

# ELKHORN VALLEY

## LOT 1

BEING A REPLATTING OF LOTS 1 AND 2, BUSS ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, T15N, R10E OF THE 6TH P.M. SAID DOUGLAS COUNTY.

DEED 2015073422  
 SEP 21 2015 08:32 P 6

REC'D PANEL BARTIUS  
 REGISTERED CLERK, DOUGLAS COUNTY, NE  
 2015073422

40-2-117-05110-000  
 06-20-2015

APPROVAL OF OMAHA CITY COUNCIL  
 THIS PLAT OF ELKHORN VALLEY WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD  
 ON THIS 22<sup>ND</sup> DAY OF JULY, 2015.

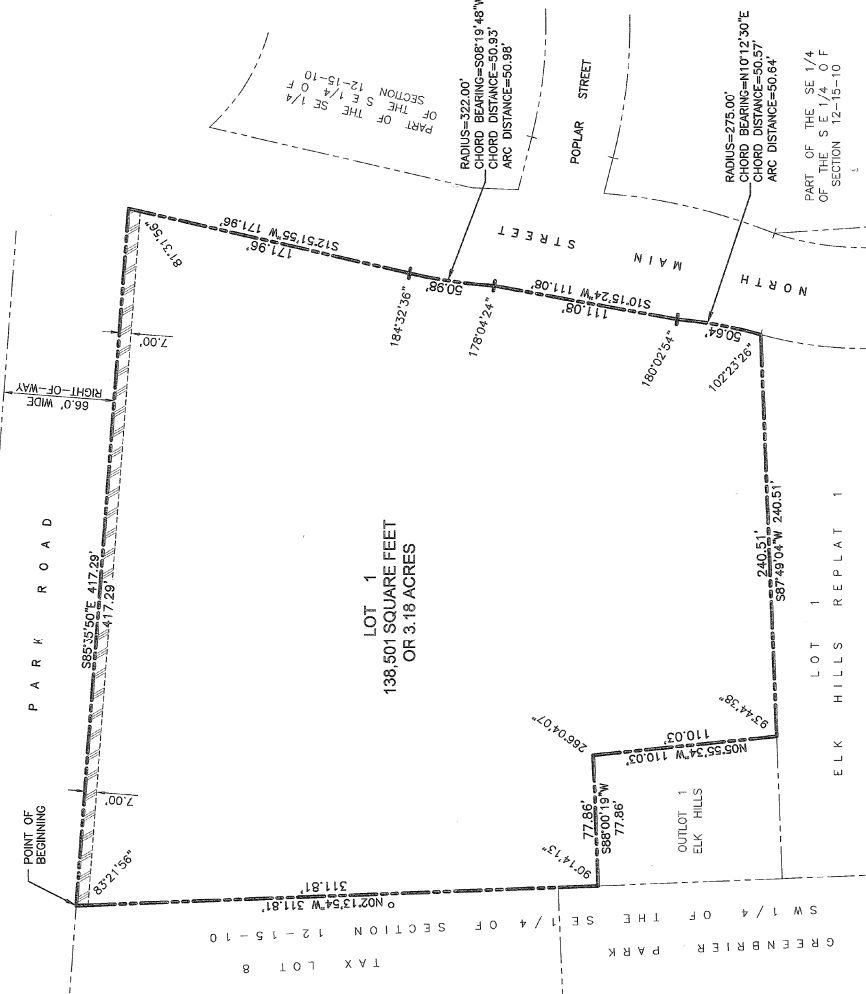
*Ben Berg*  
 MAYOR

*Becky Peterson*  
 CITY CLERK

NOTE:  
 ANGLES ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.

A 7.00 FOOT WIDE EASEMENT TO BUILD, ERECT, MAINTAIN AND REPAIR A WINDSHIELD TRAIL WITH APPURTENANCES AND ACCESSORIES, RECORDED AS INSTRUMENT NUMBERS 2004140702, 2004140716 AND 2004142325 OF THE DOUGLAS COUNTY RECORDS.

TAX LOT 5



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT THE SAME IS ACCORDING TO THE BEST PRACTICES OF THE SURVEYING PROFESSION. THAT THE PLAT OF SAID SUBDIVISION IS CORRECTLY PLATTED AND THAT THE BOUNDARIES SHOWN THEREON ARE TRUE TO THE SURVEY. THAT THE PLAT OF SAID SUBDIVISION IS CORRECTLY PLATTED AND THAT THE BOUNDARIES SHOWN THEREON ARE TRUE TO THE SURVEY. THAT THE PLAT OF SAID SUBDIVISION IS CORRECTLY PLATTED AND THAT THE BOUNDARIES SHOWN THEREON ARE TRUE TO THE SURVEY.

*James D. Warner*  
 JAMES D. WARNER  
 SURVEYOR  
 15-308

JAMES D. WARNER,  
 NEBRASKA RLS 308

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ELK HILLS APARTMENTS II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHT OF WAY AND EASEMENTS SHOWN WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVIVED INTO A LOT AND TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ELKHORN VALLEY, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTIES AS SHOWN ON THIS PLAT, AND WE HEREBY GRANT AS PER THE EASEMENT 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 LEASE THEREOF 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 ADJUTING THE NORTH AND EAST LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE SOUTH LOT LINES AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJUTING THE WEST LOT LINE, TOGETHER WITH ALL RIGHTS AND INTERESTS IN SAID STRIPS OF LAND, TO THE PUBLIC, TO BE USED FOR THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AS SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES, 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, OR OTHER PURPOSES THAT DO NOT FOR OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF APRIL, 2015, BY DONALD L. GARDNER, MANAGER OF ELK HILLS APARTMENTS II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

*Donald L. Gardner*  
 DONALD L. GARDNER, MANAGER

A GENERAL NOTARY STATE OF NEBRASKA  
 JAMES D. WARNER  
 My Comm. Exp. February 1, 2018

**COUNTY TREASURER'S CERTIFICATE**

THIS IS CERTIFY THAT NO SPECIAL TAXES DUE OR PAYABLE BY THE PROPERTY SHOWN IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 22<sup>ND</sup> DAY OF JULY, 2015.

*James D. Warner*  
 JAMES D. WARNER  
 COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF ELKHORN VALLEY ON THIS 22<sup>ND</sup> DAY OF JULY, 2015.

*James D. Warner*  
 JAMES D. WARNER  
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 43 OF THE OMAHA MUNICIPAL CODE.

9/10/15  
 DATE: \_\_\_\_\_  
 CITY ENGINEER

**APPROVAL OF CITY OF OMAHA PLANNING BOARD**

THIS PLAT OF ELKHORN VALLEY WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 6<sup>TH</sup> DAY OF MAY, 2015.

*James D. Warner*  
 JAMES D. WARNER  
 CHAIRMAN

**REVIEW BY THE DOUGLAS COUNTY ENGINEER**

THIS PLAT OF ELKHORN VALLEY WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER ON THIS 4/23/15.

*James D. Warner*  
 JAMES D. WARNER  
 COUNTY ENGINEER

**T02**  
 engineering & surveying

Thompson, dressman & corner, inc.  
 Omaha, NE 68154  
 P-402-330-8860 F-402-330-8888  
 15200.com

# ELKHORN VALLEY LOT 1



Revision Date	No.	Description	MPL/CDV
	1		
	2		
	3		
	4		

Job No.: A1890-101A  
 Drawn By: RUP  
 Dates: APRIL 1, 2015  
 Grid Book: 113  
 Pages: 75-78  
 Sheet Title

CITY OF OMAHA  
 FINAL PLAT

Sheet Number

SHEET 1 OF 1

10/2013 330 P.M. 886 08/15/2015 10:58 AM 15200.COM 15200.COM 15200.COM 15200.COM