



DEED 2009062060



JUN 15 2009 12:30 P 7

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FEE 38.50 FB NEW-OW-23598

BKP _____ C/O _____ COMP _____

DEL *JD* SCAN _____ FV *JD*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/15/2009 12:30:45.62



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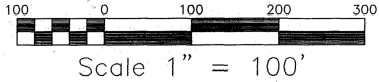
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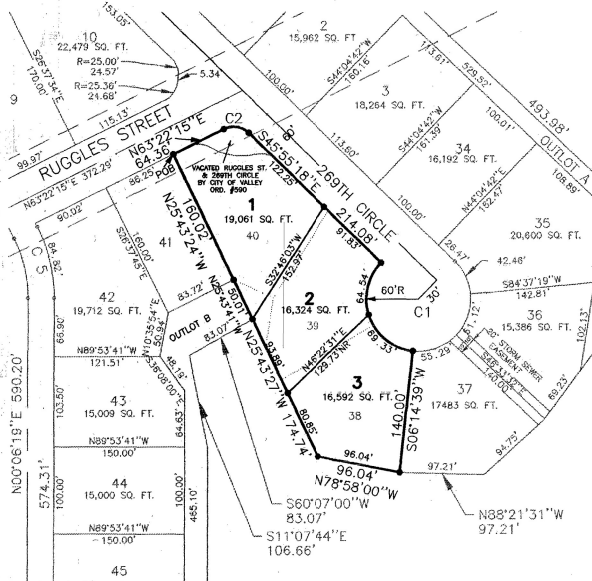
ADMINISTRATIVE REPLAT MALLARD LAKE PHASE 1 REPLAT 3

LOTS 1 THROUGH 3, BEING A REPLATTING OF LOTS 38 THROUGH 40, INCLUSIVE AND PART OF OUTLOT B, AND A PORTION OF RUGGLES 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.



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



RIGHT-OF-WAY LINE CURVE TABLE

NUMBER	RADIUS'	ARC'	LC='	BEARING	DELTA=
C1	60.00	133.87'	107.78'	S19°50'20"E	127°50'03"
C2	25.00	30.85'	28.93'	S81°16'32"E	70°42'27"

LEGAL DESCRIPTION:

Mallard Lake Phase 1 Replat 3, Lots 1 through 3, inclusive, being a replatting of Lots 38 through 40 inclusive, and part of Outlot B, and a portion of Ruggles 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 Northwest corner of said Lot 40; thence along the boundary of said Mallard Lake Phase 1 Replat 1, N63°22'15"E, 64.36 feet along the southeast right-of-way line of Ruggles Street to the beginning of a curve, concave southerly, having a radius of 25.00 feet; thence along said curve, through a central angle of 70°42'27", 30.85 feet to a point on the Southwest right-of-way line of 269th Circle; thence S45°55'18"E, 214.08 feet along the Southeast right-of-way line of 269th Circle to the beginning of a curve, concave easterly, to which point a radial line bears S45°55'18"E, 60.00 feet; thence southerly along said curve, through a central angle of 127°50'03", 133.87 feet along the Westerly right-of-way line of 269th Circle to the east corner of said Lot 38; thence S08°14'39"W, 140.00 feet; thence N78°58'00"W, 96.04 feet; thence N25°43'27"W, 174.74 feet; thence N25°43'41"W, 50.01 feet; thence N25°43'24"W, 180.02 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 3, LOTS 1 THROUGH 3, INCLUSIVE 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 ERRECT, 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 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. 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 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.

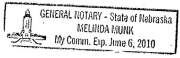
Donald F. Day
DONALD F. DAY, PRESIDENT
DIAL-MALLARD LAKE, INC.

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 Dujak*
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 Dujak*
MY COMMISSION EXPIRES 6-6-10



SURVEYOR'S CERTIFICATE:

I, LOUIS WHISONANT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "MALLARD LAKE PHASE 1 REPLAT 3, 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 3, 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 3, LOTS 1 THROUGH 3, INCLUSIVE, IS AS STATED IN THE PERMITS AND RECORDS OF SAID CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA."
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 M. Curran
JOHN M. CURRAN
DOUGLAS COUNTY TREASURER



ACCEPTANCE BY THE VALLEY CITY ENGINEER:

THIS ADMINISTRATIVE REPLAT OF MALLARD LAKE PHASE 1 REPLAT 3, LOTS 1 THROUGH 3, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER
ON THIS 11 DAY OF June, 2009.
Michael
VALLEY CITY ENGINEER

APPROVAL OF THE CITY OF VALLEY:

THIS ADMINISTRATIVE REPLAT OF MALLARD LAKE PHASE 1 REPLAT 3 WAS APPROVED BY THE CITY OF VALLEY
ON THIS 11 DAY OF June, 2009.
SIGNED *Tom Coffey* ATTEST *John Duhon*
MAYOR CITY CLERK
Michael
ZONING ADMINISTRATOR



Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE 68144 (402-334-7982)

MALLARD LAKE PHASE 1 REPLAT 3 ADMINISTRATIVE REPLAT

