



DEED 2008034701



APR 10 2008 10:40 P 7

Deed MC-23766-new <sup>BW</sup>  
 FEE 38.00 FR 01-60000.-old  
 7 BKP 10-15-11 <sup>15/0</sup> COMP MS  
 6 DEL MS SCAN MS  
 NWNW  
 NENW.

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 4/10/2008 10:40:27.01  
  
 2008034701

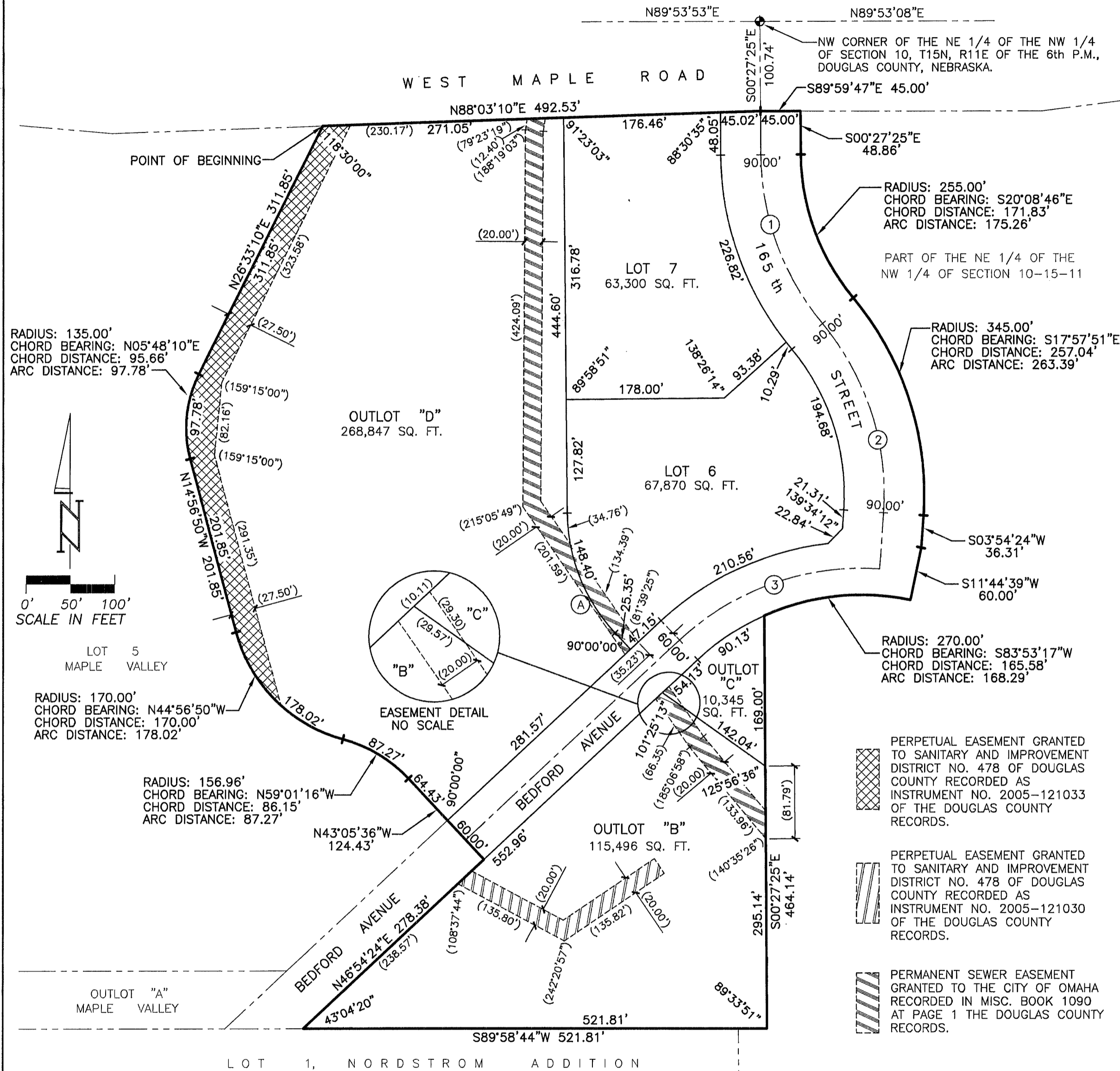
THIS PAGE INCLUDED FOR INDEXING  
 PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: TDDI 1  
John Kottmann  
(402) 330-8860

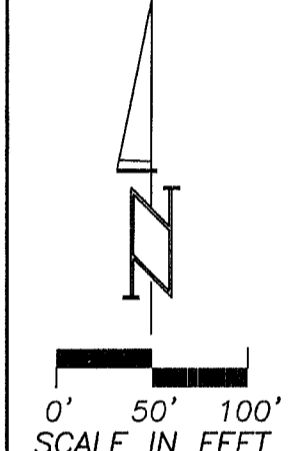
Check Number

# MAPLE VALLEY

LOTS 6 AND 7, AND OUTLOTS B, C AND D  
BEING A PLATTING OF PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 10, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



RADIUS: 135.00'  
CHORD BEARING: N05°48'10"E  
CHORD DISTANCE: 95.66'  
ARC DISTANCE: 97.78'



LOT 5  
MAPLE VALLEY

RADIUS: 170.00'  
CHORD BEARING: N44°56'50"W  
CHORD DISTANCE: 170.00'  
ARC DISTANCE: 178.02'

RADIUS: 156.96'  
CHORD BEARING: N59°01'16"W  
CHORD DISTANCE: 86.15'  
ARC DISTANCE: 87.27'

OUTLOT "A"  
MAPLE VALLEY

**NOTE:**

- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST MAPLE ROAD FROM LOT 7 AND OUTLOT "D".
- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	39°22'39"	107.35'	206.18'	300.00'
2	43°44'29"	120.42'	229.03'	300.00'
3	47°00'00"	130.44'	246.09'	300.00'
PROPERTY LINE CURVE INFORMATION				
A	42°30'43"	77.80'	148.40'	200.00'

**REVIEW BY DOUGLAS COUNTY ENGINEER**

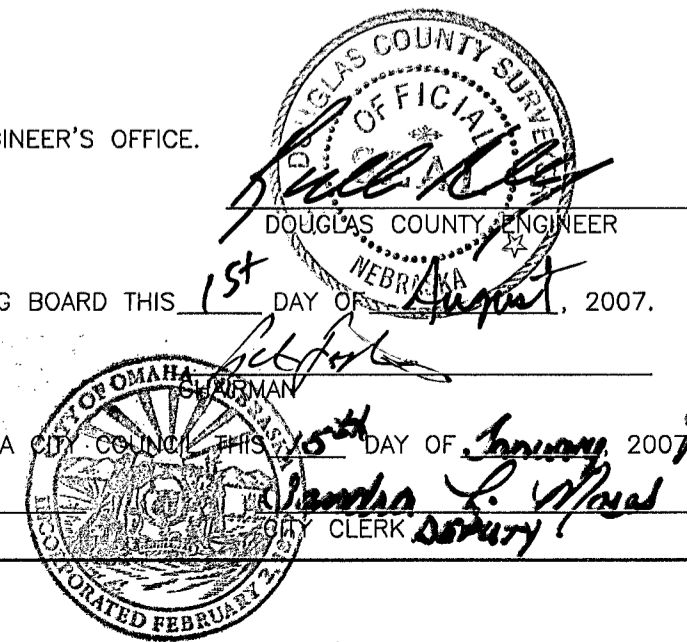
THIS PLAT OF MAPLE VALLEY WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.  
DATE: 7/6/2007

**APPROVAL OF OMAHA CITY PLANNING BOARD**

THIS PLAT OF MAPLE VALLEY WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 1st DAY OF August, 2007.

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF MAPLE VALLEY WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 5th DAY OF January, 2007.  
MAYOR: ACRING PRESIDENT: ACRING CLERK: ACRING



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL ACCESSIBLE LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS MAPLE VALLEY, LOTS 6 AND 7 AND OUTLOTS B, C AND D, BEING A PLATTING OF PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 10, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF LOT 5, MAPLE VALLEY, A SUBDIVISION IN SAID DOUGLAS COUNTY;  
THENCE N88°03'10"E (ASSUMED BEARING) 492.53 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO A POINT ON THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 10;  
THENCE S89°59'47"E 45.00 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S00°27'25"E 48.86 FEET; THENCE SOUTHEASTERLY ON A 255.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S20°08'46"E, CHORD DISTANCE 171.83 FEET, AN ARC DISTANCE OF 175.26 FEET;  
THENCE SOUTHEASTERLY ON A 345.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S17°57'51"E, CHORD DISTANCE 257.04 FEET, AN ARC DISTANCE OF 263.39 FEET;  
THENCE S03°54'24"W 36.31 FEET; THENCE S11°44'39"W 60.00 FEET;  
THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S83°53'17"W, CHORD DISTANCE 165.58 FEET, AN ARC DISTANCE OF 168.29 FEET TO A POINT ON THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 10;  
THENCE S00°27'25"E 464.14 FEET ON THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 10 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, NORDSTROM ADDITION, A SUBDIVISION IN SAID DOUGLAS COUNTY;  
THENCE S89°58'44"W 521.81 FEET ON THE NORTH LINE OF LOT 1, SAID NORDSTROM ADDITION AND ITS EASTERLY EXTENSION TO THE SOUTH LINE OF BEDFORD AVENUE;  
THENCE NORTHERLY ON THE SOUTH LINE OF BEDFORD AVENUE AND ON THE EAST LINE OF LOT 5, SAID MAPLE VALLEY ON THE FOLLOWING DESCRIBED SEVEN COURSES;  
THENCE N46°54'24"E 278.38 FEET; THENCE N43°05'36"W 124.43 FEET;  
THENCE NORTHWESTERLY ON A 156.96 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N59°01'16"W, CHORD DISTANCE 86.15 FEET, AN ARC DISTANCE OF 87.27 FEET;  
THENCE NORTHWESTERLY ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N44°56'50"W, CHORD DISTANCE 170.00 FEET, AN ARC DISTANCE OF 178.02 FEET;  
THENCE N14°56'50"W 201.85 FEET;  
THENCE NORTHEASTERLY ON A 135.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N05°48'10"E, CHORD DISTANCE 95.66 FEET, AN ARC DISTANCE OF 97.78 FEET;  
THENCE N26°33'10"E 311.85 FEET TO THE POINT OF BEGINNING.

JUNE 24, 2007  
DATE:



JAMES D. WARNER,  
NEBRASKA RLS 308

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND GERALD E. PALMER, A SINGLE PERSON, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAPLE VALLEY, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUEST CORPORATION 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 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, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

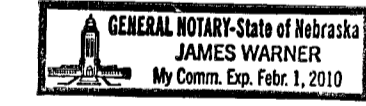
MAPLE VALLEY, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: Kenneth J. Hagen, Jr.  
KENNETH J. HAGEN, JR., MANAGING MEMBER

Gerald E. Palmer  
GERALD E. PALMER,  
A SINGLE PERSON

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA ) ) s.s.  
COUNTY OF DOUGLAS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 2007, BY KENNETH J. HAGEN, JR., MANAGING MEMBER OF MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

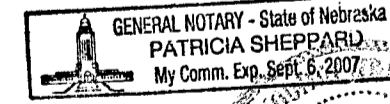


James Warner  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA ) ) s.s.  
COUNTY OF DOUGLAS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF JULY, 2007, BY GERALD E. PALMER, A SINGLE PERSON.



Patricia Sheppard  
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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 13th DAY OF JULY, 2007.

DEPUTY: [Signature] DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF MAPLE VALLEY ON THIS 24th DAY OF JUNE, 2007.

Charles Keapil  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

4-10-08  
DATE: [Signature]  
CITY ENGINEER

SCALE:	1" = 100'
DATE:	JUNE 24, 2007
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION:	

MAPLE VALLEY  
FINAL PLAT

**2 THOMPSON, DREESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
PHONE: 402.330.8860 FAX: 402.330.5866 EMAIL: TD2@TD2CO.COM  
WEBSITE: WWW.TD2CO.COM