AUTOMART 150
LOT 1

BEING A REPEAT OF PART OF LOTS 15 AND 16, ALL OF LOTS 13, 14, 17 AND 18, BLOCK 8, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO, SYNDICATE HILL ADDITION REPIATTED, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

LAND SURVEYORS CERTIFICATION

I, MARK W. FREEDNO, the undersigned registered land surveyor, do hereby certify that I have made an accurate survey and filed a final survey of all corners, walls, points and at the ends of all corners in AUTOMART 150, a plat located in part of lots 15 and 16, all of lots 13, 14, 17 and 18, block 8, together with the vacated alley adjacent thereto, syndicate hill addition replatted as platted and recorded in Douglas County, Nebraska, containing 6.1 acres, more or less. Being more particularly described as follows:

Beginning at the southerly corner of lot 15, standard hill addition replatted, thence north north west to an intersection of the south line of said lot 10, a distance of 124.66 feet; thence north north east to the south line of lot 15, standard hill addition replatted, a distance of 144.45 feet; thence south south west to the west line of 46th street right of way, a distance of 109.64 feet; thence along the north line of "L" street right of way for the following 2 courses, (1) south south west a distance of 118.28 feet, (2) north north east a distance of 34.23 feet, (3) south south west a distance of 147.55 feet, thence north north west to the east line of 46th street right of way, a distance of 116.62 feet to the point of beginning.

MARK W. FREEDNO
SURVEYOR REG. NO. 562
11-9-20

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, AUTOMART 150, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYED AND ENCLOSED WITHIN THIS Plat, HAVE CAUSED THE PROPERTY TO BE PLATTED INTO LOTS AS SHOWN HEREIN, SAID PROPERTY TO BE MARKED AS AN "AUTOMART 150" AND WE HEREBY RATIFY AND APPROVE THE DESCRIPTION OF THE PROPERTY AS SHOWN ON THIS Plat. WE DO HEREBY GIVE A PERPETUAL EASEMENT TO CAMERON PUBLIC POWER DISTRICT, IOWA CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A LICENSE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SERVED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE CABLES, CONDUCS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREWITH WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOURCES OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPT ON, OVER, THROUGH, UNDER AND ACROSS A THE FOOT (2) WIDE STRIP OF LAND ALONG ALL FRONT AND SIDE BOUNDARY LINES AND AN EIGHT FOOT (8) WIDE STRIP OF LAND ALONG THE REAR BOUNDARY LINE. A PERPETUAL EASEMENT IS GRANTED TO METROPOLITAN UTILITIES DISTRICT OF THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE PIPELINES, HYDRAULIC VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREWITH STREETS FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A THE FOOT (2) WIDE STRIP OF LAND ALONG 46TH STREET, 45TH STREET, AND 1 STREET. NO PERMANENT BUILDINGS, REMOVING WALLS OR LOOSE ROCK SHALL BE PLACED IN SAME PLATS, BUT THE SAME MAY BE USED FOR GARDEN, TREES, SHRUBS, LANDSCAPING, GROUNDS, flowerbeds and other purposes that do not, or if so, intermingle with the roads and uses herein granted. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

REPRESENTATIVE, AUTOMART 150

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

On the this day of ____________, 20__, before me, the undersigned Notary Public, qualifed and commissioned in and for Sac County and State, personally appeared

PERIODICALLY PERSONALIZED BY

TO BE THE PERSON WHOM NAME IS ATTACHED TO THE DEDICATION AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS Plat of Automart 150 is approved and accepted by the Omaha city planning board.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS Plat of Automart 150 was approved and accepted by the Omaha city council.

CITY COUNCIL

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS Plat of Automart 150.

CITY ENGINEER

CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS Plat of Automart 150 was reviewed by theDouglas County Engineer's office.

COUNTY ENGINEER