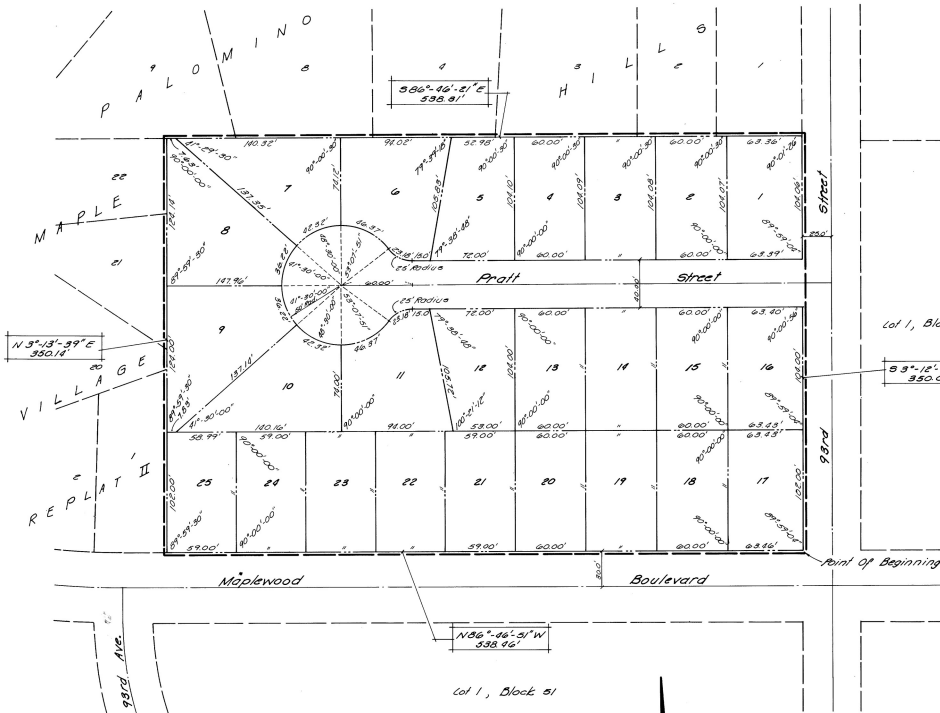


# MAPLE VILLAGE REPLAT III

Lots 1 Thru 25, Inclusive

Being A Replatting of Part of Lot 1, Block 46, Maple Village, A Subdivision As Surveyed, Platted And Recorded in Douglas County, Nebraska.



Note  
Dimensions Shown On Curves Are Arc  
Dimensions, Not Chord Dimensions.

Scale: 1" = 30'



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS MAPLE VILLAGE REPLAT III, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID LOT 1; THENCE N 86° 46' 51\"/>

Date March 24, 1977

William P. Dornier L.S. 217  
REGISTERED LAND SURVEYOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PEDERSEN CONSTRUCTION COMPANY, A NEBRASKA CORPORATION, MARTIN A. PEDERSEN, PRESIDENT; AND FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LINCOLN, A NEBRASKA CORPORATION, AND N.P. DODGE COMPANY, A NEBRASKA CORPORATION; BEING THE SOLE OWNERS AND MORTGAGEE RESPECTIVELY OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENRICHED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, STREETS & CIRCLES TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAPLE VILLAGE REPLAT III AND WE DO HEREBY RATIFY AND APPROVE OF THE DESIGNATION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSINGS, DRAIN CITIES 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, NOW, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS GRANTED.

Martin A. Pedersen  
Pedersen Construction Company  
President  
Robert J. Dornier  
Notary Public  
State of Nebraska

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS ON THIS 25 DAY OF January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND COUNTY OF DOUGLAS) FOR SAID COUNTY, APPEARED Martin A. Pedersen AND Dorinda T. Pedersen, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE President AND Secretary OF THE PEDERSEN CONSTRUCTION COMPANY, (A NEBRASKA CORPORATION) AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: September 24, 1977  
NOTARY PUBLIC Robert J. Dornier  
STATE OF NEBRASKA) SS ON THIS 25 DAY OF January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND COUNTY OF DOUGLAS) FOR SAID COUNTY, APPEARED Charles H. Young AND Patricia H. Young, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE President AND Secretary OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LINCOLN, (A NEBRASKA CORPORATION) AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: September 24, 1977  
NOTARY PUBLIC R. J. Dornier

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS ON THIS 27 DAY OF January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED R. A. Dornier AND Cecilia D. Dornier, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE Vice President AND Secretary OF THE N.P. DODGE COMPANY, (A NEBRASKA CORPORATION) AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: September 24, 1977  
NOTARY PUBLIC Phyllis D. Fried

## 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 ENRICHED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 20 DAY OF April, 1977.

DEPUTY Sam J. Howell  
DOUGLAS COUNTY TREASURER

I HEREBY APPROVE THE PLAT OF MAPLE VILLAGE REPLAT III ON THIS 28 DAY OF March, 1977.

ACTING CITY ENGINEER Sam J. Howell

## APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MAPLE VILLAGE REPLAT III WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 4 DAY OF MAY, 1977.

CHAIRMAN Ray J. Rohrer

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MAPLE VILLAGE REPLAT III WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 30 DAY OF May, 1977.

Mayor Orin Gammill  
CITY CLERK

## APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF MAPLE VILLAGE REPLAT III WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 21 DAY OF June, 1977.

DOUGLAS COUNTY SURVEYOR James J. Jamieson



Scale: 1" = 30'  
Date: 12-28-76  
Drawn by: J.P.  
Checked by: W.D.  
Final Plat  
THOMPSON, DRESEN & DORNER  
Consulting Engineers & Land Surveyors  
MP 76-51



MAPLE VILLAGE REPLAT III

Lots 1 thru 25, inc.

Being a replating of Part of Lot 1, Block 46 Maple Village a Subdivision  
as surveyed, platted and recorded in Douglas County, Nebraska

**PLAT IN BACK OF BOOK**

Deed	84/464
Mtg	84/463
Plat	1573/618

#50

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
7 DAY OF July 1977 1:23 P M. C. HAROLD OSTLER, REGISTER OF DEEDS

\$9.50