



DEED 2005105617



AUG 26 2005 10:38 P 7

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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/26/2005 10:38:51.48



2005105617

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

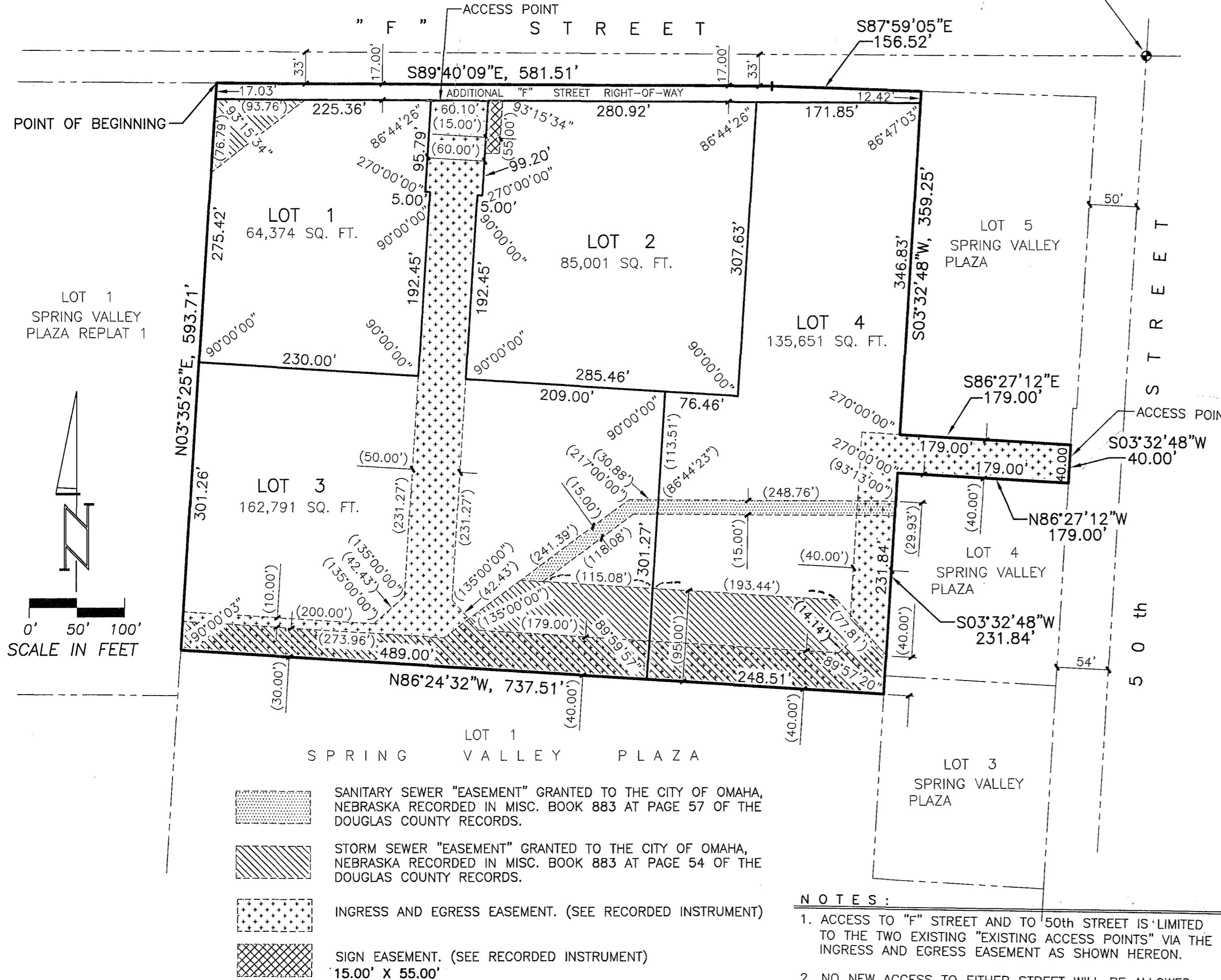
Deed. 47-36764 - new.
 FEE 37.⁵⁰ FB 47-36763 - old.
 BKP _____ C/O _____ COMP 802
 DEL _____ SCAN _____ FV _____

T. THOMPSON DREESSEN & DORNER
 10836 OLD MILL ROAD
 OMAHA 68154 330-8860

SPRING VALLEY PLAZA REPLAT 2

LOTS 1 TO 4, INCLUSIVE
BEING A REPLAT OF LOT 2, SPRING VALLEY PLAZA REPLAT 1,
A SUBDIVISION IN THE NW 1/4 OF THE NE 1/4 OF SECTION
6, T14N, R13E, DOUGLAS COUNTY, NEBRASKA.

NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 6, T14N, R13E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTES:**
- DIMENSIONS AND ANGLES IN PARENTHESES PERTAIN TO EASEMENTS.
 - THE SURVEYED PROPERTY LIES WITHIN WHAT IS REFERRED TO AS THE "SHOPPING CENTER" IN A "MEMORANDUM OF LEASE" RECORDED IN MISC. BOOK 886 AT PAGE 528 OF THE DOUGLAS COUNTY RECORDS.
 - THE SURVEYED PROPERTY LIES WITHIN WHAT IS REFERRED TO AS THE "SHOPPING CENTER" IN A "MEMORANDUM OF LEASE" RECORDED IN MISC. BOOK 888 AT PAGE 208 OF THE DOUGLAS COUNTY RECORDS.
 - THE SURVEYED PROPERTY LIES WITHIN WHAT IS REFERRED TO AS THE "SHOPPING CENTER" IN A "DECLARATION" RECORDED IN MISC. BOOK 967 AT PAGE 23 OF THE DOUGLAS COUNTY RECORDS.
 - THE SURVEYED PROPERTY LIES WITHIN THE AREA BOUND BY THE "RESTRICTIVE COVENANTS" RECORDED IN MISC. BOOK 1103 AT PAGE 158 OF THE DOUGLAS COUNTY RECORDS.

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SPRING VALLEY PLAZA REPLAT 2 WAS APPROVED BY THE CITY OF OMAHA PLANNING BOARD THIS 1st DAY OF June, 2005.

Monica S. Kempal
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF SPRING VALLEY PLAZA REPLAT 2 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 9th DAY OF June, 2005.

Mike Jaley MAYOR
Chris Chinn PRESIDENT
Christina A. Spina DEPUTY CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF SPRING VALLEY PLAZA REPLAT 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

5/6/05
DATE:

[Signature]
DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRING VALLEY PLAZA REPLAT 2, LOTS 1 TO 4, INCLUSIVE, BEING A REPLAT OF LOT 2, SPRING VALLEY PLAZA REPLAT 1, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 2;

- THENCE S89°40'09"E (ASSUMED BEARING) 581.51 FEET ON THE NORTH LINE OF SAID LOT 2;
- THENCE S87°59'05"E 156.52 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NE CORNER THEREOF;
- THENCE S03°32'48"W 359.25 FEET ON THE EAST LINE OF SAID LOT 2;
- THENCE S86°27'12"E 179.00 FEET ON THE EAST LINE OF SAID LOT 2;
- THENCE S03°32'48"W 40.00 FEET ON THE EAST LINE OF SAID LOT 2;
- THENCE N86°27'12"W 179.00 FEET ON THE EAST LINE OF SAID LOT 2;
- THENCE S03°32'48"W 231.84 FEET ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF;
- THENCE N86°24'32"W 737.51 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;
- THENCE N03°35'25"E 593.71 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.



JAMES D. WARNER, NEBRASKA RLS 308

MAY 1, 2005
DATE:

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT WE, FIFTY JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, 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 A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRING VALLEY PLAZA REPLAT 2, 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 STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 ERRECT, 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 AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS; 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.

FIFTY JOINT VENTURE,
A NEBRASKA GENERAL PARTNERSHIP
BY

VENTURE-50, INC., AND LERNER FIFTY
A NEBRASKA CORPORATION A NEBRASKA GENERAL PARTNERSHIP
BY: *[Signature]* JEFFREY M. KEATING, VICE PRESIDENT BY: *[Signature]* SALVADORE CARTA, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) (ss
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF MAY, 2005 BY JEFFREY M. KEATING, VICE PRESIDENT OF VENTURE-50, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION, PARTNER OF FIFTY JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF PARTNERSHIP.

James Warner
GENERAL NOTARY - State of Nebraska
JAMES WARNER
My Comm. Exp. Feb. 1, 2006
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

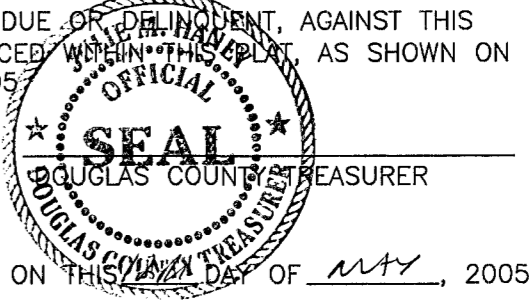
STATE OF NEBRASKA) (ss
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF MAY, 2005 BY SALVADORE CARTA, PARTNER OF LERNER FIFTY, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, PARTNER OF FIFTY JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP

Barbara Widman
GENERAL NOTARY - State of Nebraska
BARBARA WIDMAN
My Comm. Exp. Dec. 13, 2007
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THIS PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 17 DAY OF August 2005.



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF SPRING VALLEY PLAZA REPLAT 2 ON THIS 17th DAY OF May, 2005.

Charles Kujala
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

8/24/05
DATE: *Charles Kujala*
CITY ENGINEER

SCALE: 1" = 100'	DATE: MAY 1, 2005	DRAWN BY: RJR	CHECKED BY: JDW	REVISION:
SPRING VALLEY PLAZA REPLAT 2				
FINAL PLAT				
<p>THOMPSON, DRESSEN & 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</p>				
825-141				
A825141A.DWG				