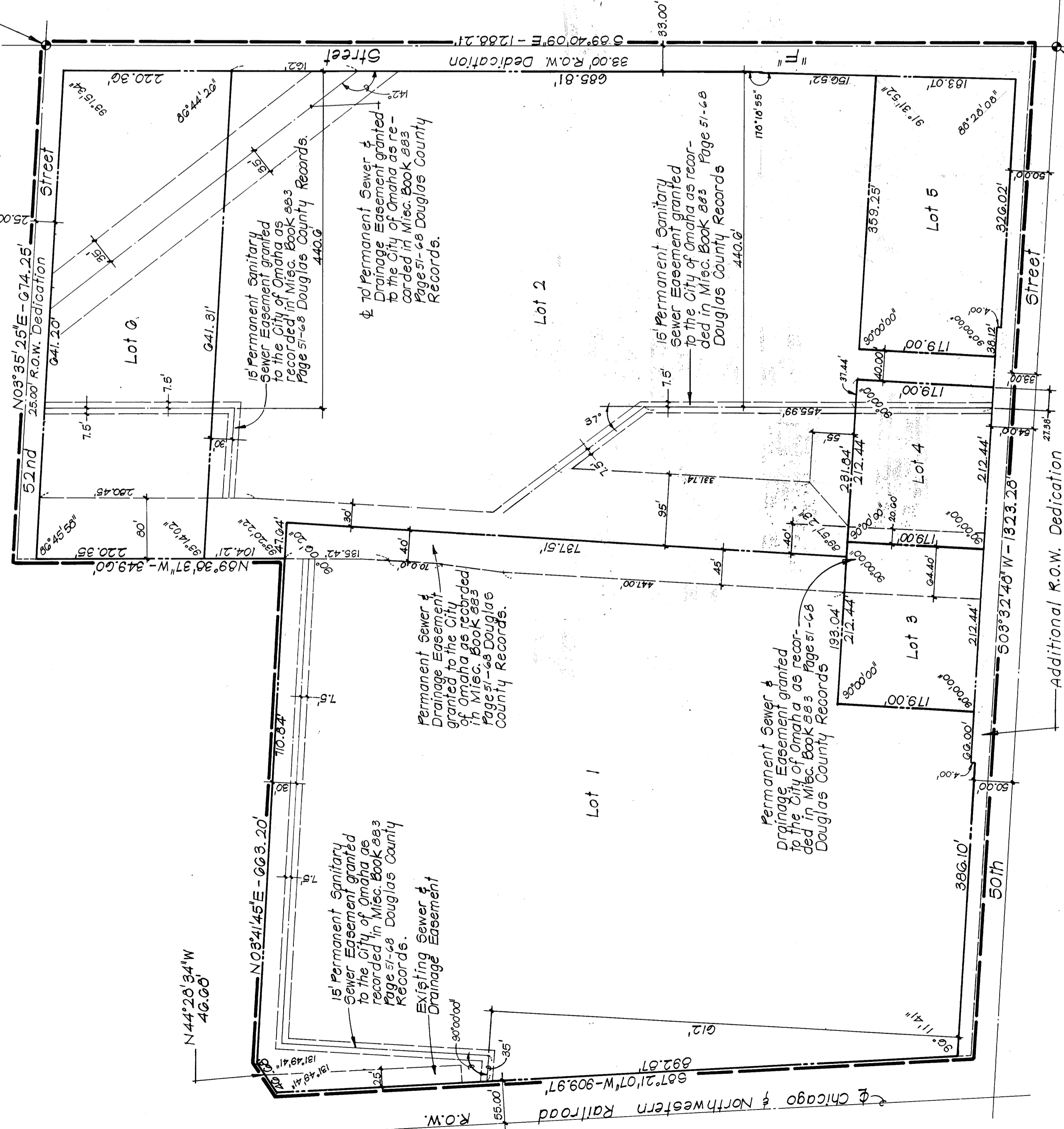


SPRING VALLEY PLAZA

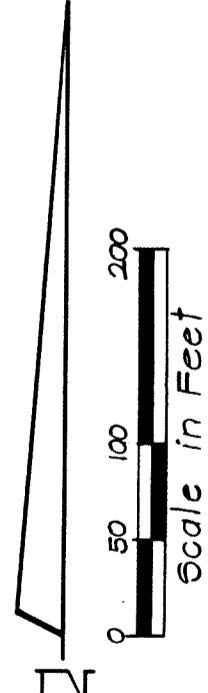
Lots 1 thru 6, inclusive

Being A Replatting of Lots 1 thru 6, inclusive, Harpers Acres an Addition to the City of Omaha, As Surveyed, Platted and Recorded, together with Part of the W 1/2 of the NE 1/4 of Section 6, T14N, R13E of the NE 1/4 of the 6th P.M., Douglas County, Nebraska.

Point of Beginning
NW Corner of the W 1/2 of the NE 1/4 of
Section 6, T14N, R13E of the
6th P.M., Douglas County, Nebraska



NE Corner of the W 1/2 of the NE 1/4 of Section 6, T14N, R13E of the 6th P.M., Douglas County, Nebraska.



RECEIVED
1988 APR 11 PM 3:00
GEORGE J. BURGHEW
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BOOK 547 N PAGE 155
PG 155 N DEL MC
OF RECORDS COMP. FIG

FROM 1847 PAGE 128

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 or permanent markers shall be set at all corners of said subdivision. The survey was made on the 13th day of July, 1988, and the plat hereon is a true and correct copy of the original survey. The plat is subject to the provisions of the Uniform Gifts to Minors Act, UGMA, as amended, and the Uniform Transfers to Minors Act, UTMA, as amended, and the provisions of the Nebraska Revised Statutes, Chapter 48, Section 48-114, inclusive, in Harpers 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 NE 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°40'09"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; thence S87°10'07"W 69.97 feet to 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"W 663.20 feet; thence N89°39'37"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.

Date June 14, 1988
 Registered Professional Surveyor
 JAMES D. WALKER
 L.S.-508

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes, or any other taxes, due against the property described in the surveyor's certificate and embraced in this plat, as shown by the records of this office this 13th day of July, 1988.

James L. Neumann
 City Engineer

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

James L. Neumann
 City Engineer

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

James L. Neumann
 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 13 day of July, 1988.

Michael D. Jolley
 Chairman

APPROVAL OF OMAHA CITY COUNCIL

This plat of Spring Valley Plaza was approved and accepted by the City Council of Omaha this 28 day of February, 1988.

Walter M. Selinger
 Mayor

David C. Cuff
 President

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.

Richard A. Burke
 Douglas County Surveyor

SCALE AS SHOWN
DATE: June 10, 1988
DRAWN BY: Jp
CHECKED BY:
REVISION:

SPRING VALLEY PLAZA

Final Plat

THOMPSON, DRESSEN & DORNER
 Consulting Engineers & Land Surveyors

OMAHA, NEBRASKA 68154
 TELEPHONE: (402) 330-8860

JOB NUMBER

1933-113

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 surveyed, platted 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 appurtenances for the transmission of electric energy and for the carrying and transmission of electric current for light, heat and power, 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 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. The strip of land abutting the rear boundary lines shall be a minimum of sixteen (16') foot wide strip of land abutting the rear boundary lines 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: Partner Fifty (A Nebraska General Partnership)
Managing Partner

FIRST NATIONAL BANK OF OMAHA

Robert J. Horak, Vice President

ACKNOWLEDGEMENT OF NOTARY

State of NE
 County of Douglas

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

Jack W. Pate
 Notary Public

ACKNOWLEDGEMENT OF NOTARY

State of NE
 County of Douglas

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

Joy K. Lerner
 Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 28 day of December, 1988, by Robert J. Horak, Vice President of First National Bank of Omaha, a Nebraska Corporation, on behalf of said bank.

Robert J. Horak
 Notary Public

Spring Valley Plaza

E5#20
 SPRING VALLEY PLAZA