

SPRING VALLEY INDUSTRIAL PARK

Lots 1 Thru 4, Inclusive

Being A Replatting of Part of Tax Lot G in the SE 1/4 of Section 31, T16N, R18E Together With Part of Tax Lot 4 in the SW 1/4 of said Section 31 and Part of Lots 1, 2, Spring Valley, As Surveyed, Platted And Recorded lying within the NW 1/4 of Section 9, T14N, R18E of the 6th P.M., Douglas County, Nebraska.

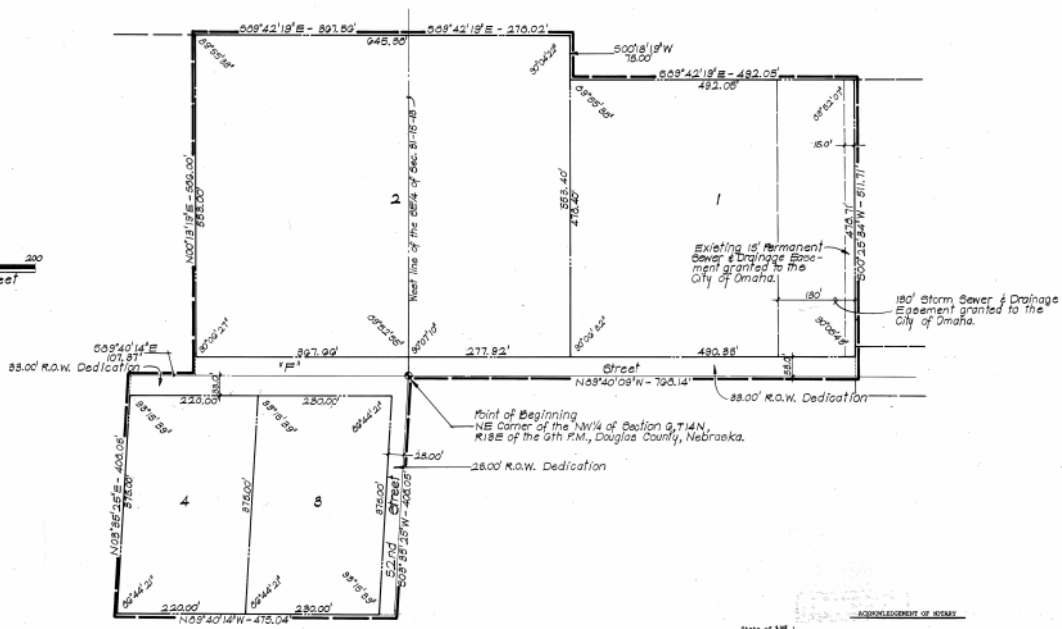
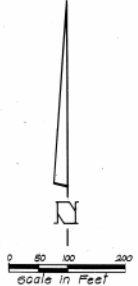
Union Pacific Railroad



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that line plans or permanent markers have been found or set at all corners of said boundary and that a deed will be recorded with the City of Omaha to show the true lines and area of all lots shown on this plat. I have also located the true bearings and distances of all lines shown on this plat. I have also located the true bearings and distances of all lines shown on this plat. I have also located the true bearings and distances of all lines shown on this plat.

Date: May 9, 1988
 Signature: James Warren
 Registered Land Surveyor L.S. 308



DECLARATION

Know all men by these presents that we Prime Realty, Inc., Paul E. Feiler, Kevin Irish, John Greguska, Leo Dolba, Carpenter Paper Company of Nebraska and Prime Realty Development, Inc., being the owners, and Douglas County Bank and Northern Bank, being the mortgage holders of the land described within the Surveyor's Certificate and submitted 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 Industrial Park, and we do hereby certify 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 further grant a perpetual easement to the Omaha Public Power District, and Northern 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 cause poles, wires, crossarms, down wires and conductors, cables, conduits and other related facilities, and to connect same wires or cables for the carrying and transmission of electronic current (light, heat, and power) and other communications signals and other kinds and the operation thereof, including signals provided by a cable television system and other signals, and to install and maintain a five (5) foot wide strip of land adjoining all front and side boundary lot lines; on 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 hereby defined as those lots fronting 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. The permanent facilities, lines, retaining walls or stone rock walls shall be placed in the said easement strip, but the same may be used for parking, storage, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Paul E. Feiler
 Kevin Irish
 John Greguska
 Leo Dolba
 James V. McCurt
 James V. McCurt
 Douglas County Bank
 Northern Bank

ACKNOWLEDGEMENT OF NOTARY

State of NE as County of Douglas

The foregoing instrument was acknowledged before me this 25th day of May 1988 by Paul E. Feiler, Notary Public

State of NE as County of Douglas

The foregoing instrument was acknowledged before me this 25th day of May 1988 by John Greguska, Notary Public

State of NE as County of Douglas

The foregoing instrument was acknowledged before me this 25th day of May 1988 by Leo Dolba, Notary Public

State of NE as County of Douglas

The foregoing instrument was acknowledged before me this 25th day of May 1988 by James V. McCurt, Notary Public

State of NE as County of Douglas

The foregoing instrument was acknowledged before me this 25th day of May 1988 by William C. Koenig, Jr., Notary Public

3801 Paul Plat 6

RECORDED
 1839
 1988
 1839
 1988
 1839
 1988

EA #45
Spring Valley Industrial Park

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Spring Valley Industrial Park on this 10 day of June, 1988.

Raymond R. Hummer
 City Engineer

APPROVAL OF CITY PLANNING BOARD

I hereby certify that adequate provisions have been made for compliance with Chapter 31 of the Omaha Municipal Code.

October 25, 1988
Raymond R. Hummer
 City Planning Board

APPROVAL OF CITY COUNCIL

This plat of Spring Valley Industrial Park was approved by the City Planning Board of the City of Omaha this 25th day of June, 1988.

Michael D. Dohy
 Chairman

APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Spring Valley Industrial Park was reviewed by the Douglas County Surveyor's Office this 25th day of May, 1988.

John A. Walsh
 Douglas County Surveyor



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COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due against the property described in the surveyor's certificate and submitted herewith as shown by the records of this office this 25th day of May, 1988.

William C. Koenig, Jr.
 Douglas County Treasurer

SCALE OF SHOWING
 DATE: May 9, 1988
 DRAWN BY:
 CHECKED BY:
 REVIEWED BY:

SPRING VALLEY INDUSTRIAL PARK
 Final Plat

THOMPSON, DRESSER & DORNER
 Consulting Engineers & Land Surveyors

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