

# SPRING VALLEY INDUSTRIAL PARK

Lots 24, 25 & 26

Being a platting of part of the SE 1/4 of the NW 1/4 of Section 6, and part of the NE 1/4 of said Section 6, all in T148, R18E of the 6th P.M., Douglas County, Nebraska, and a replatting of part of lots 1 and 2, Spring Valley, a subdivision as surveyed, platted, and recorded, and a replatting of part of blocks 1 and 4 of Lobeck's Subdivision of the South one-half of lot 24 and all of lots 25, 26 & 27 in said Spring Valley, and part of adjoining streets and alleys described to wit: Dayton Street from 52nd Street to 54th Street, "I" Street from 52nd Street to 54th Street, "M" Street from 52nd Street to 54th Street, the West 25 feet of 52nd Street from Dayton Street to "I" Street, and alleys lying within blocks 1 and 4 of said Lobeck's Subdivision, all of which are heavily vested.

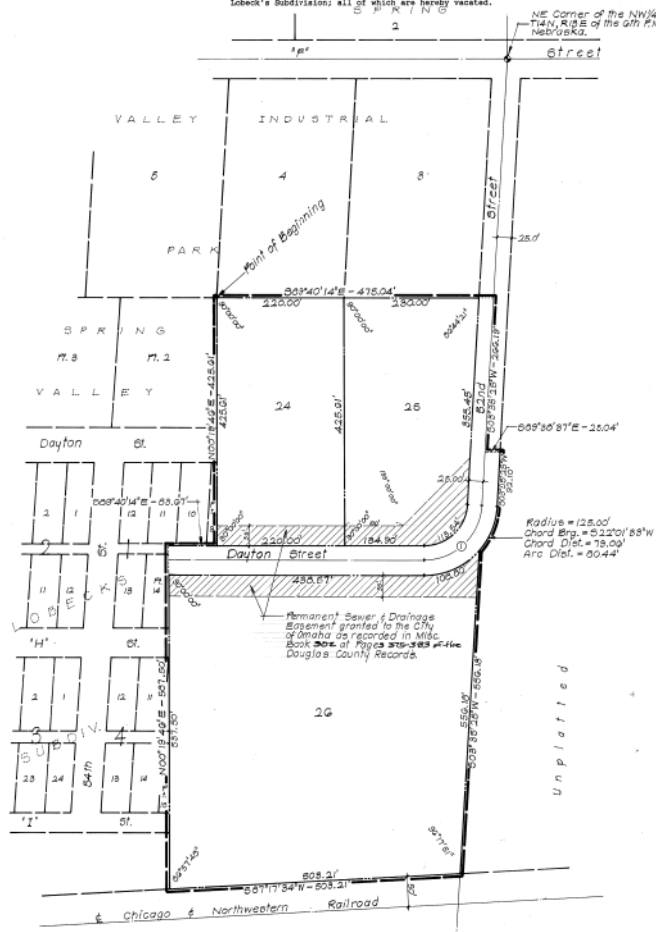


### SURVEYOR'S CERTIFICATE

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 and at the ends of all curves within said subdivision to be known as Spring Valley Industrial Park, Lots 24, 25 and 26, being a platting of part of the NE 1/4 of the NW 1/4 of Section 6 and part of the NE 1/4 of said Section 6, all in T148, R18E of the 6th P.M., Douglas County, Nebraska, and a replatting of part of Lots 1 and 2, Spring Valley, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and a replatting of part of blocks 1 and 4 of Lobeck's Subdivision of the South one-half of lot 24 and all of lots 25, 26 and 27 in said Spring Valley, and part of adjoining streets and alleys, all more particularly described as follows: Beginning at the SW corner of Lot 4, Spring Valley Industrial Park, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; thence S89°40'14"W (assumed bearing) 475.04 feet on the South line of lots 3 and 4 said Spring Valley Industrial Park and its easterly extension to the West line of said NE 1/4; thence S03°35'25"W 266.15 feet on the West line of said NE 1/4; thence S89°38'37"E 25.04 feet;

thence S03°35'25"W 92.10 feet on a line 25.00 feet East of and parallel to the West line of said NE 1/4 to a point of curve; thence Southwesterly on a 125.00 foot radius curve to the right, chord bearing S22°30'13"W, chord distance 79.56 feet, an arc distance of 90.44 feet to the West line of said NE 1/4; thence S03°35'25"W 556.18 feet on the East line of said NE 1/4 to the North right-of-way line of the Chicago and Northwestern Railroad; thence S87°17'14"W 503.21 feet on the North right-of-way line of the Chicago and Northwestern Railroad; thence S00°19'46"E 587.50 feet; thence S89°40'14"E 83.67 feet; thence S00°19'46"E 425.61 feet to the point of beginning.

DATE March 31, 1989  
James Warner  
JAMES D. WARNER, S.L.S. 308



Curve Data  
L = 09'44.21'  
T = 84.40'  
L = 191.83'  
R = 1000.00'

RECEIVED  
Oct 19 2 50 PM '89  
REGISTERED PLATS  
DOUGLAS COUNTY, NE

DK 1860 N CIO FEB 28  
PO 1894 N DEL MC  
OF 10006 COMP / 18

### 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 entered in this plat, as shown by the records of this office this 21 day of May, 1989.

James D. Warner  
Douglas County Treasurer

### APPROVAL OF CITY ENGINEER

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

James D. Neumann  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 33 of the Omaha Municipal Code.

August 17, 1977  
James D. Neumann  
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 26th day of April, 1989.

Michael D. Haley  
Chairman

### APPROVAL OF OMAHA CITY COUNCIL

This plat of Spring Valley Industrial Park was approved and accepted by the City Council of Omaha this 15th day of August, 1989.

James D. Neumann  
City Clerk

### REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of Spring Valley Industrial Park was reviewed by the Douglas County Engineer's Office this 12 day of April, 1989.



Julius P. Bunk  
Douglas County Engineer



### DEDICATION

Know all men by these presents that we: Prime Realty Development, Inc., A Nebraska Corporation, being the owner, and Northern Bank, being the mortgage holder of the land described within the Surveyor's Certificate and entered within this plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as Spring Valley Industrial Park, and we do hereby grant 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 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, in, 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.

James V. McCart - President  
Prime Realty Development, Inc.  
Arthur Anderson Inc.  
Northern Bank

### ACKNOWLEDGEMENT OF NOTARY

This instrument was acknowledged before me this 15 day of April, 1989 by James V. McCart, President of Prime Realty Development, Inc., on behalf of said Prime Realty Development, Inc.

Notary Public

### ACKNOWLEDGEMENT OF NOTARY

This instrument was acknowledged before me this 12th day of April, 1989 by STEVEN R. HANCOCK, PRES. of Northern Bank, on behalf of said bank.

Notary Public

SCALE ON OTHER SIDE  
DATE: March 21, 1989  
DRAWN BY: J.P.  
CHECKED BY:  
REVISION:

SPRING VALLEY INDUSTRIAL PARK  
Final Plat

2 THOMPSON, DREESSEN & DORNER  
Consulting Engineers & Land Surveyors  
TELEPHONE: (402) 342-9800



JOB NUMBER

ET 119  
Spring Valley Industrial Park