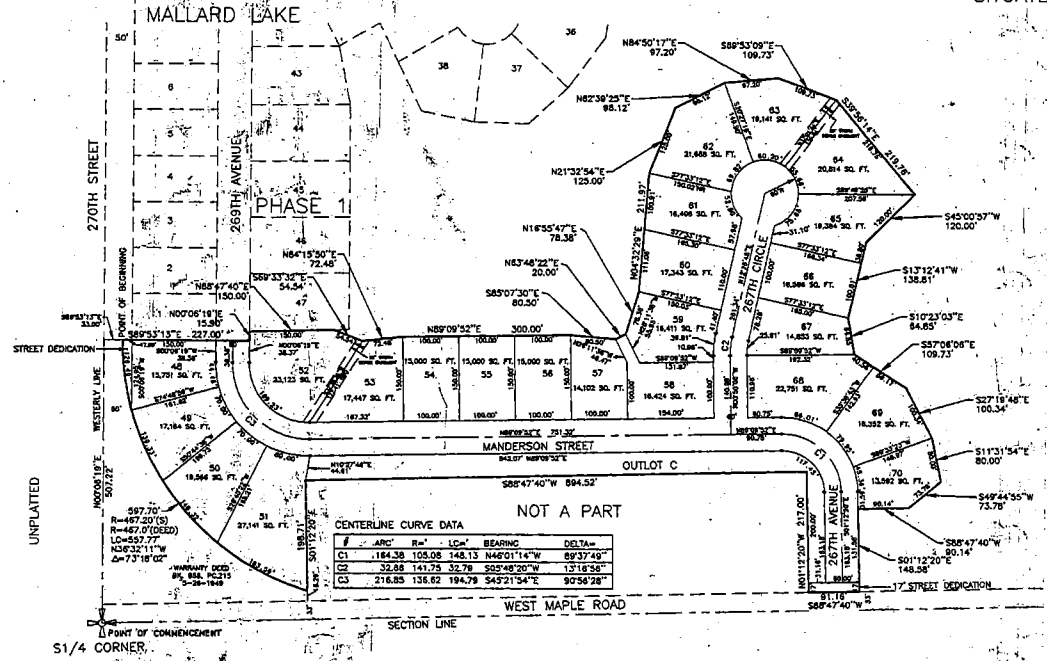
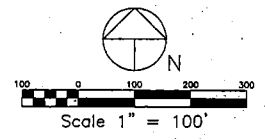


2009052906

FINAL PLAT MALLARD LAKE PHASE 2 LOTS 48 THROUGH 70, INCLUSIVE AND OUTLOT C CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA. SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGEND:
 PROPERTY CORNER FOUND
 PROPERTY CORNER
 MEASURED DISTANCE
 SURVEYED DISTANCE
 BOUNDARY DISTANCE
 ALL CORNER MARKS TO BE REAR W/4" x 4" ALL INTERIOR ANGLES ARE BY UNLESS SHOWN OTHERWISE SECTION CORNER FOUND DOUGLAS COUNTY BRASS CAPS

NOTES:
 1.) NO DIRECT ACCESS ONTO 27TH STREET OR WEST MAPLE ROAD FROM ADJOINING LOTS WILL BE PERMITTED.
 2.) ZONING R3 - PROPOSED & EXISTING
 BUILDING SETBACKS 20 FEET
 FRONT YARD 25 FEET
 REAR YARD 25 FEET



LEGAL DESCRIPTION: *same as above*

This part of the Southeast Quarter of Section 6, T15N, R10E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the South Quarter corner of said Southeast Quarter; thence along the westerly line of said Southeast Quarter, N07°00'18"E (assumed bearing), 507.22 feet; thence S89°57'13"E, 33.00 feet to the Point of Beginning said point being on the westerly right-of-way line of 27th Street; thence along the southerly line of Mallard Lake Phase 1, a subdivision in said Douglas County, S89°57'13"E, 227.00 feet; thence N07°00'18"E, 18.90 feet to the southeast corner of Lot 47, said Mallard Lake Phase 1; thence along the southerly line of said Lot 47, N88°47'40"E, 150.00 feet; thence S89°53'32"E, 54.34 feet; thence N84°15'20"E, 72.48 feet; thence N82°03'32"E, 200.00 feet; thence S82°07'30"E, 80.50 feet; thence N87°48'22"E, 20.00 feet; thence N16°55'47"E, 78.38 feet; thence S42°52'28"E, 211.87 feet; thence N21°53'54"E, 123.00 feet; thence N82°07'27"E, 81.12 feet; thence N82°00'17"E, 97.20 feet; thence S89°53'38"E, 109.73 feet; thence S23°50'14"E, 219.78 feet; thence S45°00'37"E, 120.00 feet; thence S13°12'41"W, 138.81 feet; thence S10°12'03"E, 64.85 feet; thence S57°08'52"E, 109.73 feet; thence S27°14'42"E, 100.34 feet; thence S11°13'54"E, 80.00 feet; thence S48°44'52"W, 73.78 feet; thence S88°47'40"W, 90.14 feet; thence S01°12'20"E, 148.35 feet to a point on the northerly right-of-way line of West Maple Road, as now established; thence along said northerly right-of-way line, S88°47'40"W, 91.16 feet; thence N01°12'20"W, 217.00 feet; thence S88°47'40"W, 84.82 feet; thence S01°12'20"E, 192.71 feet to a point on a non-tangent curve, concave northwesterly, to which point a radial line bears S18°45'48"W, 487.20 feet (487.0 feet Deed); thence northwesterly, along said curve, through a central angle of 73°18'02", 897.70 feet to the Point of Beginning, Containing 13.30 acres more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE DONALD F. DAY, DAL-MALLARD LAKE, INC. AND DONALD W. ROBERT & LOS A. ROBERT, BEING THE OWNERS 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 AS SHOWN AND NAMED AS SHOWN AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO GRANT PERPETUAL EASEMENT TO THE PUBLIC, FOR THE USE THEREOF AS MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, AND WE DO HEREBY RAIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT PERPETUAL EASEMENT TO THE SMOGA PUBLIC POWER DISTRICT, OWNERS OF 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 SIGNALS, WIRES, CROSSINGS, POLES 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 RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPT, ON OVER THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJOINING ALL FRONT AND SIDE LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR LOT LINES OF LOTS ADJOINING 27TH STREET AND WEST MAPLE ROAD LINES, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING 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 ADJOINING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERPETUAL BUILDING, TREES, RETAINING WALLS OR LOGS ROCK WALLS SHALL BE PLACED IN SAID EASEMENT STRIPS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREIN GRANTED.

Donald F. Day
DONALD F. DAY, PRES.
DAL-MALLARD LAKE, INC.

Eric Robert
ERIC ROBERT
LOS A. ROBERT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 20 DAY OF April, 2009, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED DONALD F. DAY, THE ABOVE OWNER, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS HIS VOLUNTARY ACT AND DEED.
 NOTARY PUBLIC: *Maureen Soren*
 MY COMMISSION EXPIRES: 12/31/10

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 16 DAY OF May, 2009, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED DONALD W. ROBERT & LOS A. ROBERT THE ABOVE OWNERS, KNOWN TO ME AND EXECUTED THE ABOVE DEDICATION AS THEIR VOLUNTARY ACT AND DEED.
 NOTARY PUBLIC: *Maureen Soren*
 MY COMMISSION EXPIRES: 12/31/10

REVIEWED BY DOUGLAS COUNTY ENGINEER:

THIS PLAT OF MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER ON THIS 14 DAY OF April, 2009.
Maureen Soren
 DOUGLAS COUNTY ENGINEER

ACCEPTANCE BY THE VALLEY CITY ENGINEER:

THIS FINAL PLAT OF MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS 17 DAY OF May, 2009.
Maureen Soren
 VALLEY CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, LOUIS WHISONANT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT ALL LOT CORNERS OF SAID MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, WILL BE MARKED WITH PERMANENT MONUMENTS AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF SAID MALLARD LAKE PHASE 2, LOTS 48 THROUGH 70 AND OUTLOT C, IS AS STATED IN THE FOREGOING DESCRIPTION.
Louis Whisonant
 LOUIS WHISONANT RLS 421



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 9th DAY OF March, 2009.
 SIGNED: *James Smith*
 ATTEST: *James Smith*
 CITY CLERK



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 ON THE RECORDS OF THIS OFFICE, THIS 17 DAY OF April, 2009.
Maureen Soren
 DOUGLAS COUNTY TREASURER



APPROVAL OF VALLEY CITY PLANNING COMMISSION:

THE ACCOMPANYING PLAT AND DEDICATION IS HEREBY APPROVED BY THE VALLEY PLANNING COMMISSION ON THIS 16 DAY OF May, 2009.
Maureen Soren
 SECRETARY VALLEY PLANNING COMMISSION

Louis Surveying
 18100 West Center Road, Suite 222A
 Omaha, NE 68144 (402-334-7343)

MALLARD LAKE PHASE 2
FINAL PLAT
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