A TRACT OF LAND LOCATED IN A PART OF TAX LOT 1 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OND 3/4 INCOMER OF THE ORTHWEST QUARTER OF SECTION 2-T13N-R11E			POINT OF BEGINNING
CHON 2-11314 1(1)2	SCHRAM ROAD (100' ROW WIDTH)	N87°22'49"E 680.55'(M)	91.6729
	JENT DRAINAGE EASEMENT INST. #2016-03210 TAX LOT 1	ACCESS EASI	25.00'- 158.500'- (M) 159.500'- 159.500'
	WESTHALF OLIARTER WESTHWEST CHON 2. WORTOF, 13N, R11E PERMANENT SANITARY EASEMENT INST. #20	DEDICATED RIGHT-OF-W	75.00' R=525.00'(M) L=79.23'(M) T=39.69' CB=S18°21'55"W CH=79.16'
● SE (M) ME SE BO EX	UND 1/2" REBAR (UNLESS OTHERWISE NOTED) T 5/8" REBAR W/CAP L.S. 607 ASURED DISTACE CTION LINE UNDARY LINE ISTING PROPERTY LINE ISTING EASEMENT LINE	TAX LOT 1 PERM. SSWR I 2017-21509, SARP	
REVIEW BY SARPY CO	DUNTY PUBLIC WORKS DE PARK SOUTH, LOT 1, WAS REVIEWED BY THE OFFICE THIS DAY OF	THE PLAT OF R & R COMMERCE PAPILLION CITY ENGINEER,	F PAPILLION ENGINEER E PARK SOUTH, LOT 1, WAS APPROVED BY THE
COUNTY SURVEYOR/ENGINEE	R	ON THIS DAY OF JEFFREY L. THOMPSON, PE, CF	PESC, CFM
I HEREBY CERTIFY THAT THE F REGULAR OR SPECIAL TAXES	ASURER'S CERTIFICATE RECORDS OF MY OFFICE SHOW NO DUE OR DELINQUENT AGAINST THE LAND R'S CERTIFICATE AS APPEARS ON THIS	THE PLAT OF R & R COMMERCE CITY PLANNING COMMISSION,	F PAPILLION PLANNING COMMISSION E PARK SOUTH, LOT 1, WAS APPROVED BY THE PAPILLIO
ON THIS DAY OF	, 2021.	ON THIS DAY OF	, 2021.
SARPY COUNTY TREASURER		REBECCA HOCH, PLANNING CO	DMMISSION CHAIRMAN
NON-RADIAL (NR). 2. ALL INTERNAL ANGLES	ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NO S ARE 90° UNLESS OTHERWISE NOTED. DJACENT TO CURVES ARE MEASURED TO THE CHORD	THE PLAT OF R & R COMMERCE BY THE PAPILLION CITY COUNC O OF SAID	E PARK SOUTH, LOT 1, WAS APPROVED AND ACCEPTED
4. EXISTING EASEMENTS	ARE SHOWN FOR REFERENCE ONLY. HALL BE PERMITTED ONTO SCHRAM ROAD FROM LOT	1. NICOLE BROWN, CITY CLERK	DAVID P. BLACK, MAYOR

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PART OF TAX LOT 1, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST CORNER OF SAID TAX LOT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF OXBOW WAY REPLAT 1, A PLATTED AND RECORDED SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 2; THENCE ON THE EAST LINE OF SAID TAX LOT 1 ON AN ASSUMED BEARING OF \$03°42'40"E, 365.55 FEET TO A POINT OF CURVATURE; THENCE ON A 525.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 79.23 FEET LONG CHORD BEARS \$18°21'55"W, 79.16 FEET); THENCE \$22°46'25"W, 40.42 FEET; THENCE \$N64°32'36"W, 424.41 FEET; THENCE \$N56°47'48"W, 130.38 FEET; THENCE \$N41°35'14"W, 257.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD \$N87°22'37"E, 680.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 200,277.03 SQUARE FEET OF 4.598 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, AURORA BUSINESS PARK II LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS R & R COMMERCE PARK SOUTH, LOT 1, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE 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 (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 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, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC, 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 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 HEREOF, WE DO SET OUR HAN	IDS

AURORA BUSINESS PARK II LLC

MIKE HOMA	
CHIEF OF OPERATION	ONS
ACKNOWLEDG	GEMENT OF NOTARY
	GEMENT OF NOTARY
ACKNOWLEDG	GEMENT OF NOTARY

ON THIS ______ DAY OF _______, 2021, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIKE HOMA, CHIEF OF OPERATIONS FOR AURORA BUSINESS PARK II, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

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 R & R COMMERCE PARK SOUTH, LOT 1, BEING A PLATTING OF A PART OF TAX LOT 1 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

TERRY L. ROTHANZL NEBRASKA L.S. 607

NOTARY PUBLIC

9-02-2021 DATE

09.02.2021

SHEET 1 of 1