

BK 2371 PG 725  
 DEED 1997012497

MP-23625  
 12/8/10  
 51922 FB  
 DEL SCAN

# MAPLE CREEK SUBDIVISION

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a Boundary Survey of part of the East Half of the Northwest Quarter of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the North 1/4 Corner of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska; Thence S 0°15'54" E, (an assumed bearing), and on the East Line of the Northwest Quarter of said Section 10, a distance of 88.46 feet to the Northwesterly Corner of Huntington Park to the City of Omaha, located in the East Half of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska and also said point is on the Southerly Right-of-way Line of West Maple Road and the POINT OF BEGINNING; Thence continuing on the last described course, S 0°15'54" E, and on the East Line of the Northwest Quarter of said Section 10 or the Westerly Line of said Huntington Park, a distance of 1320.28 feet; Thence N 88°46'27" W, a distance of 608.38 feet; Thence N 03°13'16" E, a distance of 1320.80 feet to a point on the Southerly Right-of-way Line of said West Maple Road; Thence on the Southerly Right-of-way Line of said West Maple Road; Thence on the Southerly Right-of-way Line of said West Maple Road for the next five (5) courses, S 88°46'27" E, a distance of 147.86 feet; Thence S 00°41'47" E, a distance of 10.08 feet; Thence S 88°15'38" E, a distance of 32.27 feet; Thence N 02°24'02" W, a distance of 10.32 feet; Thence S 88°45'25" E, a distance of 348.23 feet to the point of beginning and containing a calculated area of 749,866.16 square feet or 17.210 acres, more or less. Permanent monuments have been placed at the final plat.

MARK A. STREIT  
 REGISTERED LAND SURVEYOR  
 NEBRASKA  
 No. 1520  
 DATE: March 4, 1997

## DEDICATION

Know all men by these presents, That we, Vaughn C. Zimmerman, Managing Member, Zimmerman-Wilhoit, LLC 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 and lots to be named and numbered as shown, said Subdivision to be hereafter known as Maple Creek Subdivision, 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, U.S. West Communication, 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 foot (5') wide strip of land abutting all front and side boundary lot lines of all lots; and eight foot (8') wide strip of land adjoining the rear boundary lines of all interior lots; and sixteen foot (16') wide strip of land adjoining the rear boundary lines of all exterior lots, except where said outer boundary adjoins existing platted lots and streets. 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, sidewalks and driveways, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. Perpetual easements shall be granted to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping, sidewalks and driveways, and other purposes that do not then or later unreasonably interfere with the aforesaid uses or rights herein granted.

Vaughn C. Zimmerman, Managing Member, Zimmerman-Wilhoit, LLC

## ACKNOWLEDGEMENT OF NOTARY

State of Nebraska  
 County of Douglas

The foregoing dedication was acknowledged before me this 2nd day of August, 1997, by Vaughn C. Zimmerman, Managing Member, Zimmerman-Wilhoit, LLC  
Michael Wilhoit  
 Notary Public.

Michelle C. Burns, Notary Public  
 Greene County, State of Missouri  
 My Commission Expires 1/26/98

## APPROVAL OF CITY ENGINEER

I hereby approve the Plat of MAPLE CREEK SUBDIVISION on this 1st day of April, 1997.

Raymond A. Heumann  
 City Engineer

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

9-24-97  
 Date

Raymond A. Heumann  
 City Engineer

## APPROVAL OF CITY PLANNING BOARD

This Plat of Maple Creek Subdivision was approved by the City Planning Board of the City of Omaha this 2nd day of April, 1997.

Barbara J. Johnson  
 Chair

## APPROVAL OF OMAHA CITY COUNCIL

This Plat of Maple Creek Subdivision was accepted by the City Council of Omaha this 20th day of April, 1997.

John J. Felt Mayor  
David J. Berman City Clerk

## REVIEW BY DOUGLAS COUNTY ENGINEER

This Plat of Maple Creek Subdivision was reviewed by the Douglas County Engineer's office this 2nd day of August, 1997.

David S. Smith  
 Douglas County Engineer

## 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 on this Plat, as shown on the records of this office, this 2nd day of August, 1997.

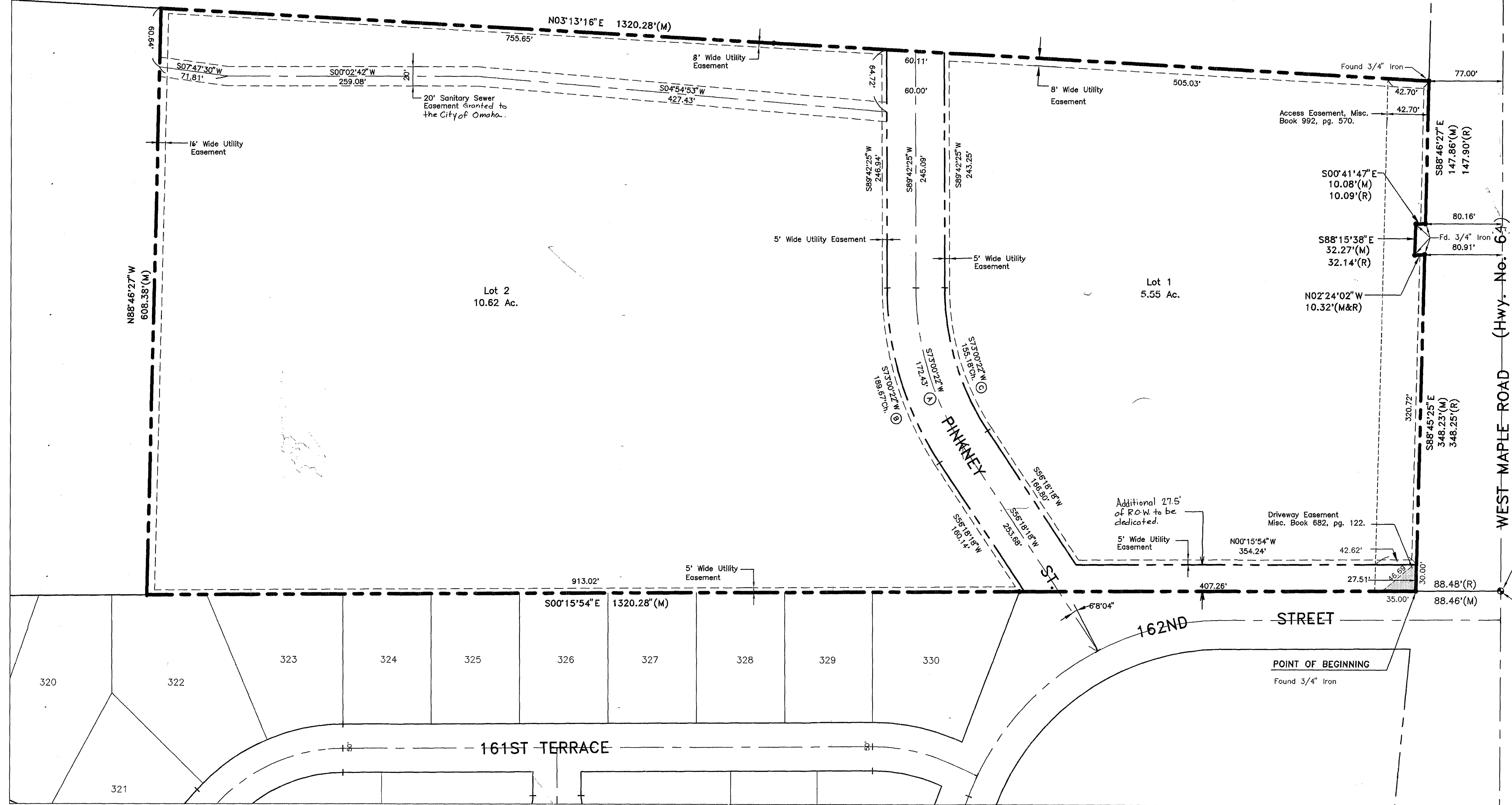
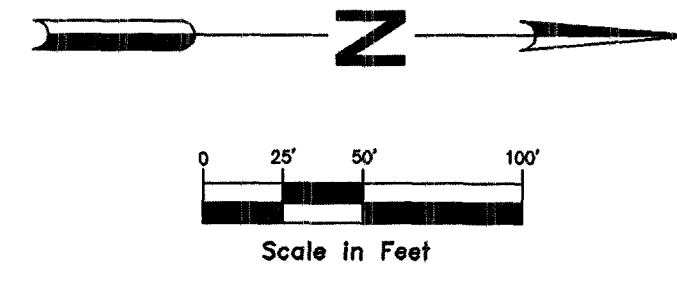
Julie M. Hamey  
 Douglas County Treasurer

RECEIVED  
 Sep 25 10:34 AM '97  
 Douglas County, Nebraska  
 Register of Deeds

IMPRINTED SEAL REGISTER OF DEEDS

UNPLATTED

Note:  
 Direct Vehicular Access to West Maple and 162nd Street from Lot 1 will not be allowed.



### CURVE DATA

| Curve | Δ        | R       | T      | L       | C       | M       | K      |
|-------|----------|---------|--------|---------|---------|---------|--------|
| (A)   | 33°24'7" | 300.00' | 90.01' | 174.89' | 172.43' | 165.15' | 49.55' |
| (B)   | 33°24'7" | 330.00' | 99.01' | 192.38' | 189.67' | 181.67' | 54.51' |
| (C)   | 33°24'7" | 270.00' | 81.01' | 157.40' | 155.18' | 148.64' | 44.60' |

### LEGEND

- ⊙ = Section & 1/4 Corner
- ⊙ = Corner Found
- ⊙ = Corner Set 5/8" x 30" Rebar
- ( ) = Platted Distance / Angle
- ( ) = Measured Distance / Angle
- ( ) = Deeded Distance / Angle
- ( ) = Recorded Distance
- - - = Fence Line

ROSS ENGINEERING, INC.  
 ENGINEERS, PLANNERS, SURVEYORS

445 W. Street  
 Suite 201  
 Lincoln, NE 68508  
 Phone: 402-442-1077  
 Fax: 402-442-1078

Scale: 1" = 60'  
 Drawn: JDS  
 Checked: JDS  
 Approved: JDS

Job # 886-2C  
 File 88602FP2  
 Date 03/05/97  
 Plate 02/02/97

MAPLE CREEK SUBDIVISION  
 162ND STREET & WEST MAPLE ROAD  
 NEBRASKA  
 OMAHA

FINAL PLAT

Sheet No. 1 OF 1