

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebr..... February 23, 1993.....

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Jack L. King, President of Jack King's Auto Company, and C.F. Hansen, President of Nu-Trend Mobile Homes, Inc., proposes to build a Subdivision, King's "L" Street Addition, which will be located southwest of 62nd and "L" Streets; and,

WHEREAS, the subdivider wishes to connect to Omaha's sewer system, the system of sanitary sewers to be constructed by the subdivider within the area to be developed; and,

WHEREAS, the parties wish to agree upon the manner in which public improvements will be built by the City and/or subdivider and to clarify the responsibilities of the parties in building and maintaining the improvements in the subdivision; and,

WHEREAS, a Subdivision Agreement has been prepared setting forth all the provisions mentioned above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Subdivision Agreement between the City of Omaha and Jack L. King, President of Jack King Auto Company, and C.F. Hansen, President of Nu-Trend Mobile Homes, Inc., as recommended by the Mayor, providing for the future public improvement of 62nd Street and sewer connections to the Omaha sewer system, is hereby approved.

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

RECEIVED

APR 27 9 30 AM '93

GEORGE J. BULLOCK
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

[Signature]
DEPUTY CITY CLERK

By *[Signature]*
Councilmember

Adopted MAR 16 1993 *[Signature]*

[Signature]
Deputy City Clerk

Approved *[Signature]* 3/18/93
ACTING Mayor

4

CASH 96356 BK 1068 R FB 47-20565
TYPE 118 PG 48-485010 COMP NO SCAN JM
FEE 26 OF 485 LEGL PG 485

SUBDIVISION AGREEMENT

This Subdivision Agreement, made this 18th day of March, 19 87
 by and between Jack L. King, President of Jack King Auto Company, A Nebraska Corporation
 and C.F. Hansen, President of Nu-Trend/Mobile Homes, Inc.,
 a Nebraska Corporation (hereinafter referred to as "SUBDIVIDER"), and the CITY OF
 OMAHA (hereinafter referred to as "CITY").

WHEREAS, the Subdivider is the owner of the land shown on the proposed plat attached hereto as Exhibit "A" (hereinafter referred to as "PROPERTY"); and

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers to be constructed within the property to the sewer system of the City of Omaha; and,

WHEREAS, the Subdivider and City desire to agree on the method for the installation and allocation of expenses for public improvements to be constructed in the property.

NOW, THEREFORE, in consideration of the above the following is agreed between the parties hereto:

1. Public Improvements. Public improvements, except sidewalks, exist to service the north 250 L.F. of this subdivision. The subdivider agrees to paying fair assessments for future City improvement projects to improve 62nd Street abutting the south 300 L.F. of the subdivision.
2. Water, gas, and electrical power. All exist on or adjacent to the subdivision.
3. Installation of improvements. The Subdivider agrees to install sidewalks with future building permits or agrees to participate in the assessment district if the City installs sidewalks prior to the building permit.
4. Payment for improvements. The Subdivider shall pay the cost of improvements, either directly or via assessment districts.
5. Right to Protest. The subdivider waives the right to protest any future street paving and/or sanitary sewer district for improvements to 62nd Street adjacent to this subdivision.
6. Right to connect to City sewer system. The City hereby acknowledges that it has given the subdivider the right to connect the sanitary sewer system of the property to the City sanitary sewer system, subject to obtaining proper permits and paying the regular and front footage fees if applicable.
7. Binding effect. This Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns and shall run with the land shown on Exhibit "A".

Page 2

ATTEST:

CITY OF OMAHA

[Signature]
CITY CLERK OF THE CITY OF OMAHA
Deputy

Joseph J. Francis 3/18/93
MAYOR

ACTING

APPROVED AS TO FORM:

SUBDIVIDER:

[Signature]
CITY ATTORNEY

Jack L. King
Jack L. King, Jack King Auto Company
President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
SS
COUNTY OF DOUGLAS

On this 28th day of January,
1993.

before me the undersigned, a Notary Public, duly commissioned in and for said County, personally came Jack L. King, President of Jack King Auto Company, personally known to me to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.

My Commission Expires: 12/18/93

[Signature]
Notary Public



(L)

Page 3

SUBDIVIDER:

C.F. Hansen

C.F. Hansen, President
NU-TREND Mobile Homes, Inc.

STATE OF NEBRASKA

SS

COUNTY OF DOUGLAS

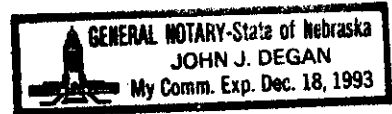
On this 29th day of January,
1993,

before me the undersigned, a Notary Public, duly commissioned in and for said County, personally came C. F. Hansen, President of NU-Trend Mobile Homes, Inc., personally known to me to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.

My Commission Expires: 12/18/93

John J. Degan

Notary Public

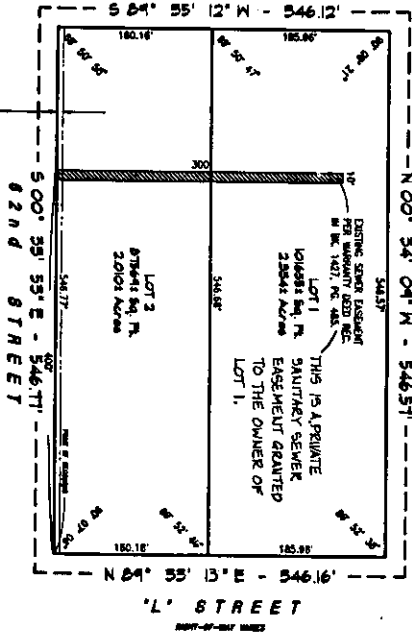


FINAL PLAT

KINGS 'L' STREET ADDITION

LOTS 1 & 2

BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, T14N, R12E OF THE 6th PM, DOUGLAS COUNTY, NEBR.



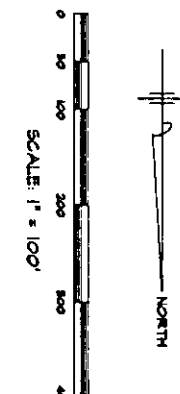
PERMANENT 5' EASEMENT GRANTED TO THE CITY OF OMAHA TO ALLOW FOR IMPROVEMENTS TO 5th STREET RIGHT OF WAY. THE CITY OF OMAHA MAY ALSO USE THIS 5' EASEMENT FOR SIDEWALKS OR SLOW REMOVAL OR ANY OTHER PURPOSE CONSISTANT WITH PUBLIC STREET RIGHT OF WAY.

SURVEYORS CERTIFICATE

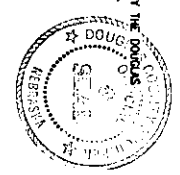
I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS IN KINGS 'L' STREET ADDITION, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th PM, AS SURVEYED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 55 FEET SOUTH AND 25 FEET WEST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; HENCE S 0° 15' 31" E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID STREET 1 A DISTANCE OF 346.13 FEET; HENCE S 89° 44' 17" W A DISTANCE OF 246.13 FEET; HENCE S 89° 44' 17" W ALONG SAID STREET 1 TO THE SOUTH LINE OF 'L' STREET; THENCE N 89° 44' 17" E ALONG SAID STREET 1 A DISTANCE OF 246.13 FEET TO THE POINT OF BEGINNING, CONTAINING 3.14 ACRES MORE OR LESS.

Wynne J. Kauss
 WYNNE J. KAUSS
 SURVEYOR
 NEBRASKA REG. NO. 5-248



RECEIVED BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF KINGS 'L' STREET ADDITION, LOTS 1 AND 2, WAS RECEIVED BY THE DOUGLAS COUNTY ENGINEER OFFICE THIS 10 DAY OF DEC. 1992
Wynne J. Kauss
 DOUGLAS COUNTY ENGINEER



APPROVAL OF THE CITY PLANNING BOARD
 THIS PLAT OF KINGS 'L' STREET ADDITION, LOTS 1 AND 2, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 18 DAY OF DEC. 1992
 CHAIRMAN _____
 MEMBERS _____

APPROVAL OF THE OMAHA CITY COUNCIL
 THIS PLAT OF KINGS 'L' STREET ADDITION, LOTS 1 AND 2, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 18 DAY OF DEC. 1992
 MAYOR _____
 PRESIDENT _____
 CITY CLERK _____

ACKNOWLEDGMENT OF MORTGAGE
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 10 DAY OF DEC. 1992 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED TO AND FOR SAID COUNTY, PERSONALLY APPEARED _____ PERSON WHOSE NAME IS ATTACHED TO THE DEED HEREON, AND HE DID KNOWLEDGE THE DEED HEREON TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10 DAY OF DEC. 1992

 NOTARY PUBLIC

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 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
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WITNESS MY HAND AND SEAL OF OFFICE THIS 10 DAY OF DEC. 1992

 NOTARY PUBLIC

BOUNDARY LINE SURVEYS
 WYNNE J. KAUSS & ASSOCIATES, INC.
 201 West 17th Street • Omaha, NE 68104 • (402) 342-2000

EX. "A"