hereinafter referred to as "CITY").

WHEREAS, the Subdivider is the owner of the land shown on the proposed replat attached hereto as Exhibit "A" (hereinafter referred to as "PROPERTY" or "Replatted Area"), which parcel of land is outside the corporate limits of the City, but within the City's zoning and platting jurisdiction. The replat as finally approved by the City Council shall be referred to herein as the "final plat" or "Final Plat; and

WHEREAS, the PROPERTY was originally platted as Lots 39 and 40, inclusive, Centech Business Park, a platted and recorded subdivision in Sarpy County, Nebraska under the conditions set forth in a previous Development Agreement adopted by the Sarpy County Board of Commissioners on June 20, 1995 ("Original Development Agreement"); and by administrative plat in or about 2003, Lots 39 and 40 were consolidated into a single Lot 40A; and

WHEREAS, a building and related improvements were constructed and made on western portions of Lot 40A; and

WHEREAS, the Subdivider proposes to construct on eastern portions of Lot 40A a new building, and to do so requested subdivision of Lot 40A into two lots as depicted in Centech Business Park Replat Two attached as Exhibit "A" ("Replat"). The existing building will be located on Lot 1, and the new building constructed on Lot 2, of the Replat ; and

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers to be constructed within the PROPERTY to the sewer system of SID 172; and

WHEREAS, the Subdivider, SID 172 and City desire to agree on various matters as set forth in this Agreement; and

WHEREAS, all provisions of the Original Development Agreement pertaining to the PROPERTY are valid and are hereby affirmed and shall remain in effect except as modified by this Subdivision Agreement.

NOW, THEREFORE, in consideration of the above the following is agreed among the parties hereto:

1. Right to connect to City sewer system. The PROPERTY is located within the Wastewater Service Area covered by an agreement between the City of Omaha and the City of La Vista. Said agreement requires the City of La Vista to approve all connections within said Wastewater Service Area that ultimately receive treatment of sewage by the City of Omaha. The City of La Vista hereby acknowledges that it has given the Subdivider the right to connect the sanitary sewer service of the PROPERTY to the City of La Vista sanitary sewer system, subject to obtaining proper permits and connection agreements in form and content satisfactory to the City Engineer, and paying the applicable fees at the rates in effect at the time of said connection, which rates are subject to increase. Notwithstanding any other provisions of this Agreement, all direct or indirect connections to the City of La Vista sanitary sewer system shall be subject to all requirements applicable to the sanitary sewer system from time to time, and City of La Vista retains the right to disconnect the sanitary sewer of any industry, or other sewer user within the area to be developed, which is connected or discharging into the sanitary sewer system in violation of any applicable ordinances, statutes, rules, or regulations.
2. Sewer Connection/Drainage Fee. The Subdivider represents and warrants to City that Subdivider has previously made payment of the sewer connection fee for Lots 39 and 40, inclusive (subject to verification by the City and payment by Subdivider of any unpaid amounts) of Centech Business Park in the amount of (to be determined) to the City. The property on which payment has previously been made is illustrated on Exhibit "B" attached hereto and incorporated by reference.
3. Watershed Management Fee. The Subdivider shall make payment to the City of La Vista for Watershed Management Fees with respect to development of Lot 2 of the Replatted Area. The City will collect this fee and remit it to the Papillion Creek Watershed Partnership. This fee is computed as follows for the portion of Lot 2, Centech Business Park Replat Two, on which new development or significant redevelopment is to occur. Payment shall be made to the City prior to receiving a building permit to construct improvements on Lot 2 of the PROPERTY. Payment shall be based on the current rates in effect at the time that payment is made. The fee at the current rates in effect upon execution of this Subdivision Agreement is computed as follows:

Lot 2, Centech Business Park Replat Two
1.054 Acres @ \$4,497.00 per acre, industrial zoning \$4,739.84

The fee stated in this section above is stated at the rates currently in effect and is subject to increase. The rates in effect at the time of issuance of the building permit, if greater than the above stated rates, will be the rates to be paid. Payment must be made to City's Permits & Inspections Division before a building permit will be issued and before the commencement of construction of any improvements related to such building.

4. Public Access Roads or Driveways. Direct vehicular access to abutting streets shall be limited as indicated on the Replat, as finally approved by the City in the final plat. The City shall have access to and over such roadways and driveways for any purpose it deems appropriate in the exercise of its general governmental powers, including but not limited to,

inspection, police, fire and rescue and other public safety purposes, and the exercise of all rights granted to City by this Subdivision Agreement or otherwise.

5. Easements. All easements required by the Subdivider, SID 172, City or any other party, for existing, proposed, or relocated public or private or shared improvements, including without limitation, sewers, utilities, roads or other infrastructure or improvements, shall be granted by the final plat or by other instruments, in form and content satisfactory to the City Engineer ("Easements"). Subdivider and all successors and assigns of Subdivider shall be jointly and severally responsible for maintenance, operation, replacement and repair of any Easements or improvements thereof or thereon. Release of the final plat for recording shall be conditioned on execution, delivery and recording of said Easements with the final plat. Copies of recorded Easements shall be provided to the City.
6. Infrastructure and Easements at Private Expense. The cost of all infrastructure, improvements and Easements within and serving the Replatted Area shall be constructed, maintained and provided at private expense and the sole cost and expense of Subdivider and any successor or assign of Subdivider, and no part thereof shall be the responsibility or expense of SID 172 or City.
7. Annexation. Subdivider and SID 172 each agrees not to directly or indirectly fund or pursue, or encourage any other person to fund or pursue, any lawsuit or other action contesting annexation of the Replatted Area, or any part thereof, by the City. Subdivider and SID 172 each agrees that the City shall not be obligated to annex the Replatted Area.
8. Binding effect. The Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns.
9. Right to Enforce. Provisions of this Agreement may be enforced at law or in equity by the owners of land within the Replatted Area and may be enforced by SID 172 or the City at law, in equity or such other remedy as SID 172 or City determines appropriate. All rights and remedies of a party, whether specified in this Agreement or otherwise provided, are cumulative.
10. Incorporation by Reference. Recitals at the beginning of this Agreement, and all exhibits, documents or instruments referenced in this Agreement, are incorporated into this Agreement by reference.
11. Nondiscrimination. Notwithstanding anything in this Agreement to the contrary, (i) each party agrees that neither it nor any subcontractor of the party shall discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to the employee's or applicant's hire, tenure, terms, conditions or privileges of employment, because of race, color, religion, age, sex, disability, or national origin; and (ii) the City is a recipient of federal funds, and as a result all required contractual provisions related to such federal funds shall be deemed incorporated into this Agreement by this reference and binding upon the parties.

12. Assignment. This Agreement may not be assigned by any party without the express written consent of all parties.
13. Entire Agreement. This Agreement represents the entire agreement and understanding, and supersedes all prior understandings and agreements, written or oral, of the parties with respect to the matters contained herein. The Agreement only may be amended by a written amendment executed by all parties.
14. Severability. If any part of this Agreement is held by a court of competent jurisdiction to be illegal or unenforceable, the illegality or unenforceability shall not affect the remainder of this Agreement, and this Agreement shall be construed as if such illegal or unenforceable provision had never been included herein.
15. Filing of Record. The Subdivider, at its expense promptly will record the final plat, Easements and this Agreement in the land records of the Office of the Register of Deeds of Sarpy County and shall cause a recorded copy thereof to be transmitted to the City Administrator.
16. Covenants Running with Land. This Agreement and the agreements and understandings contained or incorporated herein constitute perpetual covenants running with the land and shall be binding jointly and severally upon the Subdivider and all of Subdivider's successors, heirs, assigns, lenders, mortgagees or others gaining or claiming any interest or lien in, to or against Subdivider or any PROPERTY within the Replatted Area. This Agreement shall be subject to approval of the governing bodies of SID 172 and the City and cannot be changed without approval of both said governing bodies and a written amendment executed by proper officials of both SID 172 and the City. The covenants herein shall be cumulative to, and not in lieu of, prior covenants running with the land, except to the extent modified by this Agreement. City and SID 172 each shall have the right, but not the obligation, to enforce any and all covenants.

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

Notary Public

[illegible]

Notary Public

STATE OF NEBRASKA

)

) ss.

COUNTY OF _____

)

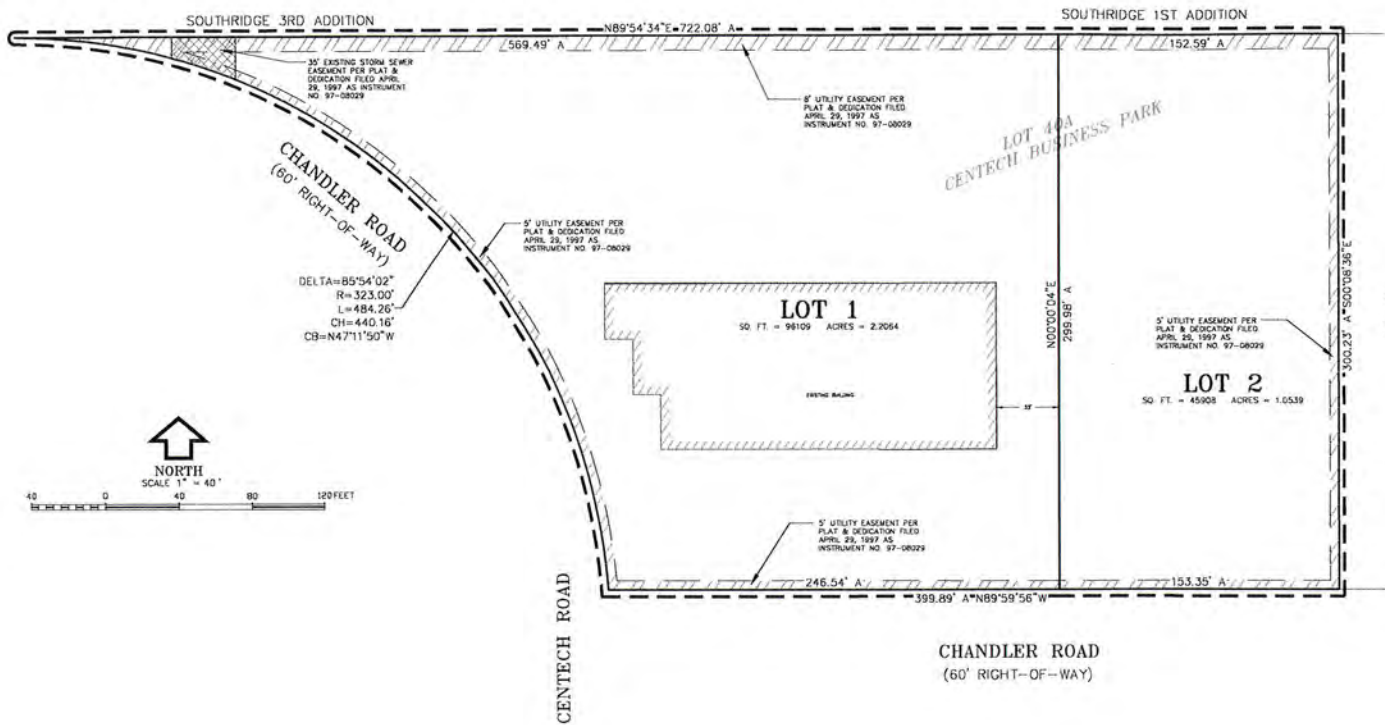
Notary Public

EXHIBIT "A"

EXHIBIT A

FINAL PLAT
CENTECH BUSINESS PARK REPLAT TWO

CONTAINING LOTS 1 AND 2,
BEING A REPLAT OF LOT 40A CENTECH BUSINESS PARK,
AN ADMINISTRATIVE SUBDIVISION,
SARPY COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE,
MILLENNIUM PLACE, LLC

THE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE
SUBDIVIDED INTO A LOT TO BE NUMBERED, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS
CENTECH BUSINESS PARK REPLAT TWO

(LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE
PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA
PUBLIC POWER DISTRICT, CENTURYLINK 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, 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.

BY: _____
AS: _____
FOR: MILLENNIUM PLACE, LLC
DATE: _____

MORTGAGEE'S CONSENT TO SUBDIVISION AND DEDICATION

WE, FIRST NATIONAL BANK, THE UNDERSIGNED, AS MORTGAGEE UNDER A CERTAIN
MORTGAGE DATED _____

RECORDED IN BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SARPY COUNTY, NEBRASKA, COVERING THE PARCEL
AS DESCRIBED AND CONTAINED WITHIN THE SURVEYOR'S CERTIFICATE HEREON, DO HEREBY CONSENT TO THE PLATTING OF SAID LANDS AS SHOWN
HEREON, AS A SUBDIVISION TO BE KNOWN AS CENTECH BUSINESS PARK REPLAT TWO AND HEREBY JOIN IN THE DEDICATION OF SUCH LANDS AS
SUCH SUBDIVISION.

FOR: FIRST NATIONAL BANK

BY: _____
AS: _____
DATE: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA))
COUNTY OF _____)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____
BY: _____
AS: _____
FOR: MILLENNIUM PLACE, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA))
COUNTY OF _____)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____
BY: _____
AS: _____
FOR: FIRST NATIONAL BANK

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND
THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYS ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR
LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT
PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE
KNOWN AS

CENTECH BUSINESS PARK REPLAT TWO, CONTAINING LOTS 1 AND 2, BEING A REPLAT OF LOT 40A OF CENTECH BUSINESS PARK, AN
ADMINISTRATIVE SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, CONTAINING 3.2603 ACRES, MORE OR LESS.

LARRY A. VAN FLEET, NEBRASKA R.L.S. 505

DATE: _____

PROJECT NO.
EGA151066

REVISIONS	NO.	DESCRIPTION	DATE	BY

EHRHART
GRIFFIN &
ASSOCIATES

3552 Fernon Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

CENTECH BUSINESS PARK
REPLAT TWO
FINAL PLAT
LA VISTA, NEBRASKA

DATE: 6/9/15
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY: LVF
CREW:



SHEET NO.
1 OF 1

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO
WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS _____ DAY OF _____, 20____

SARPY COUNTY SURVEYOR/ENGINEER

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

DATE

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO (LOTS NUMBERED AS SHOWN)
WAS APPROVED BY THE CITY PLANNING COMMISSION OF LA VISTA, NEBRASKA

THIS _____ DAY OF _____, 20____

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO (LOTS NUMBERED AS SHOWN)
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LA VISTA,
NEBRASKA

THIS _____ DAY OF _____, 20____
IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA

MAYOR

ATTEST: CITY CLERK

EXHIBIT "B"

EXHIBIT B

CENTECH BUSINESS PARK 97-08029

LOTS 35 THRU 51, INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 9 AND 10, CENTECH BUSINESS PARK, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 13; AND ALSO BEING A PLATTING OF ALL OF TAX LOT 5A18, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 13; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was approved by the County Board of Commissioners on this 22 day of

[Signature]
Chairman, Sarpy County Board of Commissioners



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive), being a replat of all of Lots 9 and 10, CentTech Business Park (Lots 1 thru 29, inclusive), a subdivision located in the SE 1/4 of Section 13; and also being a platting of all of Tax Lot 5A18, a tax lot located in said SE 1/4 of Section 13, all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9, CentTech Business Park (Lots 1 thru 29, inclusive), said point also being on the Northern right-of-way line of CentTech Road; thence N70°54'42"W (assumed bearing) along the South line of said Lots 9 and 10, CentTech Business Park (Lots 1 thru 29, inclusive), said line also being said Northern right-of-way line of CentTech Road, a distance of 305.00 feet to the Southwest corner of said Lot 10, CentTech Business Park (Lots 1 thru 29, inclusive); thence N18°05'18"E along the West line of said Lot 10, CentTech Business Park (Lots 1 thru 29, inclusive), a distance of 265.93 feet to the Northwest corner of said Lot 10, CentTech Business Park (Lots 1 thru 29, inclusive); thence along the Northern line of said CentTech Business Park (Lots 1 thru 29, inclusive), on the following described courses: thence N86°53'43"W, a distance of 296.55 feet; thence Northerly on a curve to the left with a radius of 889.22 feet, a distance of 43.46 feet, said curve having a long chord which bears N01°37'53"E, a distance of 43.45 feet; thence N00°10'30"W, a distance of 130.00 feet; thence S89°49'30"W, a distance of 350.00 feet; thence N00°10'30"W, a distance of 170.00 feet; thence S89°49'30"W, a distance of 316.77 feet to the Northwest corner of Lot 14, said CentTech Business Park (Lots 1 thru 29, inclusive), said point also being on the Eastern right-of-way line of said CentTech Road; thence along said Eastern right-of-way line of CentTech Road and also along the Northern right-of-way line of Chandler Road on the following described courses: thence N00°50'10"W, a distance of 320.75 feet; thence Northwesterly on a curve to the left with a radius of 323.00 feet, a distance of 503.64 feet, said curve having a long chord which bears N45°30'20"W, a distance of 454.15 feet to a point on the North line of said SE 1/4 of Section 13, said point also being on the South line of Lot 4, Southridge 3rd Addition, a subdivision located in the North 1/2 of said Section 13; thence N89°49'30"E along said North line of the SE 1/4 of Section 13, said line also being the South line of said Southridge 3rd Addition, said line also being the South line of Southridge 1st Addition and Southridge, subdivisions located in said North 1/2 of Section 13, a distance of 1522.18 feet to the Northeast corner of Lot 3, said CentTech Business Park (Lots 1 thru 29, inclusive); thence along said Northern line of CentTech Business Park (Lots 1 thru 29, inclusive) on the following described courses: thence S00°10'30"E, a distance of 360.00 feet; thence S89°49'30"W, a distance of 133.73 feet; thence S00°10'30"E, a distance of 648.46 feet to the Southwest corner of Lot 7, said CentTech Business Park (Lots 1 thru 29, inclusive); thence S86°33'43"E along the South line of said Lot 7, CentTech Business Park (Lots 1 thru 29, inclusive), a distance of 216.13 feet to the Northeast corner of said Lot 9, CentTech Business Park (Lots 1 thru 29, inclusive); thence S18°05'18"W along the East line of said Lot 9, CentTech Business Park (Lots 1 thru 29, inclusive), a distance of 351.37 feet to the point of beginning.

Said tract of land contains an area of 24,015 acres, more or less.

Robert Clark
Robert Clark, LS-419

County: aa
Verify: A
J.E.: W
Proof: W
Fee: 35.00
Ck:
Cash:
Charge:



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.

Robert Clark
Robert Clark, Treasurer



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was approved on this 22 day of

[Signature]
Sarpy County Building Inspector

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was approved by the County Planning Commission on this 22 day of

Donald E. [Signature]
Chairman, Sarpy County Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK (Lots 35 thru 51, inclusive) was reviewed by the Sarpy County Surveyor on this 22 day of April, 1997.

[Signature]
Sarpy County Surveyor



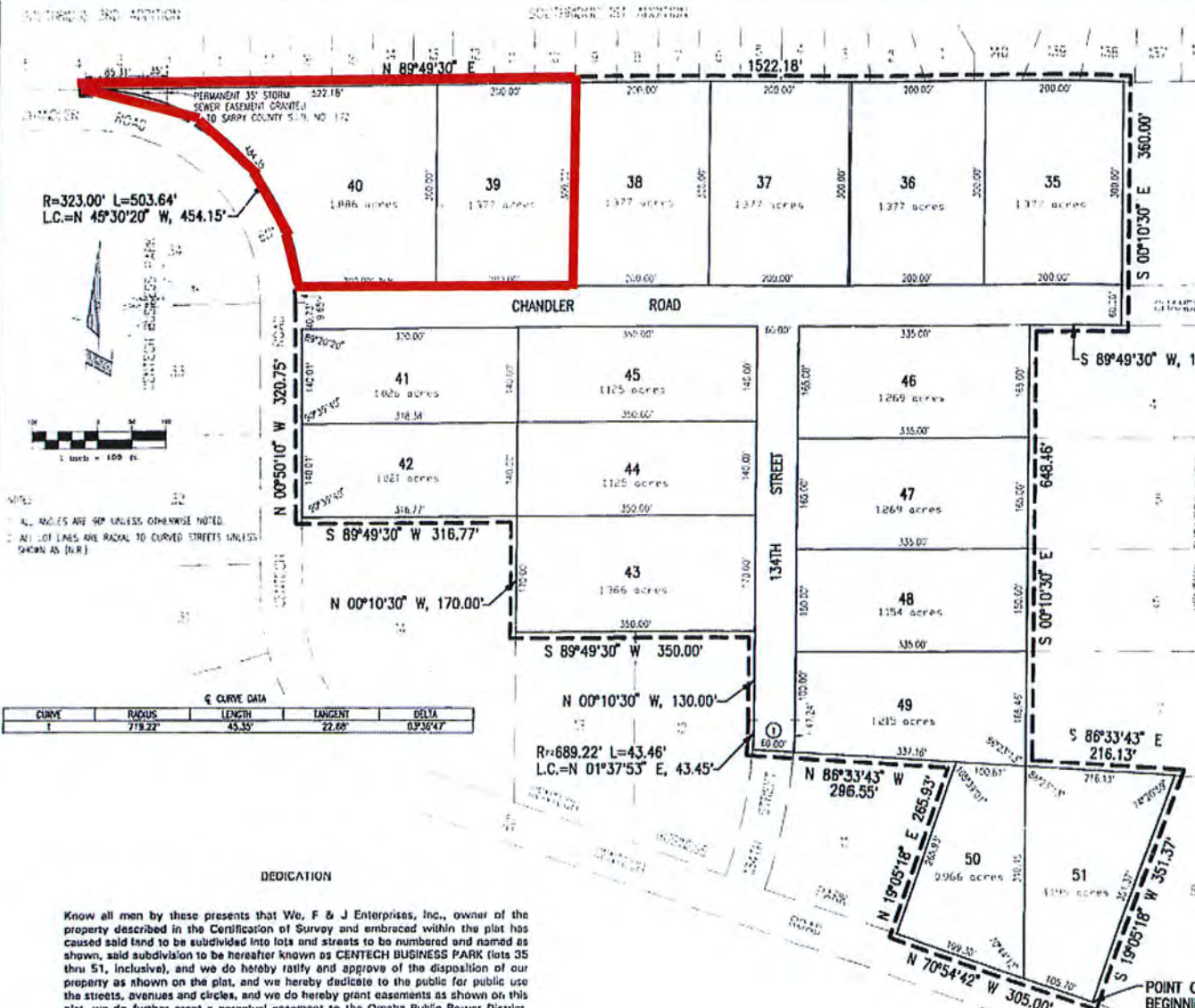
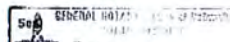
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 22 day of December, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of F & J Enterprises, Inc., personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as president of said corporation.

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

Susan Wassung
Notary Public



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

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	779.22'	45.35'	22.68'	0.33647

DEDICATION

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH BUSINESS PARK (lots 35 thru 51, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we 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 the [redacted] successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon poles, wires, cables, conduits and transmission of [redacted] for [redacted] and to [redacted] of signals and sound [redacted] including signals [redacted] by a cable television system, and [redacted] 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 [redacted] sixteen-foot (16') wide strip of land abutting the rear boundary lines of [redacted] exterior lots. The term exterior lots is hereby defined as those lots forming the outer perimeter of the above-described additional sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the subject land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, 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 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, I do set my hand this 22 day of December, 1997.

F & J ENTERPRISES, INC.
Frank R. Krejci
Frank R. Krejci, President



E&A CONSULTING GROUP
18001 1st STREET • DAWNA, NE 68137 • (402) 855-4700 • FAX (402) 855-3398

CENTECH BUSINESS PARK
LOTS 35 THRU 51, INCLUSIVE
SARPY COUNTY, NEBRASKA

FINAL PLAT

DATE	12-11-96
RECORDED	86029.7
INDEXED	1
FILED	1

008029