



DEED 2005102925



AUG 22 2005 08:50 P 7

Doc	
Stamp Tax	
Date	8/22/05
\$	EXY
By	CL

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 8/22/2005 08:50:11.31



2005102925

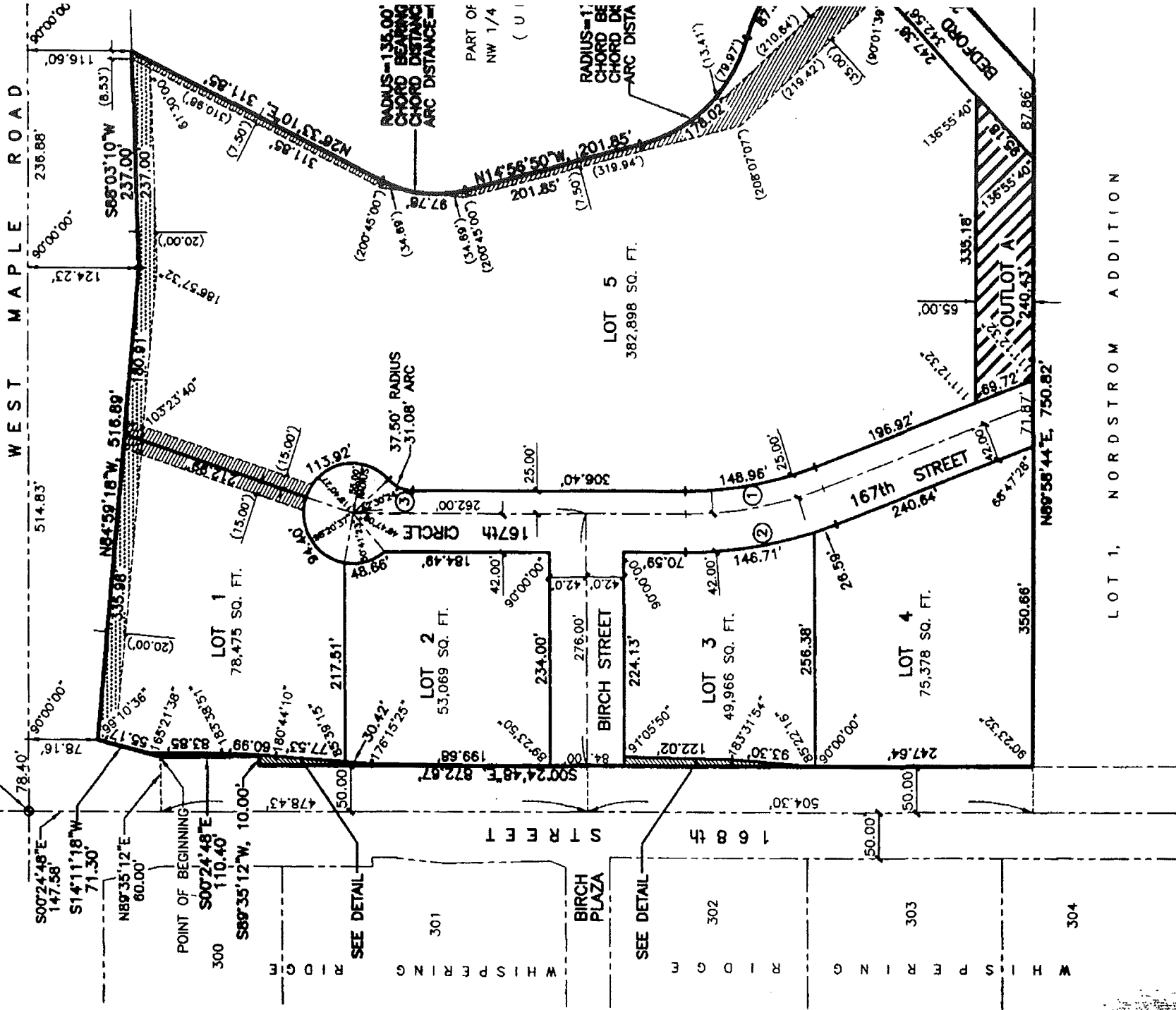
**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed FEE 38<sup>50</sup> FB 01-60000-01d  
 1/7 BKP 10-15-11 C/O COMP  
 DEL SCAN FV

RETURN: Thompson, Dresser & Dornier, Inc.  
 10835 Old Mill Rd.  
 Omaha, Ne. 68154

NW CORNER OF THE NW 1/4 OF SECTION 10, T15N, R11E  
OF THE 8th P.M., DOUGLAS COUNTY, NEBRASKA  
(COMMENCING POINT)



LOT 1, NORDSTROM ADDITION

PROPERTY LINE CURVE DATA			
CURVE	DELTA	TANGENT LENGTH	RADIUS
1	20°49'00"	75.31'	148.96'
2	20°49'00"	87.82'	173.50'
3	47°29'36"	16.50'	31.08'

**P.E.S.:**

- 1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED ONTO BIRCH STREET FROM LOTS 1, 2, 3, AND 4.
- 2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED ONTO WEST MAPLE ROAD FROM LOTS 1 AND 5.
- 3. BIRCH STREET ACCESS TO 168th STREET WILL BE LIMITED TO RIGHT-IN, RIGHT-OUT TURNING MOVEMENTS.
- 4. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.



INGRESS AND EGRESS EASEMENT OVER  
OUTLOT "A" (SEE RECORDED INSTRUMENT)



SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 470 AND THE CITY OF OMAHA, NEBRASKA. (SEE RECORDED INSTRUMENT)



SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 478 AND THE CITY OF OMAHA, NEBRASKA. (SEE RECORDED INSTRUMENT)

90'00"00"

35'00'  
BEARING=N06°48'10"E  
DISTANCE=86.66'  
ANGLE=87.78'

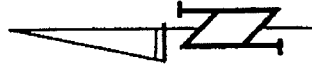
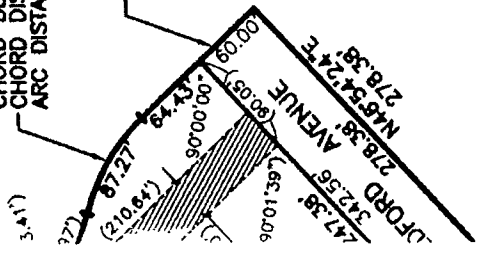
PART OF THE NW 1/4 OF THE  
NW 1/4 OF SECTION 10-15-11

( UNPLATTED )

RADIUS=170.00'  
CHORD BEARING=N44°56'50"W  
CHORD DISTANCE=170.00'  
ARC DISTANCE=178.02'

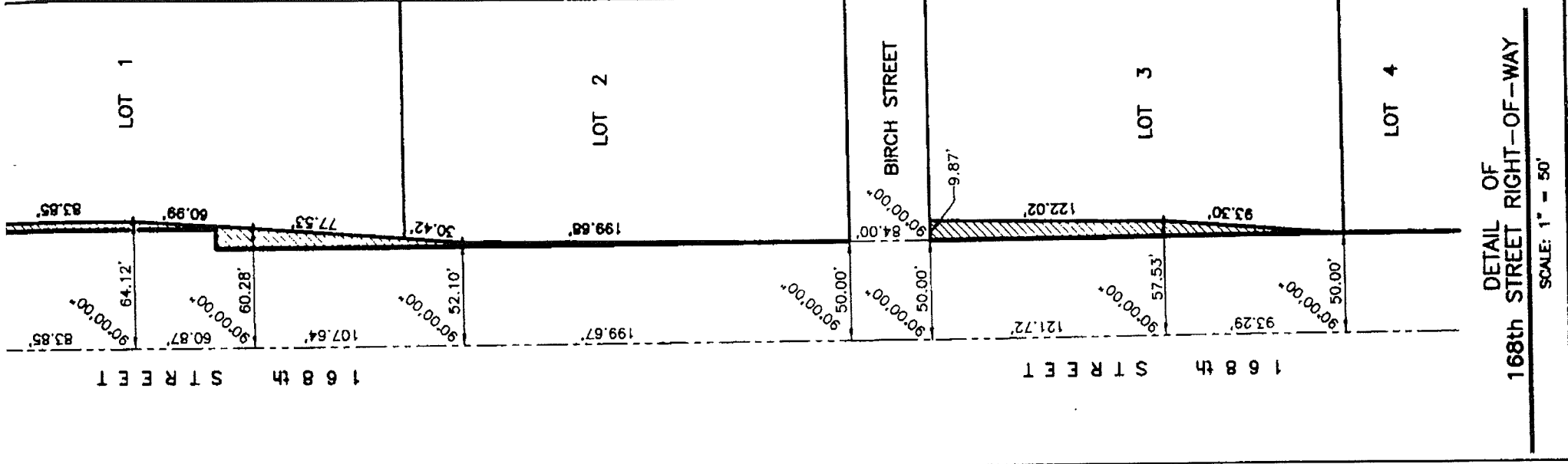
RADIUS=158.96'  
CHORD BEARING=N59°01'16"W  
CHORD DISTANCE=86.15'  
ARC DISTANCE=87.27'

N45°05'36"W  
124.43'



SANITARY  
E CITY OF  
(NT)

SANITARY  
E CITY OF  
(NT)



DETAIL OF  
168th STREET RIGHT-OF-WAY  
SCALE: 1" = 50'

OWNERS, AND PINN  
EMBRACED WITHIN  
NUMBERED AND LI  
AND APPROVE OF  
PUBLIC USE THE  
POWER DISTRICT,  
TELEVISION SYSTEMS  
AND RENEW POLES  
EXTEND THEREON  
FOR THE TRANSMI  
A CABLE TELEVISI  
LAND ABUTTING AL  
BOUNDARY LINES  
AND ASSIGNS, TO  
FACILITIES, AND TO  
FIVE (5') FOOT W  
ROCK WALLS, DRIVE  
SIDEWALKS, DRIVE  
HEREIN GRANTED.

ACKNOWLEDGEME  
STATE OF NEBRAS  
COUNTY OF DOUG  
THE FOREGOING DI  
MANAGING MEMBER

ACKNOWLEDGEME  
STATE OF NEBRAS  
COUNTY OF DOUG  
THE FOREGOING DI  
VICE-PRESIDENT O

COUNTY TREASURER  
THIS IS TO CERTIF  
THE SURVEYOR'S C  
OF

DEPUTY

APPROVAL OF  
I HEREBY APPROV

I HEREBY CERTIFY  
CODE.

8-19  
DATE:

APPROVAL OF  
THIS PLAT OF MAP

APPROVAL OF  
THIS PLAT OF MAP

Mike J...  
MAYOR

REVIEW BY D  
THIS PLAT OF MAP

5/6  
DATE:

**NOTAR'S CERTIFICATE**

CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY IA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ALLEY, LOTS 1 TO 5, INCLUSIVE, AND OUTLOT "A," BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 SECTION 10, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW 1/4; THENCE S00°24'48"E (ASSUMED BEARING) 147.58 FEET ON THE WEST LINE OF SAID NW 1/4; THENCE S2°E 60.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST LINE OF 168TH STREET; THENCE N87°110.40 FEET ON THE EAST LINE OF 168TH STREET; THENCE S69°35'12"W 10.00 FEET ON THE EAST LINE OF 168TH STREET; THENCE S00°24'48"E 872.67 FEET ON THE EAST LINE OF 168TH STREET TO THE NW CORNER OF LOT 1, NOROSTROM A SUBDIVISION IN SAID DOUGLAS COUNTY; THENCE N89°58'44"E 750.82 FEET ON THE NORTH LINE OF LOT 1, SAID OM ADDITION; THENCE N46°54'24"E 278.38 FEET; THENCE N43°05'38"W 124.43 FEET; THENCE NORTHWESTERLY ON A FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N59°01'16"W, CHORD DISTANCE 86.15 FEET, DISTANCE OF 87.27 FEET; THENCE NORTHWESTERLY ON A 170.00 FOOT RADIUS CURVE TO THE HORD BEARING N44°56'50"W, CHORD DISTANCE 170.00 FEET, AN ARC DISTANCE OF 178.02 FEET; THENCE N14°56'50"W 201.85 FEET; THENCE NORTHEASTERLY ON A 135.00 FOOT RADIUS CURVE TO THE HORD BEARING N05°48'10"E, CHORD DISTANCE 95.96 FEET, AN ARC DISTANCE OF 97.78 FEET; THENCE N26°33'10"E 311.85 FEET TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S08°03'10"W FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE N04°59'18"W 518.89 FEET ON THE LINE OF WEST MAPLE ROAD TO THE EAST LINE OF 168TH STREET; THENCE S14°11'18"W 71.30 THE EAST LINE OF 168TH STREET TO THE POINT OF BEGINNING.



2005

**NOTATION**

L MEN BY THESE PRESENTS: THAT WE, MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE AND PINNACLE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND D WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, ED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAPLE VALLEY, AND WE DO HEREBY RATIFY ROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT TO THE PUBLIC, FOR SE THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC ISTRIC, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE ON SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, EW POLES, WIRES, CROSSARMS, DOWN GUTS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO HEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF UTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR Y LINES OF ALL LOTS. EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS S, AND TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED S, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A ) FOOT WIDE STRIP OF LAND ABUTTING 167TH STREET. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ALS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, KS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS GRANTED.

MAPLE VALLEY, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Kenneth J. Hagen, Jr.*  
KENNETH J. HAGEN, JR., MANAGING MEMBER

PINNACLE BANK

BY: *Douglas R. Ayer*  
DOUGLAS R. AYER, EXECUTIVE VICE-PRESIDENT

**WLEDGEMENT OF NOTARY**

( OF NEBRASKA ) S.S.

REGON DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF MAY, 2005, BY KENNETH J. HAGEN, JR., IG MEMBER OF MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.



CAROL G. CASTER  
MY COMMISSION EXPIRES  
June 13, 2006

**WLEDGEMENT OF NOTARY**

( OF NEBRASKA ) S.S.

REGON DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF MAY, 2005, BY DOUGLAS R. AYER, EXECUTIVE RESIDENT OF PINNACLE BANK, ON BEHALF OF SAID BANK.

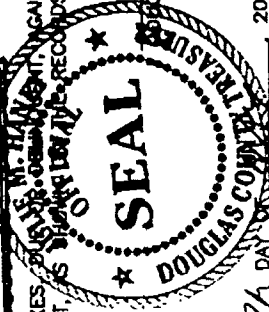


LINDLEY THOMPSON  
MY COMMISSION EXPIRES  
February 5, 2008

**ITY TREASURER'S CERTIFICATE**

TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE AGAINST THE PROPERTY DESCRIBED IN SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 12<sup>th</sup> DAY OF MAY, 2005.

*[Signature]*



**NOVAL OF CITY ENGINEER**

BY APPROVE THIS PLAT OF MAPLE VALLEY ON THIS 12<sup>th</sup> DAY OF MAY, 2005.

*[Signature]*  
CITY ENGINEER

BY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL

8-19-05  
DATE:

*[Signature]*  
CITY ENGINEER

**NOVAL OF OMAHA CITY PLANNING BOARD**

PLAT OF MAPLE VALLEY WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6<sup>th</sup> DAY OF April, 2005.

*[Signature]*  
CHAIRMAN

SCALE:	1" = 100'
DATE:	MAY 1, 2005
DRAWN BY:	RJM
CHECKED BY:	JOM
REVISION:	

**MAPLE VALLEY**

FINAL PLAT

**THOMPSON, DRESSSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-8866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM