



DEED 2017051918



JUL 05 2017 11:54 P 8

deed 8/4
922-101-00000-20
31-15-13
1-30-19-18

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/5/2017 11:54:54 AM
2017051918

OMAHA BEDDING

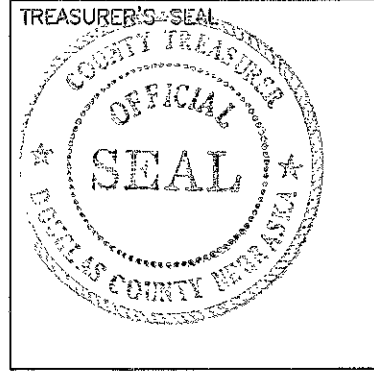
LOTS 1 AND 2

BEING A PLATTING OF PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, T15N, R13E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH LOT 2, SPRING VALLEY INDUSTRIAL PARK REPLAT TEN, IN SAID DOUGLAS COUNTY, NEBRASKA.

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 17 DAY OF May, 2017.

Susan Berachiel
DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF OMAHA BEDDING ON THIS 23 DAY OF May, 2016.

Modi Pappas
CITY ENGINEER

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

7/3/17
DATE

Modi Pappas
CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF OMAHA BEDDING WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 5th DAY OF April, 2017.

Beth
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF OMAHA BEDDING WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 20th DAY OF June, 2017.

Sam Stothard
MAYOR

Ben Bray
PRESIDENT

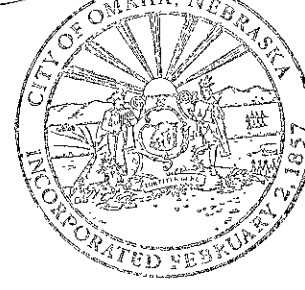
City Clerk

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF OMAHA BEDDING WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

05/16/17
DATE

James Warner
DOUGLAS COUNTY ENGINEER



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT V. V. & B. III, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND OMAHA BEDDING COMPANY, 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OMAHA BEDDING, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, 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 THE "UTILITY EASEMENT" AS SHOWN HEREON.

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.

V. V. & B. III, LLC
A NEBRASKA LIMITED LIABILITY COMPANY
BY: Norman Veitzer, Managing Member

OMAHA BEDDING COMPANY
BY: Scott Veitzer, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2017 BY NORMAN VEITZER, MANAGING MEMBER OF V. V. & B. III, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2018

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2017 BY SCOTT VEITZER, MANAGING MEMBER OF OMAHA BEDDING COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2018

NOTARY PUBLIC

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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS OMAHA BEDDING, LOTS 1 AND 2, BEING A PLATTING OF PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, T15N, R13E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH LOT 2, SPRING VALLEY INDUSTRIAL PARK REPLAT TEN, A SUBDIVISION IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF LOT 10, SPRING VALLEY INDUSTRIAL PARK, A SUBDIVISION IN SAID DOUGLAS COUNTY:

THENCE N89°40'38"W (ASSUMED BEARING) 599.51 FEET ON THE NORTH LINES OF LOTS 10 AND 11, SPRING VALLEY INDUSTRIAL PARK, TO THE NE CORNER OF SAID LOT 2;

THENCE S00°19'46"W 259.89 FEET ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF;

THENCE N89°40'14"W 100.00 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;

THENCE N00°19'46"E 259.88 FEET ON THE WEST LINE OF SAID LOT 2 TO THE NW CORNER THEREOF;

THENCE N89°40'38"W 774.22 FEET ON THE NORTH LINES OF LOT 1, SPRING VALLEY INDUSTRIAL PARK REPLAT 10, LOTS 13 AND 14, SPRING VALLEY INDUSTRIAL PARK AND LOT 1, SPRING VALLEY INDUSTRIAL PARK REPLAT 3 TO ANGLE POINT ON THE NORTH LINE OF SAID LOT 1, SPRING VALLEY INDUSTRIAL PARK REPLAT 3;

THENCE N00°07'34"E 12.54 FEET ON THE NORTH LINE OF SAID LOT 1;

THENCE N89°40'38"W 721.00 FEET ON THE NORTH LINE OF SAID LOT 1, LOTS 1 AND 2, SPRING VALLEY INDUSTRIAL PARK REPLAT 5 AND LOT 17, SPRING VALLEY INDUSTRIAL PARK TO THE NW CORNER OF SAID LOT 17, SAID CORNER BEING ON THE EAST LINE OF 60TH STREET AND 46.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4;

THENCE N00°21'43"E 63.16 FEET ON THE EAST LINE OF 60TH STREET TO A POINT 46.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4;

THENCE N01°05'12"E 75.01 FEET ON THE EAST LINE OF 60TH STREET TO A POINT 47.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4;

THENCE S89°40'38"E 28.00 FEET ON THE EAST LINE OF 60TH STREET TO A POINT 75.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4;

THENCE N13°46'23"E 171.97 FEET ON THE EAST LINE OF 60TH STREET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE UNION PACIFIC RAILROAD COMPANY, SAID POINT BEING 115.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4 AND 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE SOUTH MAIN TRACK OF SAID RAILROAD COMPANY;

THENCE S89°40'38"E 952.00 FEET ON SAID RIGHT-OF-WAY LINE PARALLEL WITH AND 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF SAID SOUTH MAIN TRACK;

THENCE S00°19'22"W 25.00 FEET TO A POINT OF SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE S89°40'38"E 1175.20 FEET ON SAID RIGHT-OF-WAY LINE PARALLEL WITH AND 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF SAID SOUTH MAIN TRACK TO THE NW CORNER OF LOT 2, SPRING VALLEY INDUSTRIAL PARK;

THENCE S00°36'38"W 292.96 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.



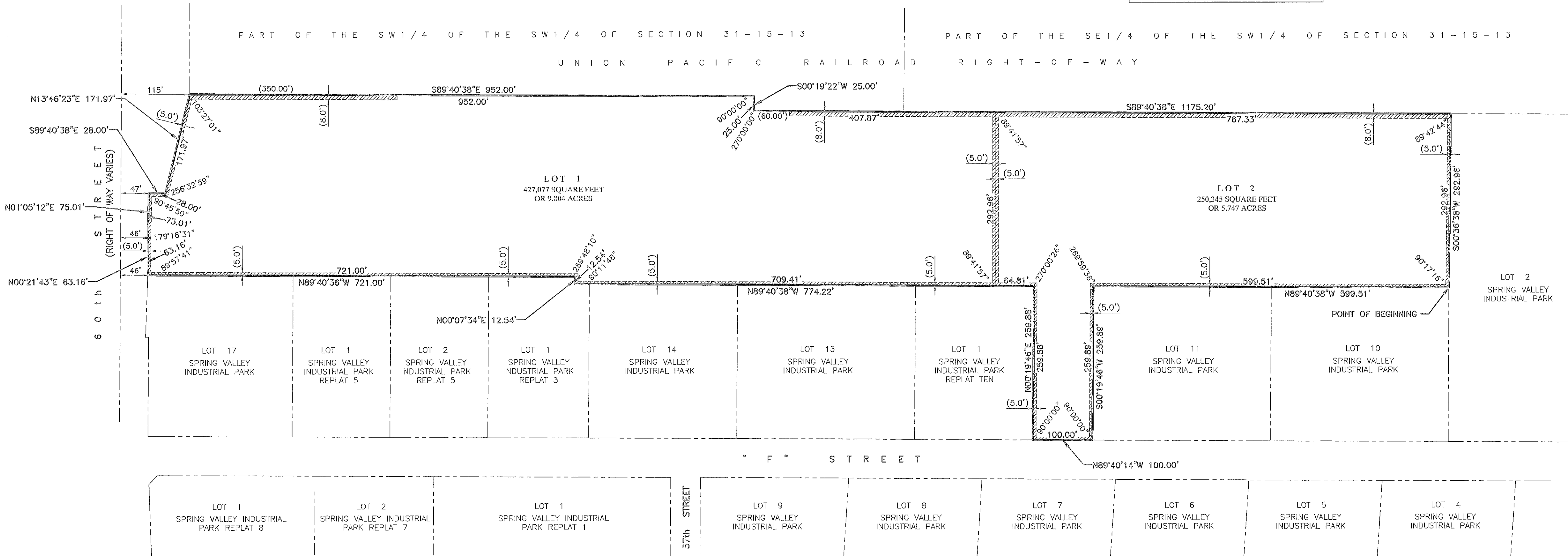
JAMES D. WARNER,
NEBRASKA RLS 308

MARCH 1, 2017
DATE:

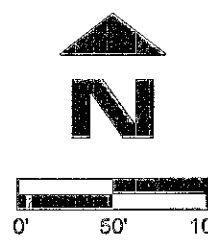
NOTE:

DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

"UTILITY EASEMENT" GRANTED HEREON



OMAHA BEDDING
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

Job No.: A1436-16-4A
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 1, 2017
Book:
Page:

Sheet Title

CITY OF OMAHA
FINAL PLAT

Sheet Number

SHEET 1 OF 1