

G R O V E R G A L L E R Y

Lots 1 through 23 Inclusive, Being a replatting of lots 1 through 7, inclusive Feldman First Addition, as surveyed, platted and recorded in Douglas County, Nebraska.

DEED INDEX 87/13

MORTGAGE INDEX 87/13

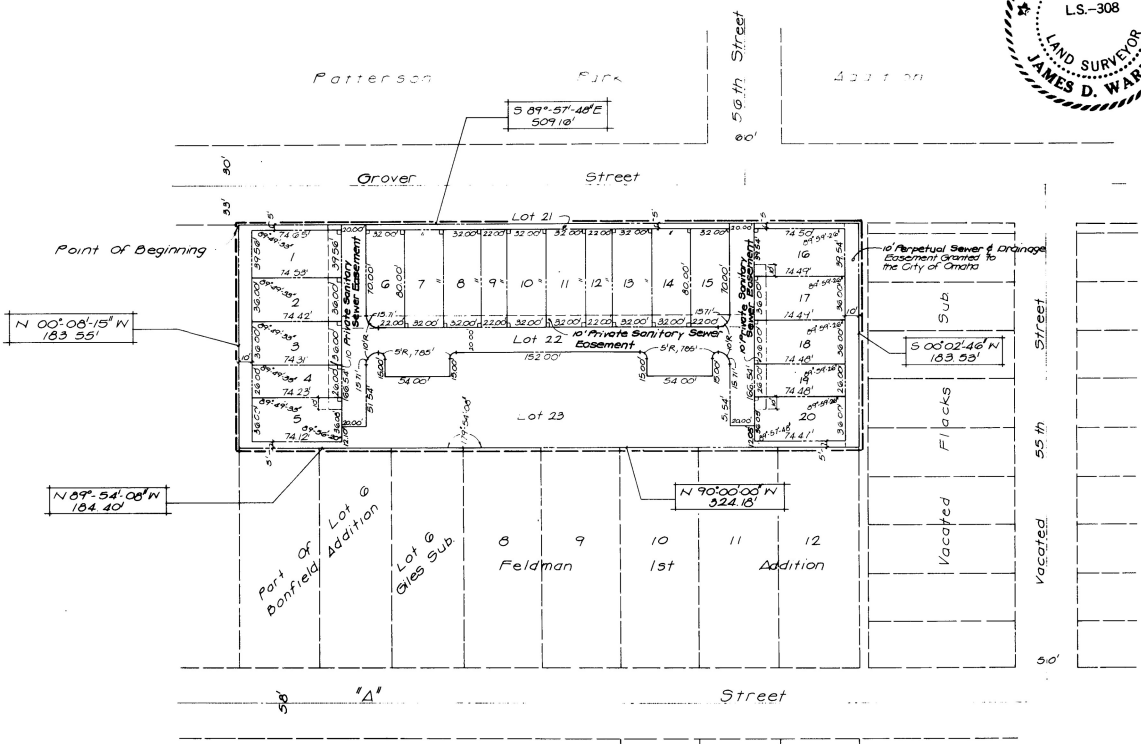
PLAT 1653/381

PLAT IN BACK OF BOOK

GROVER GALLERY

Lots 1 Through 23 Inclusive,

Being a replatting of lots 1 through 7, inclusive Feldman First Addition, as surveyed, platted and recorded in Douglas County, Nebraska.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS GROVER GALLERY, LOTS 1 THRU 23 INCLUSIVE, BEING A REPLATTING OF LOTS 1 THRU 7 INCLUSIVE, FELDMAN FIRST ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID LOT 1; THENCE S 89° 57' 48" E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOTS 1 THRU 7 INCLUSIVE, 509.16 FEET TO THE N.E. CORNER OF SAID LOT 7; THENCE S 90° 02' 40" W ON THE EAST LINE OF SAID LOT 7, 183.55 FEET TO THE S.E. CORNER OF SAID LOT 7; THENCE N 90° 00' 00" W ON THE SOUTH LINE OF SAID LOTS 7, 6, 5, 4 AND 3, 524.18 FEET; THENCE N 89° 54' 08" W ON THE SOUTH LINE OF SAID LOTS 3, 2, AND 1, 184.90 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N 00° 08' 15" W ON THE WEST LINE OF SAID LOT 1, 183.55 FEET TO THE POINT OF BEGINNING.

DATE APRIL 23, 1980

James D. Warner
 REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, MEYER H. FELDMAN, BEING THE TRUSTEE OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GROVER GALLERY, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I DO HEREBY GRANT TO THE PUBLIC, FOR PUBLIC USE, THE EASEMENTS AS SHOWN ON THIS PLAT; AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUTS 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 RECEIPT THEREOF, 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 BY SAID SIXTEEN (16') FOOT WIDE 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.

Meyer H. Feldman
 TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS) ON THIS 23rd DAY OF May, 1980, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED MEYER H. FELDMAN, TRUSTEE, WHO IS PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THIS 23rd DAY OF May, 1980.

MY COMMISSION EXPIRES ON: July 1, 1981

Rose M. Wittowski
 NOTARY PUBLIC

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 23rd DAY OF May, 1980.

DEPUTY *[Signature]*
 DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF GROVER GALLERY ON THIS 24th DAY OF May, 1980.

[Signature]
 CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 57 OF THE OMAHA MUNICIPAL CODE.

DATE 8/4/80

[Signature]
 CITY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF GROVER GALLERY WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 17th DAY OF June, 1980.

MAYOR *[Signature]*
 PRESIDENT *[Signature]*
 CITY CLERK *[Signature]*

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF GROVER GALLERY WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 23rd DAY OF April, 1980.

[Signature]
 DOUGLAS COUNTY SURVEYOR



SCAL: 1" = 50'
 DATE: 4-23-80
 DRAWN BY: G.F.M.
 CHECKED BY: [Signature]
 REVISION:

GROVER GALLERY

Final Plat

THOMPSON, DRESSSEN & DORNER
 Consulting Engineers & Land Surveyors

MP 80-10