



DEED 2009062059



JUN 15 2009 12:30 P 7

deed  $\frac{17}{5}$

oldow-23576

FEE 37.50 FB NW-22-23579

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_

DEL SD SCAN \_\_\_\_\_ FV     

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
6/15/2009 12:30:43.47



2009062059

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

Return To:           #32            
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Check Number  
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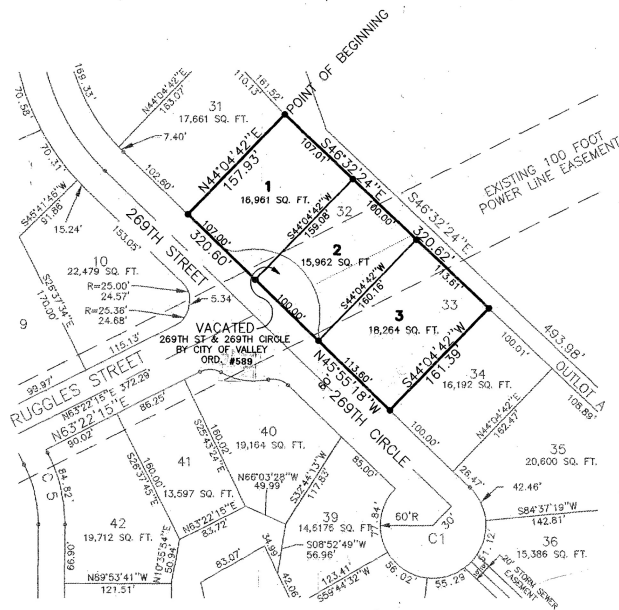
Scale 1" = 100'

**LEGEND:**

- PROPERTY CORNER FOUND
  - PROPERTY CORNER SET
  - R RECORDED DISTANCE
  - M MEASURED DISTANCE
  - S SURVEYED DISTANCE
  - (0.0') EASEMENT DISTANCE
- NOTE: ALL CORNERS FOUND OR SET ARE #5 REBAR W/CAP 421
- ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE

# ADMINISTRATIVE REPLAT MALLARD LAKE PHASE 1 REPLAT 2

LOTS 1 THROUGH 3, BEING A REPLATTING OF LOTS 32 AND 33,  
AND A PORTION OF 269TH STREET AND 269TH CIRCLE  
MALLARD LAKE PHASE 1 REPLAT 1, CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA.  
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, T15N, R10E  
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



**LEGAL DESCRIPTION:**

Mallard Lake Phase 1 Replat 2, Lots 1 through 3, being a replatting of Lots 32 and 33, and a portion of 269th Street and 269th Circle, Mallard Lake Phase 1 Replat 1, a subdivision in the City of Valley, Douglas County, Nebraska, described as follows: Beginning at the most Northern corner of said Lot 32; thence S46°32'24"E, 320.62 feet to the Easternmost corner of said Lot 33; thence S44°04'42"W, 161.39 feet to the Southmost corner of said Lot 33, said point being on the northeasterly right-of-way line of 269th Circle; thence N45°55'18"W, 320.60 feet to the Westernmost corner of said Lot 32; thence N44°04'42"E, 157.93 feet to the Point of Beginning.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT DONALD F. DAY, PRESIDENT DIAL-MALLARD LAKE, INC. AND CONRAD & BONNIE MULENBURG, 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 TO BE NUMBERED AND NAMED AS SHOWN, AND GRANT THE EASEMENTS THEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MALLARD LAKE PHASE 1 REPLAT 2, LOTS 1 THROUGH 3, 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; QWEST 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 ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSINGS, DOWN GUTS 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 LOT LINES; 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, TO ERECT, 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 ACROSS 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.

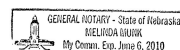
*Donald F. Day*  
DONALD F. DAY, PRESIDENT  
DIAL-MALLARD LAKE, INC.

*Conrad Mullenburg*  
CONRAD MULENBURG  
*Bonnie Mullenburg*  
BONNIE MULENBURG

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
ON THIS 11 DAY OF June, 2009, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED  
DONALD F. DAY, PRESIDENT THE ABOVE OWNER, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS HIS VOLUNTARY ACT AND DEED.

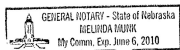
NOTARY PUBLIC: *Melinda Hank*  
MY COMMISSION EXPIRES: 6-6-10



**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
ON THIS 11 DAY OF June, 2009, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED  
CONRAD & BONNIE MULENBURG, THE ABOVE OWNERS, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC: *Melinda Hank*  
MY COMMISSION EXPIRES: 6-6-10



**APPROVAL OF THE CITY OF VALLEY:**

THIS ADMINISTRATIVE REPLAT OF MALLARD LAKE PHASE 1 REPLAT 2, WAS APPROVED BY THE CITY OF VALLEY  
ON THIS 11 DAY OF JUNE, 2009.

SIGNED: *Mayor Coffey* ATTEST: *Jeanne Julew*  
MAYOR CITY CLERK



*[Signature]*  
ZONING ADMINISTRATOR

**ACCEPTANCE BY THE VALLEY CITY ENGINEER:**

THIS ADMINISTRATIVE REPLAT OF MALLARD LAKE PHASE 1 REPLAT 2, LOTS 1 THROUGH 3, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER

ON THIS 11 DAY OF June, 2009  
*[Signature]*  
VALLEY CITY ENGINEER

**SURVEYOR'S CERTIFICATE:**

I, LOUIS WHISONANT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "MALLARD LAKE PHASE 1 REPLAT 2, LOTS 1 THROUGH 3," HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT ALL LOT CORNERS OF SAID "MALLARD LAKE PHASE 1 REPLAT 2, LOTS 1 THROUGH 3" HAVE BEEN MARKED WITH PERMANENT MONUMENTS AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF SAID "MALLARD LAKE PHASE 1 REPLAT 2, LOTS 1 THROUGH 3" IS AS STATED IN THE PERIMETER DESCRIPTION.

*Louis Whisonant* DATE: JUNE 11, 2009  
LOUIS WHISONANT RLS 421



**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 IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 11 DAY OF June, 2009.

*John W. King Jr.*  
DOUGLAS COUNTY TREASURER

