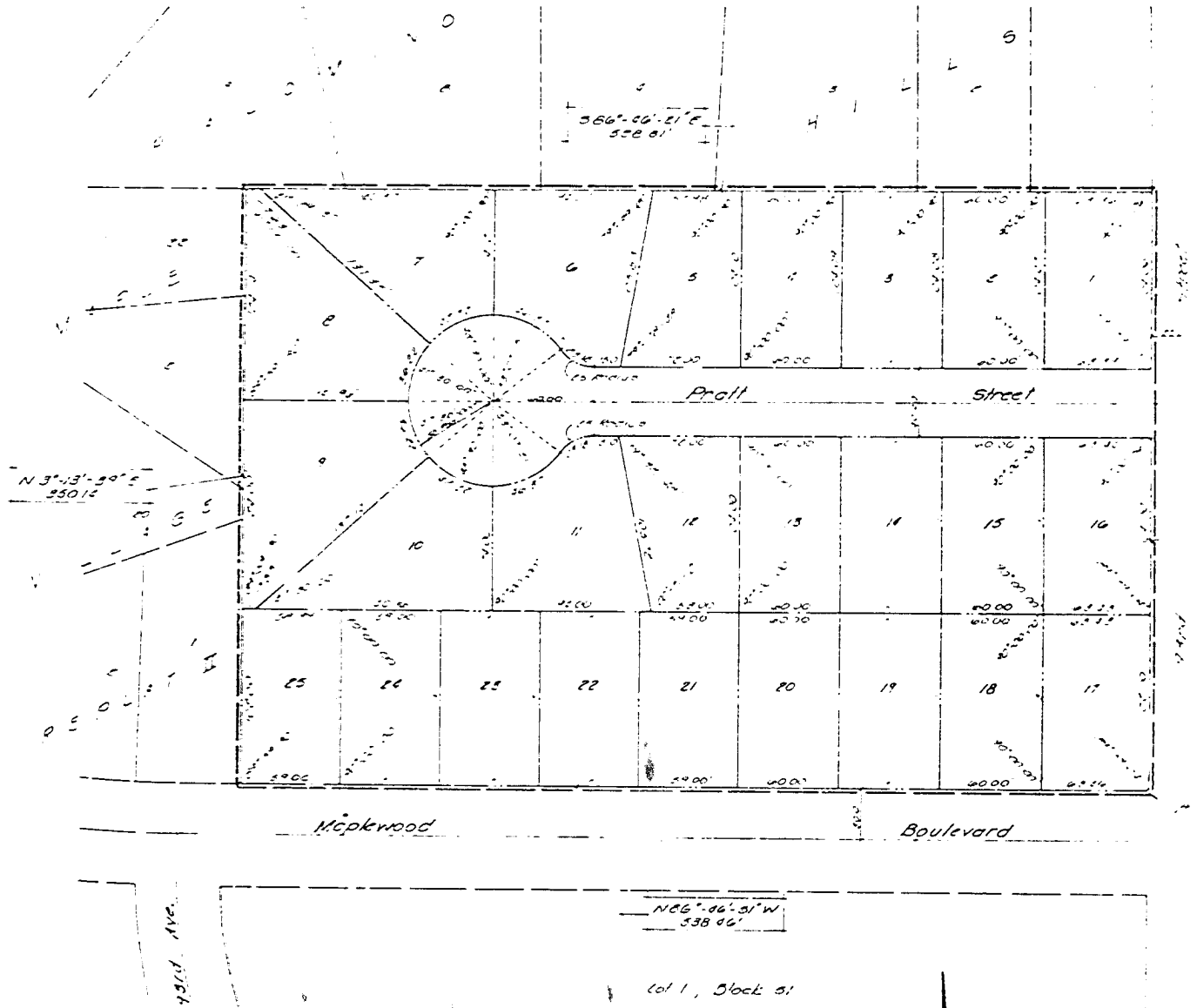


# MAPLE VILLAGE REPL

Lots 1 Thru 25, Inclusive

Being A Replotting Of Part Of Lot 1, Block 66, Maple Village, A Subdivision As Surveyed, Platted And Recorded In Douglas County, Nebraska



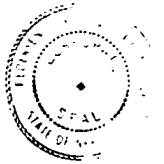
Note  
 Dimensions Shown On Curves Are Arc  
 Dimensions, Not Chord Dimensions

Scale: 1" = 50'

# MAPLE VILLAGE REPLAT III

Lots 1 Thru 25, Inclusive

Replating of Part of Lot 1, Block 66, Maple Village, A Subdivision As Platted And Recorded In Douglas County, Nebraska.



1186°-46'-21" W  
338.66'

Lot 1, Block 61



Scale: 1" = 50'

Dimensions shown on curves are arc dimensions, not chord dimensions

21 1/2

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, LOTS 1 THROUGH 25 EXCLUSIVE, BEING A REPLAT OF PART OF LOT 1, BLOCK 46, MAPLE VILLAGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID LOT 1; THENCE N 86° 46' 51" W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 1, 536.46 FEET; THENCE N 3° 13' 39" E, 350.14 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE S 86° 46' 11" E ON THE NORTH LINE OF SAID LOT 1, 536.31 FEET TO THE N.E. CORNER OF SAID LOT 1; THENCE S 3° 12' 13" W ON THE EAST LINE OF SAID LOT 1, 350.06 FEET TO THE POINT OF BEGINNING.

March 14, 1977  
DATE

William Pedersen LS 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. DOUGE COMPANY, A NEBRASKA CORPORATION; BEING THE SOLE OWNERS AND MORTGAGE HOLDERS RESPECTIVELY OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENGAGED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, STREETS & CORNERS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS MAPLE VILLAGE REPLAT III AND WE DO HEREBY RATIFY AND AFFIRM OF THE DISPOSITION 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN 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.

ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, NOT 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  
PRESIDENT  
PEDERSEN CONSTRUCTION COMPANY  
MARTIN A. PEDERSEN - PRESIDENT



John J. Dreesen  
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LINCOLN  
N.P. DOUGE COMPANY

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) 25  
COUNTY OF DOUGLAS) ON THIS 25 DAY OF March, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED Martin A. Pedersen AND John J. Dreesen, 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: 12-31-1979

NOTARY PUBLIC James L. ...

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) 25  
COUNTY OF DOUGLAS) ON THIS 25 DAY OF March, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED John J. Dreesen AND Martin A. Pedersen, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE SECRETARY AND PRESIDENT, 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 LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.  
MY COMMISSION EXPIRES: 12-31-1979

NOTARY PUBLIC John J. ...

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) 25  
COUNTY OF DOUGLAS) ON THIS 27 DAY OF March, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED John J. Dreesen AND William Pedersen, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE SECRETARY AND PRESIDENT, OF THE N.P. DOUGE 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: 12-31-1979

NOTARY PUBLIC Phyllis S. Fried

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 20 DAY OF April, 1977

DEPUTY James J. Howell DOUGLAS COUNTY TREASURER

I HEREBY APPROVE THE PLAT OF MAPLE VILLAGE REPLAT III ON THIS 22 DAY OF April, 1977.  
ACTING CITY ENGINEER Burt Wladon

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 Raymond J. ...

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

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



Maple Village Replat III  
Final 1977  
THOMPSON, DREESSEN & DORNER  
Consulting Engineers & Land Surveyors  
SCALE 1"=50'  
DATE 12-27-76  
DRAWN BY T.O.  
CHECKED BY  
T.M.S.C.  
MP 76-01

No. 106 : MAPLE VILLAGE REPLAT III : PLAT  
 Book 1573 : Lots 1 thru 25, inclusive, being a :  
 Page 618 : replatting of Part of Lot 1, Block 46, : Filed July 7, 1977  
 : Maple Village, a Subdivision, as :  
 : surveyed, platted and recorded, in :  
 : Douglas County, Nebraska :

**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, 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, more particularly described as follows: Beginning at the SE Corner of said Lot 1; thence N 86° 46' 51" W (assumed bearing) on the South line of said Lot 1, 538.46 feet; thence N 3° 13' 39" E, 350.14 feet to a point on the North line of said Lot 1; thence S 86° 46' 21" E on the North line of said Lot 1, 538.31 feet to the NE corner of said Lot 1; thence S 3° 12' 13" W on the East line of said Lot 1, 350.06 feet to the point of beginning.

Dated: March 14, 1977

/s/ William P. Dorner (Seal)  
 Registered Land Surveyor LS217

**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 mortgage holders respectively of the land described within the surveyor's certificate and embraced within this plat, have caused said land to be subdivided into lots, streets and 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 disposition 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, 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 and for the transmission of signals and sounds of all kinds and the reception thereof, on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land adjoining the rear boundary lines of all interior lots; and a 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 16 foot wide easement will be reduced to an 8 foot wide strip when the adjacent land is surveyed, platted and recorded if said 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.

Pedersen Construction Company (Corp. Seal)

By: Martin A. Pedersen, President

Attest: Delores J. Pedersen, Secretary

First Federal Savings & Loan Association of Lincoln (no seal)

By: Charles H. Thorne, President

Attest: Patricia A. Young, Secretary

N. P. Dodge Company (Corp. Seal)

By: R. H. Abernathy, Jr., Vice President

Attest: George P. Wamar, Assistant Secretary

ACKNOWLEDGMENT:

No witness. Acknowledged January 25, 1977 by said officers in due form for Pedersen Construction Company, before James L. Walker, Notary Public with general seal, Douglas County, Nebraska.

Commission expires January 21, 1979.

No witness. Acknowledged January 28, 1977 by said officers in due form for said association, before R. R. Maaske, Notary Public with general seal, Douglas County, Nebraska.

Commission expires September 21, 1977.

No witness. Acknowledged January 27, 1977 by said officers in due form for said corporation, before Phyllis S. Fried, Notary Public with general seal, Douglas County, Nebraska.

Commission expires September 18, 1977.

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 by the records of this office, this April 20, 1977.

Sam J. Howell, Douglas County Treasurer  
Louis R. Pantano, Deputy

APPROVAL OF CITY ENGINEER:

I hereby approve the plat of MAPLE VILLAGE REPLAT 111 on this April 28, 1977.

Burt Waden, Acting City Engineer

APPROVAL OF CITY PLANNING BOARD:

This Plat of MAPLE VILLAGE REPLAT 111 was approved by the City Planning Board of the City of Omaha this May 4, 1977.

George J. Kubat, Chairman

APPROVAL OF OMAHA CITY COUNCIL:

This plat of MAPLE VILLAGE REPLAT 111 was approved and accepted by the City Council of Omaha this May 31, 1977.

Robt. G. Cunningham, Mayor  
Mary Galligan Cornett, City Clerk

REVIEWED BY DOUGLAS COUNTY SURVEYOR:

This Plat of MAPLE VILLAGE REPLAT 111 was reviewed by the Douglas County Surveyor's office this June 21, 1977.

Louis E. Lamberty, Douglas County Surveyor (seal)