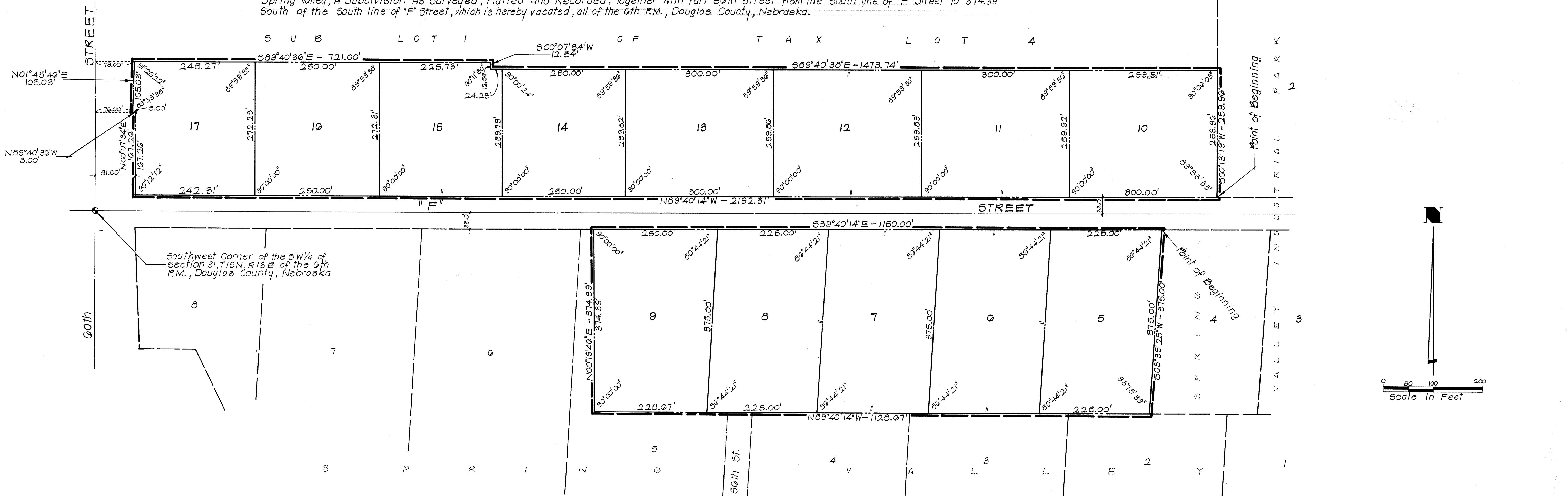


SPRING VALLEY INDUSTRIAL PARK

Lots 5 Thru 17, Inclusive

Being A Platting of Part of Tax Lot 4, Located In The SW 1/4 of Section 31, T15N, R13E, And A Replatting of Part of Lots 2 Thru 5, Inclusive, Spring Valley, A Subdivision As Surveyed, Platted And Recorded, Together With Part 56th Street From The South Line of "F" Street To 374.39' South of the South Line of "F" Street, which is hereby vacated, all of the 6th P.M., Douglas County, Nebraska.



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and that a bond will be posted with the City of Omaha to insure that iron pipes will be set at all lot corners within said subdivision to be hereafter known as Spring Valley Industrial Park, Lots 5 thru 17 inclusive, Lots 5 thru 9 inclusive, being a replatting of part of Lots 2, 3, 4 and 5 of Spring Valley, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, together with a part of vacated 56th Street, all more particularly described as follows: Beginning at the NW corner of Lot 4 of Spring Valley Industrial Park, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, thence S03°35'25"W (assumed bearing) 375.00 feet on the West line of said Lot 4 to the SW corner of said Lot 4; thence N89°40'14"W 1128.67 feet on a line 374.39 feet South of and parallel to the South line of "F" Street; thence N00°19'46"E 374.39 feet to the South line of "F" Street; thence S89°40'14"E 1150.00 feet on the South line of "F" Street to the point of beginning, and Lots 10 thru 17, inclusive, being a platting of that part of Tax Lot 4 in the SW 1/4 of Section 31, T15N, R13E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the SW corner of Lot 2 of Spring Valley Industrial Park, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, thence N89°40'14"W (assumed bearing) 2192.31 feet on the North line of "F" Street to the East line of 60th Street; thence N00°07'34"E 167.26 feet on a line 81.00 feet East of and parallel to the West line of said SW 1/4 and on the East line of 60th Street; thence N89°40'36"W 5.00 feet on the East line of 60th Street; thence N01°45'46"E 105.03 feet on the East line of 60th Street to the South line of new Sub Lot 1 of said Tax Lot 4; thence S89°40'36"E 721.00 feet on the South line of said new Sub Lot 1; thence S00°07'34"W 12.54 feet on the South line of said new Sub Lot 1; thence S89°40'36"E 1473.74 feet on the South line of said new Sub Lot 1 to the West line of Lot 2 said Spring Valley Industrial Park; thence S00°13'19"W 259.96 feet on the West line of said Lot 2 to the point of beginning.

DEDICATION

Know all men by these presents that we: Prime Realty Development, Inc., a Nebraska Corporation; Paul E. Feiler, a single person; Byron B. Deden and Patricia A. Deden, husband and wife; Robert D. McAlexander and Ella M. McAlexander, husband and wife; Richard T. Everett and Karen J. Everett, husband and wife, being the owners, and American National Bank and Northern Bank, being the mortgage holders 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 Spring Valley Industrial Park, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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 a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock 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.

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 9 day of March, 1989 by Paul E. Feiler.

Robert F. Hald
Notary Public

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 9 day of March, 1989 by Byron B. Deden and Patricia A. Deden.

William G. [Signature]
Notary Public

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 16 day of March, 1989 by Robert D. McAlexander and Ella M. McAlexander.

[Signature]
Notary Public

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 7 day of March, 1989 by Richard T. Everett and Karen J. Everett.

Marcia M. Relf
Notary Public

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 24 day of March, 1989 by James V. McCart, President of Prime Realty Development, Inc., on behalf of said Prime Realty Development, Inc.

Thomas J. Christensen
Notary Public

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 7 day of March, 1989 by [Signature] of American National Bank, on behalf of said bank.

[Signature]
Notary Public

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 27 day of March, 1989 by [Signature] of Northern Bank, on behalf of said bank.

Thomas J. Christensen
Notary Public

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Spring Valley Industrial Park on this 21st day of March, 1989.

Raymond [Signature]
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

August 17, 1989
Raymond [Signature]
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Spring Valley Industrial Park was approved by the City Planning Board of the City of Omaha this 22nd day of March, 1989.

Michael D. [Signature]
Chairman

APPROVAL OF OMAHA CITY COUNCIL

This plat of Spring Valley Industrial Park was approved and accepted by the City Council of Omaha this 1st day of August, 1989.

[Signatures]
Mayor, President, City Clerk

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Spring Valley Industrial Park was reviewed by the Douglas County Surveyor's Office this 16 day of March, 1989.

Tom Doyle
Douglas County Surveyor

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) ss
The foregoing instrument was acknowledged before me this 27 day of March, 1989 by [Signature] of Northern Bank, on behalf of said bank.

Thomas J. Christensen
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 in this plat, as shown by the records of this office this 5 day of March, 1989.

[Signature]
Deputy
[Signature]
Douglas County Treasurer

February 25, 1989
James D. [Signature]
James D. [Signature]
R.L.S. 300
NEBRASKA REGISTERED LAND SURVEYOR JAMES D. WARNER

RECEIVED
1989 AUG 17 PM 3:50
GEORGE J. BUDLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA
BK 1856 N 31-15-13 KP C/O FEE 14
PG 322 N DEL 14 MC
OF [Signature] COMP FIB 01-60000
47-36768
NEW #

SCALE AS SHOWN
DATE Feb. 25, 1989
DRAWN BY ip
CHECKED BY
REVISION:

SPRING VALLEY INDUSTRIAL PARK
Final Plat

2 THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
OMAHA, NEBRASKA 68154
TELEPHONE: (402) 330-8860

DOUGLAS COUNTY ENGINEER SEAL
DOUGLAS COUNTY SURVEYOR SEAL
DOUGLAS COUNTY TREASURER SEAL