

C-25A
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Jack King
3605 S. 75 St.
68124

CITY OF OMAHA
LEGISLATIVE CHAMBER

Omaha, Nebr..... February 23, 1993

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Jack L. King, President of Jack King's Auto Company, and C.F. Hansen, President of Nu-Trend Mobile Homes, Inc., proposes to build a Subdivision, King's "L" Street Addition, which will be located southwest of 62nd and "L" Streets; and,

WHEREAS, the subdivider wishes to connect to Omaha's sewer system, the system of sanitary sewers to be constructed by the subdivider within the area to be developed; and,

WHEREAS, the parties wish to agree upon the manner in which public improvements will be built by the City and/or subdivider and to clarify the responsibilities of the parties in building and maintaining the improvements in the subdivision; and,

WHEREAS, a Subdivision Agreement has been prepared setting forth all the provisions mentioned above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Subdivision Agreement between the City of Omaha and Jack L. King, President of Jack King Auto Company, and C.F. Hansen, President of Nu-Trend Mobile Homes, Inc., as recommended by the Mayor, providing for the future public improvement of 62nd Street and sewer connections to the Omaha sewer system, is hereby approved.

RECEIVED
APR 6 9 44 AM '93
GEORGE J. BUGLE
REGISTER OF DEEDS
SARASOTA COUNTY, FL

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY
75694
MISC PG 1065
225-22710
26.50 OF MISC LEGL PG 160 PV
47-205265
JP

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

By *[Signature]*
Councilmember

[Signature]
DEPUTY CITY CLERK

Adopted MAR 16 1993 6-0

[Signature]
Deputy City Clerk

Approved *[Signature]* 3/18/93
ACTING Mayor

(L)

SUBDIVISION AGREEMENT

This Subdivision Agreement, made this 18th day of March, 19 93
 by and between Jack L. King, President of Jack King Auto Company, A Nebraska Corporation
and C.F. Hansen, President of Nu-Trend/Mobile Homes, Inc.,
 a Nebraska Corporation (hereinafter referred to as "SUBDIVIDER"), and the CITY OF
 OMAHA (hereinafter referred to as "CITY").

WHEREAS, the Subdivider is the owner of the land shown on the proposed plat attached hereto as Exhibit "A" (hereinafter referred to as "PROPERTY"); and

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers to be constructed within the property to the sewer system of the City of Omaha; and,

WHEREAS, the Subdivider and City desire to agree on the method for the installation and allocation of expenses for public improvements to be constructed in the property.

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

1. Public Improvements. Public improvements, except sidewalks, exist to service the north 250 L.F. of this subdivision. The subdivider agrees to paying fair assessments for future City improvement projects to improve 62nd Street abutting the south 300 L.F. of the subdivision.
2. Water, gas, and electrical power. All exist on or adjacent to the subdivision.
3. Installation of improvements. The Subdivider agrees to install sidewalks with future building permits or agrees to participate in the assessment district if the City installs sidewalks prior to the building permit.
4. Payment for improvements. The Subdivider shall pay the cost of improvements, either directly or via assessment districts.
5. Right to Protest. The subdivider waives the right to protest any future street paving and/or sanitary sewer district for improvements to 62nd Street adjacent to this subdivision.
6. Right to connect to City sewer system. The City hereby acknowledges that it has given the subdivider the right to connect the sanitary sewer system of the property to the City sanitary sewer system, subject to obtaining proper permits and paying the regular and front footage fees if applicable.
7. Binding effect. This Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns and shall run with the land shown on Exhibit "A".

(L)

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ATTEST:

CITY OF OMAHA

[Signature]
CITY CLERK OF THE CITY OF OMAHA

[Signature] 3/18/93
MAYOR
ACTING

APPROVED AS TO FORM:

SUBDIVIDER:

[Signature]
CITY ATTORNEY

[Signature]
Jack L. King, Jack King Auto Company
President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

SS

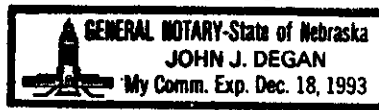
COUNTY OF DOUGLAS

On this 28th day of January,
1993,

before me the undersigned, a Notary Public, duly commissioned in and for said County, personally came Jack L. King, President of Jack King Auto Company, personally known to me to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.

My Commission Expires: 12/18/93

[Signature]
Notary Public



(L)

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SUBDIVIDER:

C.F. Hansen
 C.F. Hansen, President
 NU-TREND Mobile Homes, Inc.

STATE OF NEBRASKA

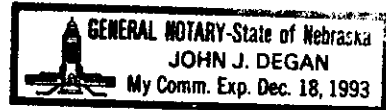
SS

COUNTY OF DOUGLAS

On this 21st day of September,
 1993,
 before me the undersigned, a Notary
 Public, duly commissioned in and for
 said County, personally came C. F.
 Hansen, President of NU-Trend Mobile
 Homes, Inc., personally
 known to me to be the identical person
 whose name is affixed to the dedication
 on this plat, and he did
 acknowledge the execution thereof
 to be his voluntary act and deed.

My Commission Expires: 12-18-93

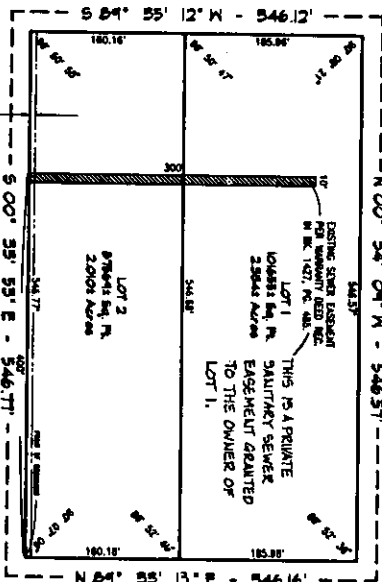
John J. DeGAN
 Notary Public



(L)

FINAL PLAT KINGS 'L' STREET ADDITION LOTS 1 & 2

BEING A PLATING OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, 114N, R12E OF THE 6TH PM, DOUGLAS COUNTY, NEBR.



PERMANENT 5' EASEMENT GRANTED TO THE CITY OF OMAHA TO ALLOW FOR IMPROVEMENTS TO 6TH STREET RIGHT OF WAY. THE CITY OF OMAHA MAY ALSO USE THIS 5' EASEMENT FOR SIDEWALKS OR SLOW REMOVAL OR ANY OTHER PURPOSE CONSISTANT WITH PUBLIC STREET RIGHT OF WAY.

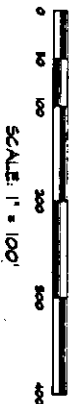
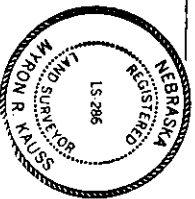
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS IN KINGS 'L' STREET ADDITION, BEING A PLATING OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, 114N, R12E OF THE 6TH PM, AS SHOWN AND CONFORMED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

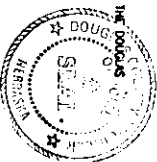
BEING AT A POINT 26 FEET SOUTH AND 25 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE S 89° 59' 55" E 500.59' TO THE WEST LINE OF SAID STREET 1, THENCE S 89° 59' 55" E 546.16' TO THE EAST LINE OF SAID STREET 1, THENCE N 89° 59' 55" E 546.57' TO A POINT ON THE SOUTH LINE OF 7TH STREET, THENCE N 89° 59' 55" E ALONG SAID SOUTH LINE, A DISTANCE OF 241.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES MORE OR LESS.

WITNESSED MY HAND AND SEAL OF OFFICE AT OMAHA, NEBRASKA, THIS 11th DAY OF FEBRUARY, 1922.

Wm. J. Knauss
WITNESSED BY ME, CLERK OF SAID COUNTY, AT OMAHA, NEBRASKA, THIS 11th DAY OF FEBRUARY, 1922.



RECORDED IN THE DOUGLAS COUNTY ENGINEERS COUNTY ENGINEERS OFFICE THIS 10th DAY OF FEBRUARY, 1922.



APPROVAL OF THE CITY PLANNING BOARD
THIS PLAT OF KINGS 'L' STREET ADDITION, LOTS 1 AND 2, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 11th DAY OF FEBRUARY, 1922.

APPROVAL OF THE OMAHA CITY COUNCIL
THIS PLAT OF KINGS 'L' STREET ADDITION, LOTS 1 AND 2, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 11th DAY OF FEBRUARY, 1922.

CITY CLERK _____
PRESIDENT _____
CITY CLERK _____

DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, JACK L. KING, PRESIDENT OF JACK KING AUTO COMPANY AND C. F. HANSEN, PRESIDENT OF N.L. THROLOP MOBILE HOMES, INC., OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND LOTS 1 AND 2 OF THE PLAT OF KINGS 'L' STREET ADDITION, BEING A PLATING OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, 114N, R12E OF THE 6TH PM, AS SHOWN AND CONFORMED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT A POINT 26 FEET SOUTH AND 25 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE S 89° 59' 55" E 500.59' TO THE WEST LINE OF SAID STREET 1, THENCE S 89° 59' 55" E 546.16' TO THE EAST LINE OF SAID STREET 1, THENCE N 89° 59' 55" E 546.57' TO A POINT ON THE SOUTH LINE OF 7TH STREET, THENCE N 89° 59' 55" E ALONG SAID SOUTH LINE, A DISTANCE OF 241.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES MORE OR LESS.

WITNESSED BY ME, CLERK OF SAID COUNTY, AT OMAHA, NEBRASKA, THIS 11th DAY OF FEBRUARY, 1922.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 11th DAY OF FEBRUARY, 1922, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, ONE OF THE PUBLIC OFFICERS OF SAID COUNTY, PERSONALLY ONE JACK L. KING, PRESIDENT OF JACK KING AUTO COMPANY, AND C. F. HANSEN, PRESIDENT OF N.L. THROLOP MOBILE HOMES, INC., PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE AFFIXED TO THE DECLARATION ON THIS PLAT, AND HE DO KNOWLEDGE AND CONSENT THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

John L. DeGan
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 11th DAY OF FEBRUARY, 1922, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, ONE OF THE PUBLIC OFFICERS OF SAID COUNTY, PERSONALLY ONE JACK L. KING, PRESIDENT OF JACK KING AUTO COMPANY, AND C. F. HANSEN, PRESIDENT OF N.L. THROLOP MOBILE HOMES, INC., PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE AFFIXED TO THE DECLARATION ON THIS PLAT, AND HE DO KNOWLEDGE AND CONSENT THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

John L. DeGan
NOTARY PUBLIC

APPROVAL OF THE CITY ENGINEERS
THIS IS TO CERTIFY THAT I FIND NO REASON FOR SUSPECTING THAT THE DECLARATION AGAINT THE PROPONENT DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS NOT DULY AND TRULY MADE AS SHOWN BY THE RECORDS OF THIS OFFICE.

APPROVAL OF THE CITY ENGINEERS
THIS PLAT OF KINGS 'L' STREET ADDITION, LOTS 1 AND 2, WAS APPROVED BY THE CITY ENGINEERS OF OMAHA THIS 11th DAY OF FEBRUARY, 1922.

Wm. J. Knauss
CITY ENGINEER

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

EX. "A"