

# MAPLE LANE

A CLUSTER SUBDIVISION, LOTS 1 THRU 6, INCLUSIVE, AND OUT LOT "A", BEING A PLATTING OF LOTS 114 AND 115, BENSON GARDENS, AND PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA.



**SURVEYOR'S CERTIFICATE**

I, DENNIS L. WHITFIELD, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WELL STAKE WITH 3/4" X 24" IRON PIPE, ALL CORNERS OF ALL LOTS, ANGLE POINTS, CURVES AND STREETS IN MAPLE LANE, LOTS 1 THROUGH 6 INCLUSIVE, AND OUTLOT "A", AN ADDITION LOCATED IN LOTS 114 AND 115, BENSON GARDENS, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALL LOCATED IN DOUGLAS COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 115, BENSON GARDENS, A SUBDIVISION, PLATTED AND RECORDED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 12 EAST, DOUGLAS COUNTY, NEBRASKA, AND BEING ALONG THE WEST RIGHT-OF-WAY LINE OF BENSON GARDENS BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF MIAMI STREET; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF LOTS 115 AND 114, BENSON GARDENS, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BENSON GARDENS BOULEVARD ALONG A CURVE TO THE RIGHT (WITH A RADIUS OF 2864.79 FEET, LONG CHORD OF 333.34 FEET, LONG CHORD ASSUMED BEARING OF S100° 55' 23" W), AN ARC DISTANCE OF 153.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 114, THENCE N89° 52' 51" W SAID LOT 114, THENCE N 0° 00' 00" E ALONG THE WEST LINE OF SAID LOTS 114 AND 115, A DISTANCE OF 304.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 115, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MIAMI STREET, THENCE S 89° 45' 02" E ALONG THE NORTH LINE OF SAID LOT 115, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF MIAMI STREET, A DISTANCE OF 135.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.77 ACRES, MORE OR LESS.



4-27-87 DATE  
 Dennis L. Whitfield  
 DENNIS L. WHITFIELD, L.S. 449

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROTZ-BERAN PARTNERSHIP, BEING THE SOLE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN; SAID ADDITION TO BE HEREAFTER KNOWN AS MAPLE LANE, A CLUSTER SUBDIVISION, LOTS 1 THROUGH 6, INCLUSIVE, AND OUT LOT "A", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT PERPETUAL EASEMENTS TO THE OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN UTILITIES DISTRICT, 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 CABLES, CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND CONDUITS, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR SECTION, AND PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON, OVER, THROUGH, UNDER AND ACROSS ALL OPEN SPACES, COMMON GROUND, RECREATIONAL AREAS, NON PUBLIC ROADS, AND THE FRONT AND SIDE FIVE FEET (5') EXCEPT WHERE OCCUPIED BY BUILDINGS) AND USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

IN WITNESS WHEREOF, I DO SET MY NAME THIS 28 DAY OF APRIL, 1987

*Chris G. Hotz*  
 CHRIS G. HOTZ, OWNER  
*Cheron B. Beran*  
 CHERON B. BERAN, OWNER

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA } ss.  
 COUNTY OF DOUGLAS }  
 ON THIS 28th DAY OF April, 1987, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME CHRIS G. HOTZ AND CHERON B. BERAN, TO ME PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: *April 1991*  
*Judith K. Beran*  
 JUDITH K. BERAN, NOTARY PUBLIC

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF MAPLE LANE, LOTS 1 THROUGH 6, INCLUSIVE, AND OUT LOT "A", ON THIS 29 DAY OF April, 1987.  
*Roy D. Schumann*  
 ROY D. SCHUMANN, CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.  
 DATE: *Sept 4 1987*  
*Roy Schumann*  
 ROY D. SCHUMANN, CITY ENGINEER

**REVIEW BY DOUGLAS COUNTY SURVEYOR**

THIS PLAT OF MAPLE LANE, LOTS 1 THROUGH 6, INCLUSIVE, AND OUT LOT "A" WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 26th DAY OF April, 1987.

*Tom Doyle*  
 TOM DOYLE, DOUGLAS COUNTY SURVEYOR



**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

4-22-87 DATE  
*Don & Sonce*  
 DOUGLAS COUNTY TREASURER



**APPROVAL OF OMAHA CITY PLANNING BOARD**

THIS PLAT OF MAPLE LANE, LOTS 1 THROUGH 6, INCLUSIVE, AND OUT LOT "A", WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 13th DAY OF May, 1987.

*Michael D. Jolley*  
 MICHAEL D. JOLLEY, CHAIRMAN OF CITY PLANNING BOARD

**OMAHA CITY COUNCIL ACCEPTANCE**

THIS PLAT OF MAPLE LANE, LOTS 1 THROUGH 6, INCLUSIVE, AND OUT LOT "A", WAS APPROVED BY THE CITY COUNCIL OF OMAHA ON THIS 13th DAY OF May, 1987.

*Randy Simin*  
 RANDY SIMIN, MAYOR

ATTEST: CITY CLERK \_\_\_\_\_ PRESIDENT OF COUNCIL \_\_\_\_\_



E2#43  
 MAPLE LANE

RECEIVED  
 APR 29 1987  
 BK 1813 N C/O FEE  
 PG 60 N DEL NC  
 OP 2225 COMP FJB 2225



BK 1813 PG 601



DEEDNF 1987 15880

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INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

NAME OF ADDITION

MAPLE LANE

LOTS 1 THRU 6 INCLUSIVE. AND OUT LOT A

LEGAL DESCRIPTION

A CLUSTER SUBDIVISION, LOTS 1 THRU 6 INCLUSIVE, AND OUT LOT " A " BEING  
A PLATTING OF LOTS 114 AND 115, BENSON GARDENS, AND PART OF THE NORTHWEST  
ONE-QUARTER OF THE SOUTHEAST ONE - QUARTER OF SECTION 11, TOWNSHIP 15 NORTH  
RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA.

**PLAT IN BACK OF BOOK**

DEEDS \_\_\_\_\_ BOOK 92 PAGE 75

MORTGAGE \_\_\_\_\_ BOOK 92 PAGE 75

PLAT \_\_\_\_\_ BOOK 1813 PAGE 601

PLAT CABINET \_\_\_\_\_ 4/3

FIELD BOOK # \_\_\_\_\_ 58-23765

# 12329

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
14 DAY OF OCTOBER 1987 AT 3:21 P.M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS \$0.00