



DEED 2009052906



MAY 26 2009 13:53 P 11

Deed <sup>New BW</sup> 020-23577 (old)  
 01-60000  
 FEE 67.50 FB 660  
 BKPL 618.10 C/D \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL MS SCAN \_\_\_\_\_ FV 11

Nebr Doc  
 Stamp Tax  
 5/26/09  
 Date  
 \$ Ex 4  
 By JB

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 5/26/2009 13:53:24.97



2009052906

THIS PAGE INCLUDED FOR INDEXING  
 PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: Design Engineering and Associates  
9749 So 175th Circle  
Omaha, Ne 68136  
758.0840

Check Number  
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# FINAL PLAT MALLARD LAKE PHASE 2

LOTS 48 THROUGH 70, INCLUSIVE AND OUTLOT C

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA.

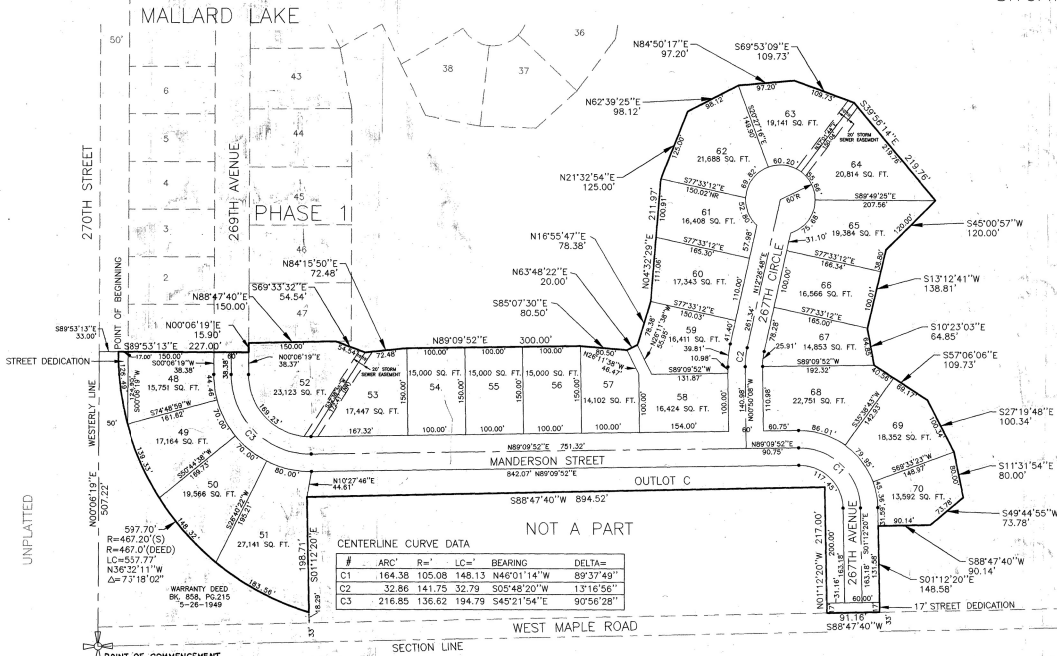
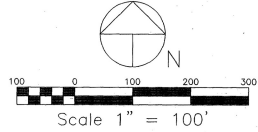
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, T15N, R10E  
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**LEGEND:**

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- RECORDED DISTANCE
- MEASURED DISTANCE
- SURVEYED DISTANCE
- EASEMENT DISTANCE
- NOTE: ALL CORNERS SET ARE # REAR W/CAP #1
- ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE
- SECTION CORNER FOUND DOUGLAS COUNTY BRASS CAPS

**NOTES:**

- 1.) NO DIRECT ACCESS ONTO 270TH STREET OR WEST MAPLE ROAD FROM ADJOINING LOTS WILL BE PERMITTED.
  - 2.) ZONING R3 - PROPOSED & EXISTING
- BUILDING SETBACKS  
FRONT YARD 20 FEET  
SIDE YARD 5 FEET  
REAR YARD 25 FEET



NOT A PART

CENTERLINE CURVE DATA

#	ARC'	R=	LC=	BEARING	DELTA=
C1	164.38	105.08	148.13	N44°01'14"W	89°37'49"
C2	32.86	141.75	32.79	S05°48'20"W	1°16'56"
C3	216.85	136.62	194.79	S45°21'54"E	90°56'28"

**LEGAL DESCRIPTION:** *Case CTR*

That part of the Southeast Quarter of Section 6, T15N, R10E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the South Quarter corner of said Southeast Quarter; thence along the westerly line of said Southeast Quarter; N00°08'19"E (assumed bearing), 507.22 feet; thence S89°53'13"E, 33.00 feet to the Point of Beginning said point being on the westerly right-of-way line of 270th Street; thence along the southerly line of Mallard Lake Phase 1, a subdivision in said Douglas County, S89°53'13"E, 227.00 feet; thence N00°08'19"E, 15.90 feet to the southwest corner of Lot 47, said Mallard Lake Phase 1; thence along the southerly line of said Lot 47, N88°47'40"E, 150.00 feet; thence S69°33'32"E, 54.54 feet; thence N84°15'50"E, 72.48 feet; thence N87°09'52"E, 300.00 feet; thence S87°07'30"E, 80.50 feet; thence N63°48'22"E, 20.00 feet; thence N16°55'47"E, 78.38 feet; thence N04°32'29"E, 211.97 feet; thence N21°32'54"E, 125.00 feet; thence N62°39'25"E, 98.12 feet; thence N84°50'17"E, 97.20 feet; thence S69°53'09"E, 109.73 feet; thence S39°56'14"E, 219.76 feet; thence S49°00'57"W, 120.00 feet; thence S13°12'41"W, 138.81 feet; thence S10°23'03"E, 64.85 feet; thence S57°06'00"E, 109.73 feet; thence S27°19'48"E, 100.34 feet; thence S11°31'54"E, 80.00 feet; thence S49°44'55"W, 73.78 feet; thence S88°47'40"W, 90.14 feet; thence S01°12'20"E, 148.58 feet to a point on the northerly right-of-way line of West Maple Road, as now established; thence along said northerly right-of-way line, S88°47'40"W, 81.16 feet; thence N01°12'20"W, 217.00 feet; thence S88°47'40"W, 894.52 feet; thence S01°12'20"E, 198.71 feet to a point on a non-tangent curve, concave northeasterly, to which point a radial line bears S16°48'49"W, 467.20 feet (467.0 feet Deed); thence northeasterly, along said curve, through a central angle of 73°18'02", 597.70 feet to the Point of Beginning. Containing 13.30 acres more or less.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DONALD F. DAY, DIAL-MALLARD LAKE, INC. AND DONALD W. ROBERT & LOIS A. ROBERT, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND GRANT THE EASEMENTS THEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OVEST COMMUNICATIONS INTERNATIONAL, INC. COX CABLE AND ANY COMPANY WHICH AS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN PINS 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 SICKLES PROVIDED BY A CABLE TELEVISION SYSTEM AND LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF VALLEY AQUILA GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, UNDER AND ABOVE A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE; NO PERMANENT BUILDING, 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.

*Donald F. Day*  
DONALD F. DAY, PRES  
DIAL-MALLARD LAKE, INC.

*Donna J. Robert*  
DONNA J. ROBERT

*Lois A. Robert*  
LOIS A. ROBERT

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
ON THIS 20 DAY OF April, 2009, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED DONALD F. DAY, THE ABOVE OWNER, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS HIS VOLUNTARY ACT AND DEED.  
NOTARY PUBLIC *Michelle Depen*  
MY COMMISSION EXPIRES 1-16-10

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
ON THIS 5 DAY OF May, 2009, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED DONALD W. ROBERT & LOIS A. ROBERT THE ABOVE OWNERS, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS THEIR VOLUNTARY ACT AND DEED.  
NOTARY PUBLIC *Michelle Depen*  
MY COMMISSION EXPIRES 1-16-10

**REVIEWED BY DOUGLAS COUNTY ENGINEER:**

THIS PLAT OF MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER ON THIS 20 DAY OF April, 2009.

**ACCEPTANCE BY THE VALLEY CITY ENGINEER:**

THIS FINAL PLAT OF MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS 5 DAY OF May, 2009.

**SURVEYOR'S CERTIFICATE:**

I, LOUIS WISNOMANT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C", HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT ALL LOT CORNERS OF SAID "MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C" WILL BE MARKED WITH PERMANENT MONUMENTS AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF SAID "MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C" IS AS STATED IN THE PERMETER DESCRIPTION.

*Louis Wisnomant* DATE April 2, 2009  
LOUIS WISNOMANT R.S. 421



**ACCEPTANCE BY VALLEY CITY COUNCIL:**

THE ACCOMPANYING PLAT AND DEDICATION IS HEREBY ACCEPTED BY VALLEY CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA.

ON THIS 9 DAY OF March, 2009  
SIGNED *Donna J. Robert* ATTEST *Joan Sudek*  
MAYOR CITY CLERK



**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 ENLARGED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 17 DAY OF April, 2009.

*Michelle Depen*  
DOUGLAS COUNTY TREASURER

**APPROVAL OF VALLEY CITY PLANNING COMMISSION:**

THE ACCOMPANYING PLAT AND DEDICATION IS HEREBY APPROVED BY THE VALLEY PLANNING COMMISSION ON THIS 25 DAY OF February, 2009.  
*Barry J. Butler*  
SECRETARY VALLEY PLANNING COMMISSION

MALLARD LAKE PHASE 2

FINAL PLAT