



DEED 2008003084



JAN 10 2008 13:29 P 11

Deed OW-23575-new
 FEE 79.00 FR 01-60000-01d
 11 BKP 6-15-10^{BL} G/O COMP
 48 DEL *[Signature]* SCAN *[Signature]*

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 1/10/2008 13:29:11.37



2008003084

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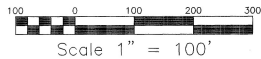
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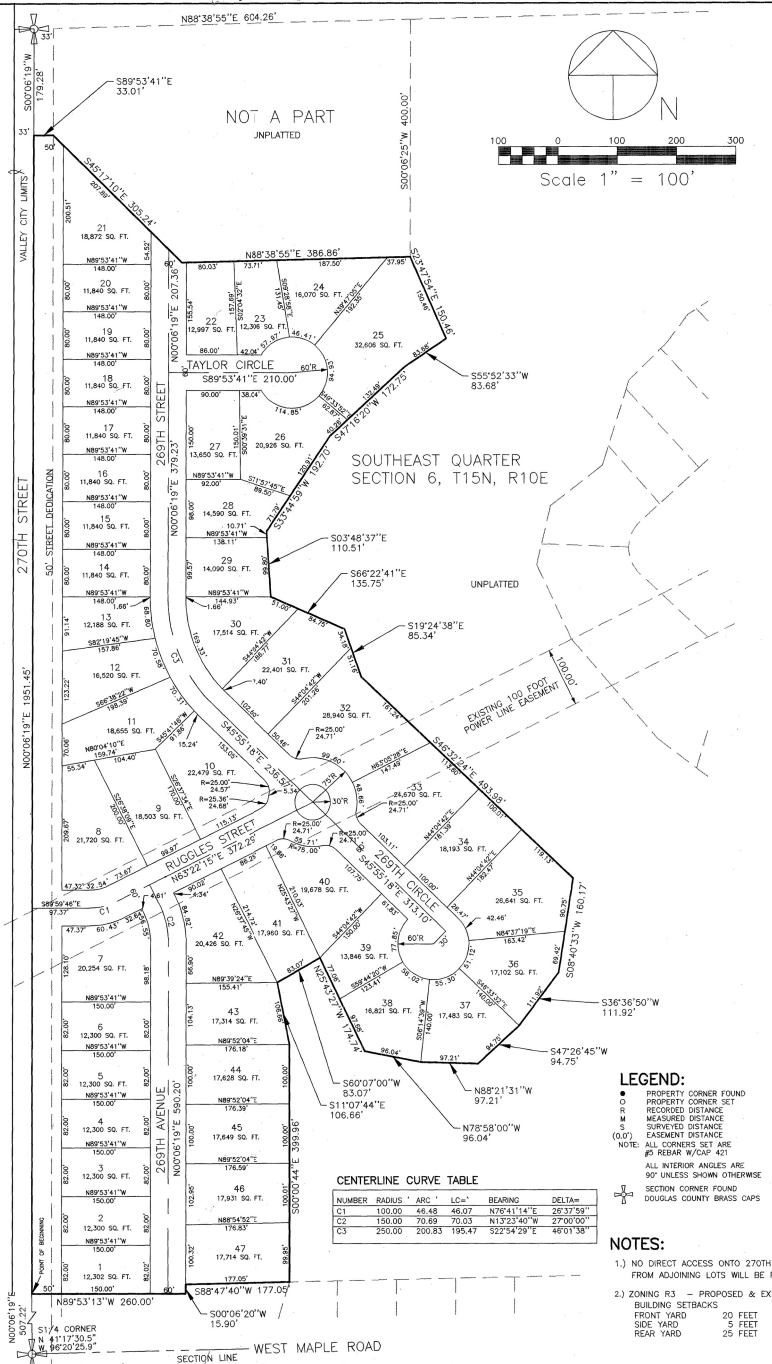
FINAL PLAT MALLARD LAKE PHASE 1

LOTS 1 THROUGH 47, INCLUSIVE

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA.



NOT A PART
UNPLATTED



CENTERLINE CURVE TABLE

NUMBER	RADIUS	ARC	LC	BEARING	DELTA
C1	100.00	48.48	48.07	N76°11'14" E	26°37'59"
C2	150.00	70.69	70.03	N132°34'00" W	27°00'00"
C3	250.00	200.83	195.47	S22°54'29" E	46°01'58"

- LEGEND:**
- PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - RECORDED DISTANCE
 - M MEASURED DISTANCE
 - S SURVEYED DISTANCE
 - (0.0') EASEMENT DISTANCE
 - NOTE: ALL CORNERS SET AHEAD OF REBAR W/CAP 421
 - ALL INTERIOR ANGLES ARE 90 UNLESS SHOWN OTHERWISE
 - SECTION CORNERS FOUND
 - DOUGLAS COUNTY BRASS CAPS

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

LEGAL DESCRIPTION:

That part of the W½ of the SE¼ of Section 6, T15N, R10E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the South Quarter corner of said Section 6, thence along the westerly line of said Section 6, N 0°06'19" E (assumed bearing), 507.22 feet to the Point of Beginning; thence continuing along said westerly line, N 0°06'19" E, 1951.45 feet; thence S 89°53'41" E, 33.01 feet; thence S 49°17'10" E, 305.24 feet; thence N 89°32'55" E, 368.86 feet; thence S 2°34'54" E, 105.46 feet; thence S 5°02'33" W, 83.68 feet; thence S 47°16'20" W, 172.75 feet; thence S 33°44'59" W, 192.70 feet; thence S 03°48'37" E, 110.51 feet; thence S 68°22'41" E, 135.75 feet; thence S 19°24'38" E, 85.34 feet; thence S 46°32'24" E, 493.98 feet; thence S 08°40'33" W, 160.17 feet; thence S 36°38'50" W, 111.92 feet; thence S 47°29'45" W, 94.75 feet; thence N 89°21'31" W, 92.21 feet; thence N 78°58'00" W, 96.04 feet; thence N 25°43'27" W, 174.74 feet; thence S 60°07'00" W, 83.07 feet; thence S 11°07'44" E, 108.66 feet; thence S 0°00'00" E, 399.96 feet; thence S 88°47'40" W, 177.05 feet; thence S 0°06'20" W, 15.90 feet; thence N 89°53'13" W, 260.00 feet to the Point of Beginning.

Containing 24.53 acres more or less of which 2.24 acres more or less is occupied by County Roads, leaving 22.29 acres more or less.

SURVEYOR'S CERTIFICATE:

I, LOUIS WHISONANT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47", HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT ALL LOT CORNERS OF SAID "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47" WILL BE MARKED WITH PERMANENT MONUMENTS AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF SAID "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47" IS AS STATED IN THE PERIMETER DESCRIPTION.

Louis Whisonant DATE: Nov. 7, 2007
LOUIS WHISONANT PLS 421



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE DONOR PROPERTY BEING THE OWNER 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 1, LOTS 1 THROUGH 47 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, ONEST COMMUNICATIONS INTERNATIONAL, INC., COX CABLE 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 (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF LOTS ADJOINING 264TH, 270TH AND MAPLE STREETS ONLY; 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 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.

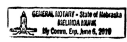
WITNESSED MY HAND THIS 4 DAY OF December, 2007.

Don Robert
DON ROBERT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 4 DAY OF December, 2007, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED THE ABOVE OWNER, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC *William A. Quak*
MY COMMISSION EXPIRES: 10-6-10



APPROVAL OF VALLEY CITY PLANNING COMMISSION:

THE ACCOMPANYING PLAT AND DEDICATION IS HEREBY APPROVED BY THE VALLEY PLANNING COMMISSION
THIS 14 DAY OF November, 2007.
James J. Patton
SECRETARY VALLEY PLANNING COMMISSION

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 14 DAY OF November, 2007.
SIGNED *Mark Coffey* ATTEST *James J. Patton*
MAYOR CITY CLERK



ACCEPTANCE BY THE VALLEY CITY ENGINEER:

THIS FINAL PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER
ON THIS 9th DAY OF November, 2007.
Jackie
VALLEY CITY ENGINEER

REVIEW BY DOUGLAS COUNTY ENGINEER:

THIS PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY ENGINEERS OFFICE
ON THIS 9 DAY OF November, 2007.
Don
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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 4 DAY OF November, 2007.
James J. Patton
DOUGLAS COUNTY TREASURER



ACCEPTANCE BY THE DOUGLAS COUNTY REGISTER OF DEEDS:

RECORDED ON THIS _____ DAY OF _____, 2007.
DOUGLAS COUNTY REGISTER OF DEEDS.

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

FINAL PLAT MALLARD LAKE PHASE 1