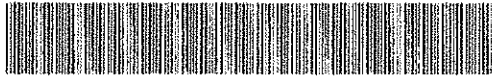


MISC 2006116785



OCT 11 2006 08:41 P 3

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/11/2006 08:41:26 91



2006116785

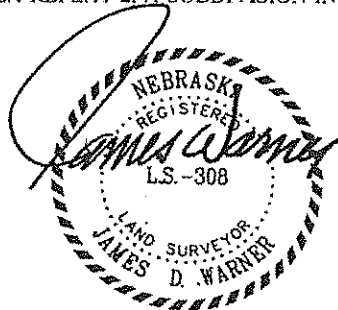
CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION

SPRING VALLEY PLAZA REPLAT 3

LOTS 1 AND 2

BEING A REPLAT OF LOTS 2 AND 4 OF SPRING VALLEY PLAZA REPLAT 2, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE SURVEYED  
THE PROPERTY DESCRIBED HEREON AND  
THAT PERMANENT MARKERS HAVE BEEN  
FOUND OR SET AT ALL CORNERS OF THE  
LOTS BEING PLATTED.



JULY 20, 2006

DATE:

JAMES D. WARNER  
NEBRASKA R.L.S. 308

**OWNER'S CERTIFICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, FIFTY JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, BEING THE OWNERS, OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

FIFTY JOINT VENTURE,  
A NEBRASKA GENERAL PARTNERSHIP  
BY

VENTURE-50, INC.,  
A NEBRASKA CORPORATION

AND

LERNER FIFTY  
A NEBRASKA GENERAL PARTNERSHIP

BY: [Signature]  
JEFFREY M. KEATING, VICE PRESIDENT

BY: [Signature]  
SALVADORE CARTA, PARTNER

*F misc 3/4*  
SEE 17<sup>ND</sup> FB 47-316264 old  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP *BW*  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

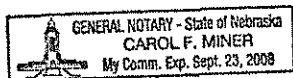
SHEET 1 OF 3

#411  
94835

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>TH</sup> DAY OF JULY, 2006 BY JEFFREY M. KEATING, VICE PRESIDENT OF VENTURE-50, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION, *a general partner of Fifty Joint Venture, a Nebraska general partnership*

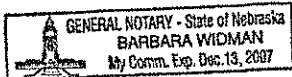


*Carol F. Miner*  
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>TH</sup> DAY OF JULY, 2006 BY SALVADORE CARTA, PARTNER OF LERNER FIFTY, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP, *a general partner of Fifty Joint Venture, a Nebraska general partnership*



*Barbara Widman*  
NOTARY PUBLIC

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 1 DAY OF AUG, 2006.

8/1/06  
DATE:



*Julie M. Haney*  
COUNTY TREASURER

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

8/9/06  
DATE:

*Chad Weave*  
PLANNING DIRECTOR

67

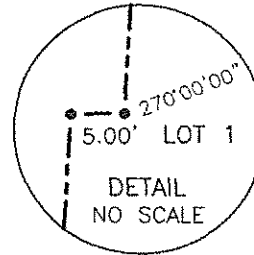
**LEGEND**

- CORNERS FOUND 5/8" REBAR)
- CORNERS SET (5/8" REBAR W/CAP 308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE

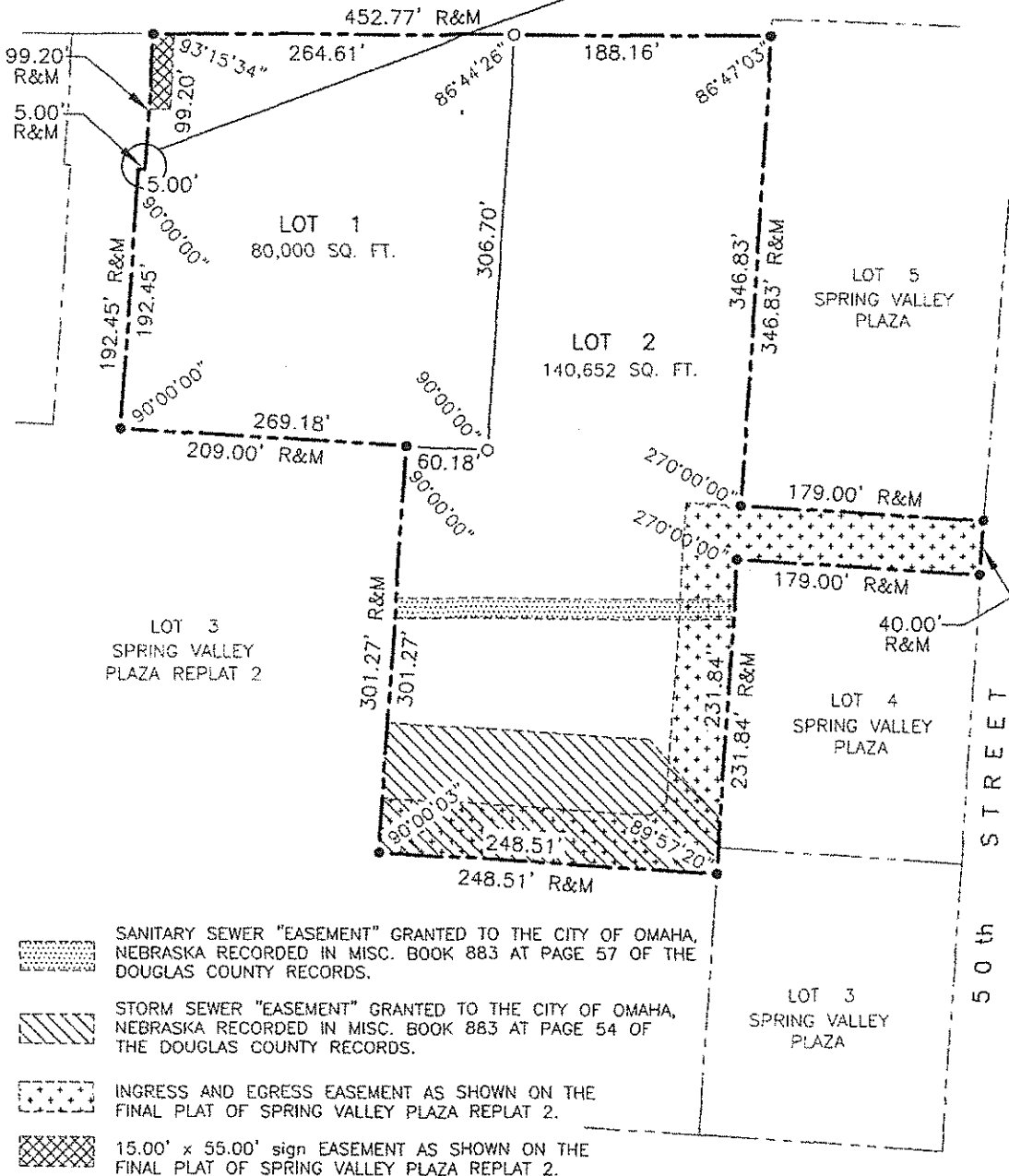
ADDRESS, LOT 1, 5051 " F " STREET

ADDRESS, LOT 2, 5025 " F " STREET

" F " STREET



SCALE:  
1" = 100'



SANITARY SEWER "EASEMENT" GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOK 883 AT PAGE 57 OF THE DOUGLAS COUNTY RECORDS.



STORM SEWER "EASEMENT" GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOK 883 AT PAGE 54 OF THE DOUGLAS COUNTY RECORDS.



INGRESS AND EGRESS EASEMENT AS SHOWN ON THE FINAL PLAT OF SPRING VALLEY PLAZA REPLAT 2.



15.00' x 55.00' sign EASEMENT AS SHOWN ON THE FINAL PLAT OF SPRING VALLEY PLAZA REPLAT 2.

**SHEET 3 of 3**

PDM, INC.

TD2 JOB NO. 825-142-1(ADM)

DATE: JULY 20, 2006

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

94835