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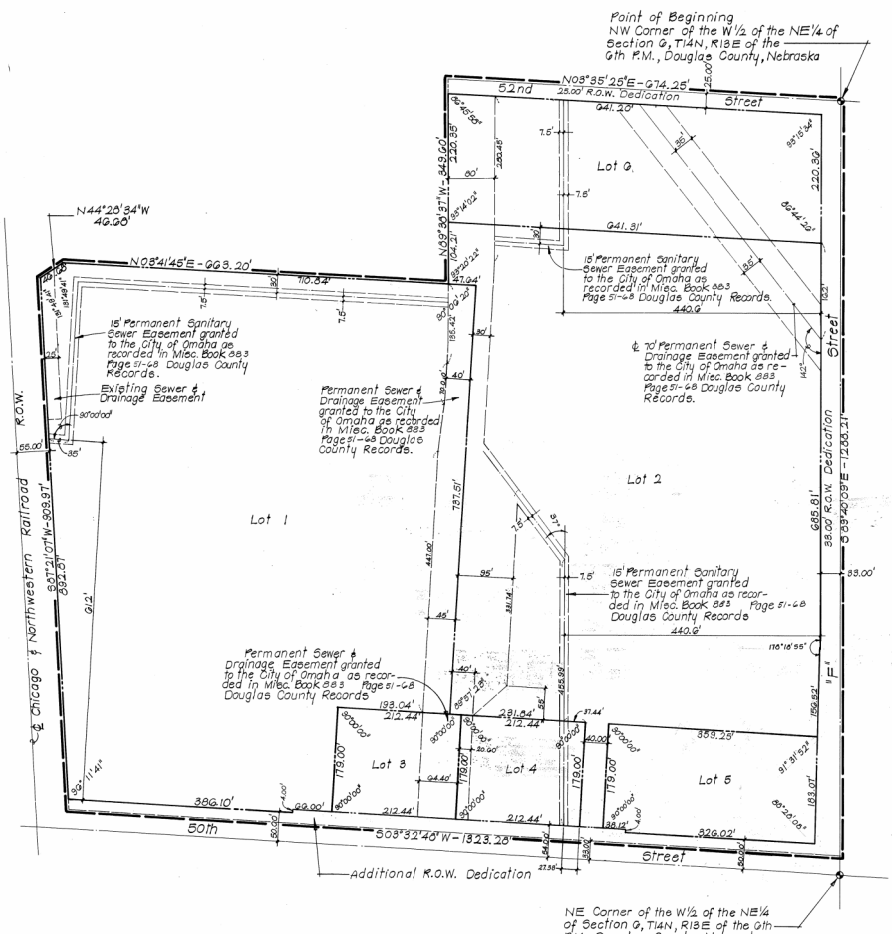
SPRING VALLEY PLAZA

Lots 1 thru 6, inclusive

Being A Replatting of Lots 1 Thru 14, Inclusive, Harper's Acres an Addition to the City of Omaha, As Surveyed, Platted and Recorded, together with Part of The W1/2 of The NE1/4 of Section 6, T14N, R13E 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 or 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 iron pipes are set at all lot corners within said subdivision to be known as Spring Valley Plaza, Lots 1 thru 6 inclusive, being a replatting of Lots 1 thru 14 inclusive, in Harper's Acres, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with part of the West 1/2 of the N.E. 1/4 of Section 6, T14N, R13E of the 6th P.M., Douglas County, Nebraska, all more particularly described as follows: Beginning at the N.W corner of said West 1/2; thence S89°40'39"E (assumed bearing), 1288.21 feet on the North line of said West 1/2 to the West R.O.W. line of 50th Street; thence S03°32'48"W 1323.28 feet on the West R.O.W. line of 50th Street, said R.O.W. line being 33.00 feet West of and parallel to the East line of said West 1/2 to a point 55.00 feet North of the centerline of the Chicago, Northwestern Railroad; thence S81°21'07"W 909.97 feet on a line 55.00 feet North of and parallel to the centerline of the Chicago, Northwestern Railroad; thence N44°28'34"W 46.68 feet; thence N03°41'45"E 663.20 feet; thence N89°38'37"W 349.60 feet to the West line of said West 1/2; thence N03°35'25"E 674.25 feet on the West line of said West 1/2 to the point of beginning.

June 10, 1988 — Date

James D. Warner — Registered Land Surveyor L.S. 308

NEBRASKA — LS-308 — LAND SURVEYOR — JAMES D. WARNER

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 8th day of July, 1988.

Deputy

Douglas County Treasurer

COUNTY TREASURER'S OFFICIAL SEAL NEBRASKA

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Spring Valley Plaza on this 13 day of July, 1988.

City Engineer

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

April 7, 1989

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Spring Valley Plaza was approved by the City Planning Board of the City of Omaha this 13th day of July, 1988.

Chairman

APPROVAL OF OMAHA CITY COUNCIL

This plat of Spring Valley Plaza was approved and accepted by the City Council of Omaha this 28th day of February, 1989.

Mayor — President — City Clerk

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Spring Valley Plaza was reviewed by the Douglas County Surveyor's Office this 1 day of July, 1988.

Douglas County Surveyor

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

DEDICATION

Know all men by these presents that we: Fifty Joint Venture, a Nebraska General Partnership being the owners, and First National Bank of Omaha, a Nebraska Corporation

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 streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Spring Valley Plaza and we do hereby ratify and approve of the disposition of our property as shown on this plat and we hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further 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.

Fifty Joint Venture (A Nebraska General Partnership)

By: Venture-50, Inc., (A Nebraska Corp.)

President

By: Lerner Fifty (A Nebraska General Partnership)

Managing Partner

FIRST NATIONAL BANK OF OMAHA

Robert J. Horak, Vice President

ACKNOWLEDGEMENT OF NOTARY

State of NE } SS
County of Douglas }

The foregoing instrument was acknowledged before me this 6th day of July, 1988, by Jack W. Baker of Venture-50, Inc., a Nebraska Corporation, on behalf of said corporation.

GENERAL NOTARY-State of Nebraska INGO PLATZER My Comm. Exp. June 27, 1991

Ingo Platzer
Notary Public

ACKNOWLEDGEMENT OF NOTARY

State of NE } SS
County of Douglas }

The foregoing instrument was acknowledged before me this 6th day of July, 1988 by Jay R. Lerner of Lerner Fifty, a Nebraska General Partnership, on behalf of said partnership.

GENERAL NOTARY-State of Nebraska INGO PLATZER My Comm. Exp. June 27, 1991

Ingo Platzer
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22nd day of December, 1988, by Robert J. Horak, Vice President of First National Bank of Omaha, a Nebraska Corporation, on behalf of said bank.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska

RECEIVED
1989 APR 11 PM 3:00
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BK 847 N C/O FEE 15.00
PG 128 N DEL MC
OF Doc Cl COMP F/B

E5 #20
Spring Valley Plaza
4824 1 Dead (Mail)

SCALE: as shown
DATE: June 10, 1988
DRAWN BY: TP
CHECKED BY:
REVISION:

SPRING VALLEY PLAZA
Final Plat

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

JOB NUMBER
188-118