



DEED 2008003084



JAN 10 2008 13:29 P 11

Deed
FEE 79.00
11 01-6000-01d
48 BKP 6-15-10²⁵ P/O COMP
DEL SCAN FY

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/10/2008 13:29:11.37



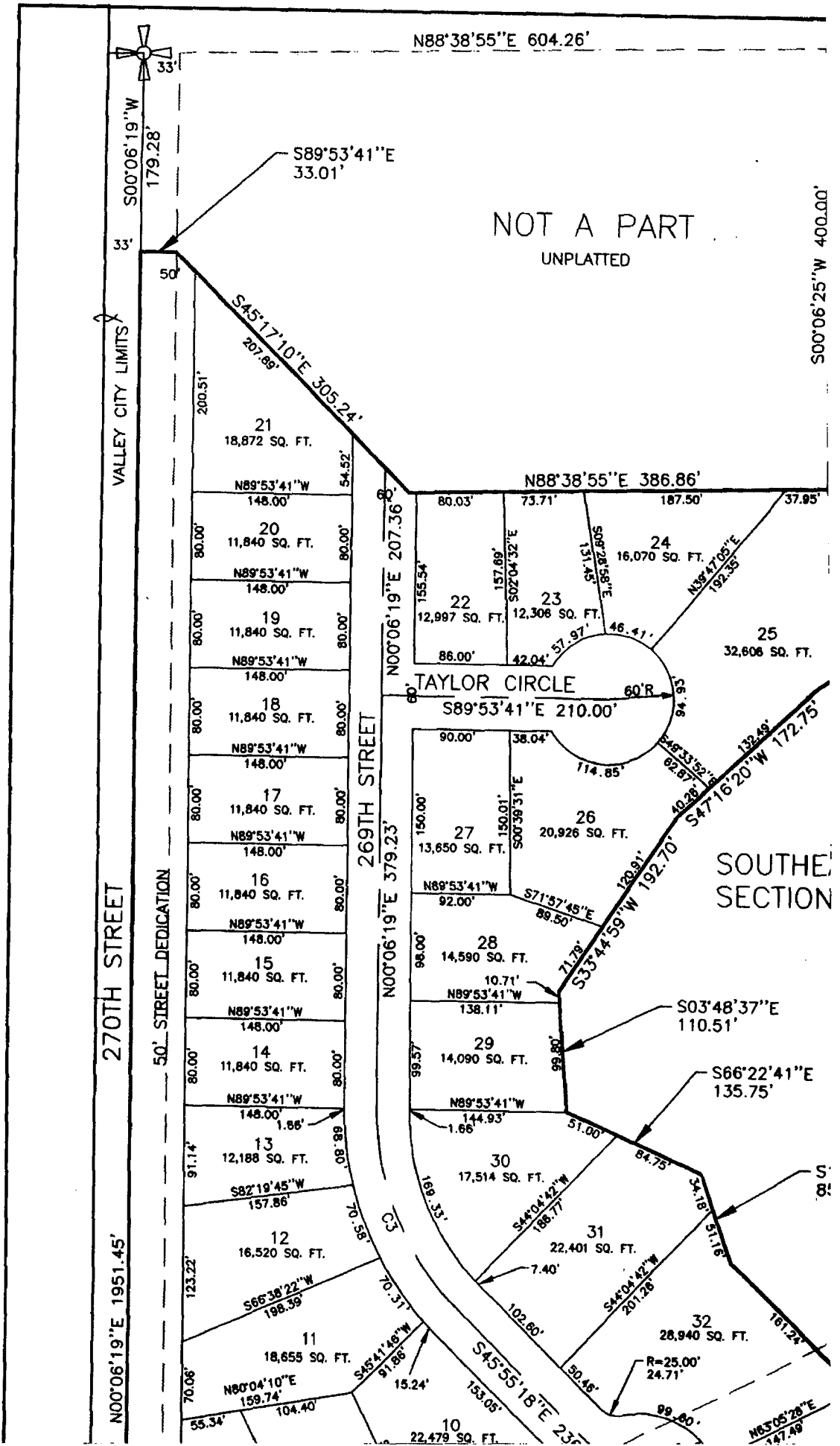
2008003084

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Return To: #12

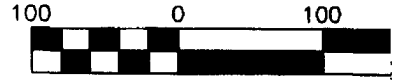
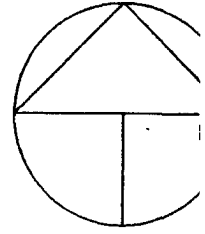
Check Number
73766



N88°38'55"E 604.26'

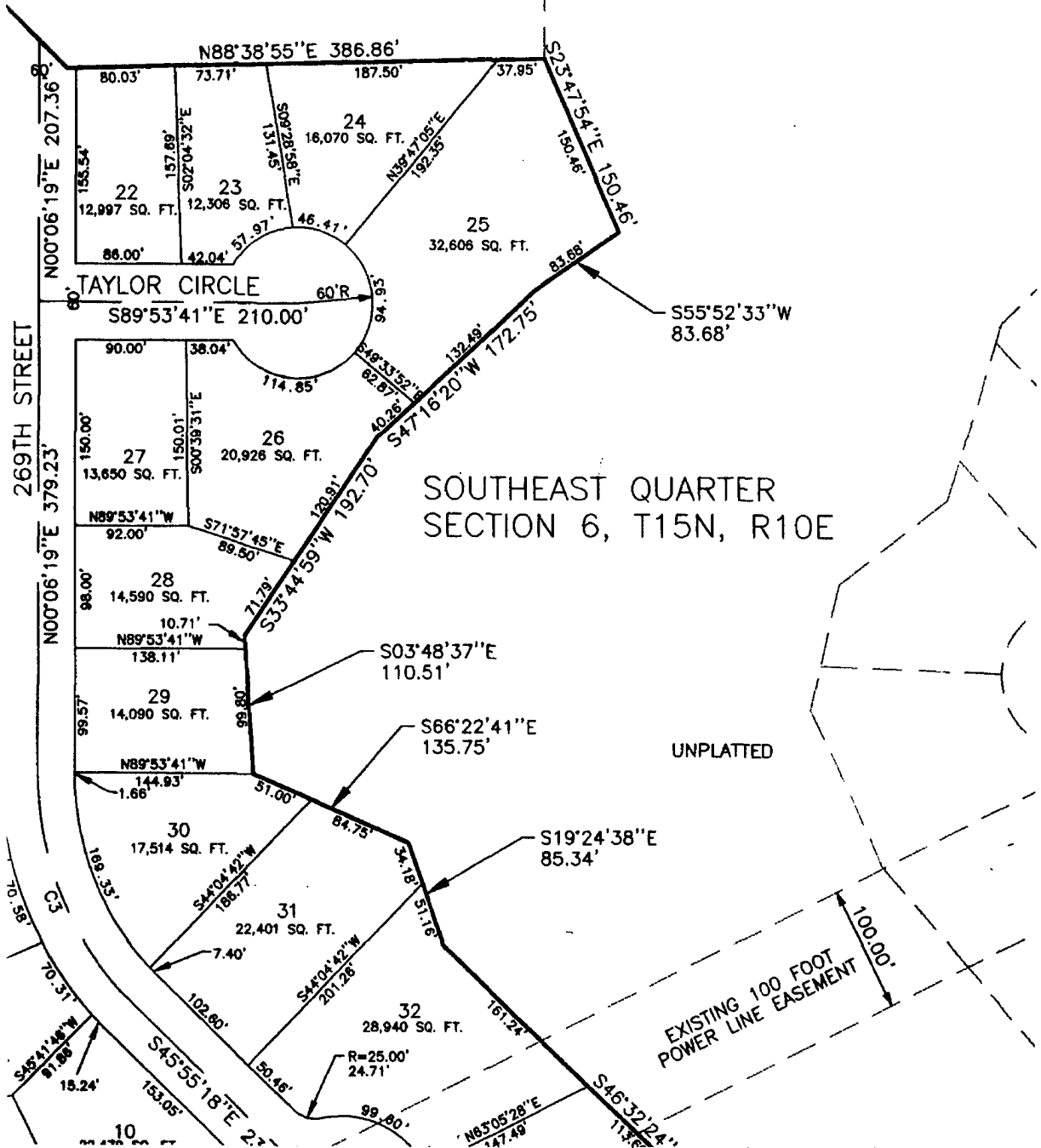
11"E

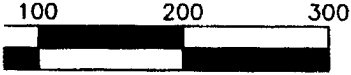
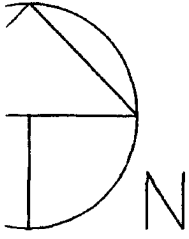
NOT A PART
UNPLATTED



Scale 1" =

S00°06'25"W 400.00'





1" = 100'

FIN MALLARD L

LOTS 1 THRO CITY OF VALLEY, DC

LEGAL DESCRIPTION:

NW SE
SW SE

That part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 6, T15N, R10E c follows: Commencing at the South Quarter corner of said Se 6, N 00°06'19" E (assumed bearing), 507.22 feet to the Poi line, N 00°06'19" E, 1951.45 feet; thence S 89°53'41" E, 33.0 88°38'55" E, 386.86 feet; thence S 23°47'54" E, 150.46 feet; W, 172.75 feet; thence S 33°44'59" W, 192.70 feet; thence S 135.75 feet; thence S 19°24'38" E, 85.34 feet; thence S 46°2 feet; thence S 36°36'50" W, 111.92 feet; thence S 47°26'45" thence N 78°58'00" W, 96.04 feet; thence N 25°43'27" W, 17 11°07'44" E, 106.66 feet; thence S 00°00'44" E, 399.96 feet; W, 15.90 feet; thence N 89°53'13" W, 260.00 feet to the Poi

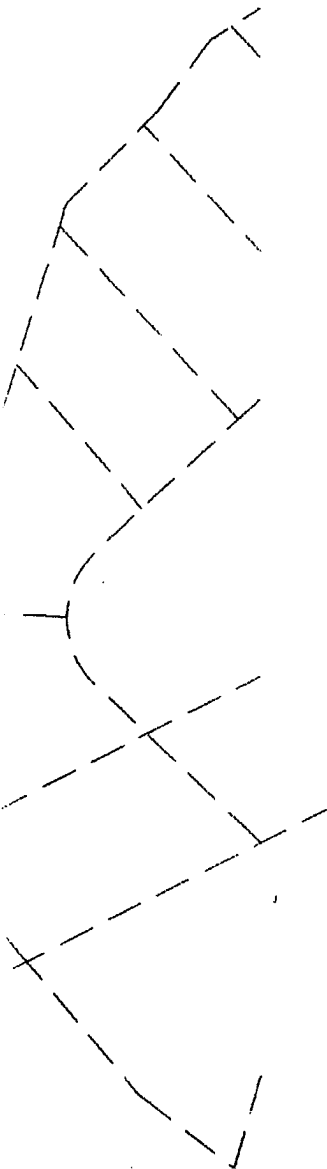
Containing 24.53 acres more or less of which 2.24 acres mo acres more or less.

SURVEYOR'S CERTIFICATE:

I, LOUIS WHISONANT, A REGISTERED LAND SURVEYOR IN THE THAT "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47", HAS DIRECT PERSONAL SUPERVISION AND THAT ALL LOT CORNERS THROUGH 47" WILL BE MARKED WITH PERMANENT MONUMENT BOUNDARY OF SAID "MALLARD LAKE PHASE 1, LOTS 1 THROU DESCRIPTION.

Louis Whisonant
LOUIS WHISONANT RLS 421

DATE: No



DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT I, DON ROE DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRA SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON SUBDIVISION TO BE HEREAFTER KNOWN AS MALLARD LAKE P RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRI CABLE AND ANY COMPANY WHICH AS BEEN GRANTED A FRAP AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CAI TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYS

FINAL PLAT MALLARD LAKE PHASE 1

THROUGH 47, INCLUSIVE
DOUGLAS COUNTY, NEBRASKA.

W10E of the 6th P.M., Douglas County, Nebraska, described as said Section 6; thence along the westerly line of said Section to the Point of Beginning; thence continuing along said westerly line, 33.01 feet; thence S 45°17'10" E, 305.24 feet; thence N 66°06'06" E, 33.01 feet; thence S 55°52'33" W, 83.68 feet; thence S 47°16'20" W, 83.68 feet; thence S 66°22'41" E, 110.51 feet; thence S 03°48'37" E, 110.51 feet; thence S 66°22'41" E, 110.51 feet; thence S 46°32'24" E, 493.98 feet; thence S 08°40'33" W, 160.17 feet; thence S 26°45'00" W, 94.75 feet; thence N 88°21'31" W, 97.21 feet; thence S 08°40'33" W, 160.17 feet; thence S 60°07'00" W, 83.07 feet; thence S 66°06'06" E, 33.01 feet; thence S 88°47'40" W, 177.05 feet; thence S 00°06'20" W, 177.05 feet; thence S 00°06'20" W, 177.05 feet to the Point of Beginning.

Area more or less is occupied by County Roads, leaving 22.29

THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT AND MAP HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT THE LEGAL DESCRIPTION OF THE PLAT THROUGH 47" IS AS STATED IN THE PERIMETER

Nov. 7, 2007



ROBERT, BEING THE OWNER OF THE LAND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED AND NAMED AS SHOWN AND WE DO HEREBY DEDICATE TO THE PUBLIC USE ON THIS PLAT, AND GRANT THE EASEMENTS THEREON, SAID EASEMENTS BEING THE EASEMENTS FOR MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47 AND WE DO HEREBY GRANT TO THE PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT TO THE DISTRICT, QWEST COMMUNICATIONS INTERNATIONAL, INC., COX COMMUNICATIONS A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE DISTRICT, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW CABLES, CONDUITS, AND OTHER RELATED FACILITIES AND TO TRANSMIT AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, AND TO MAINTAIN AND THEIR RECEPTION, ON, OVER, THROUGH,

APPROVAL OF VALLEY PLANNING COMMISSION

THE ACCOMPANYING PLAT AND MAP OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, HAS BEEN REVIEWED AND APPROVED BY THE VALLEY PLANNING COMMISSION ON THIS 14 DAY OF NOV 2007.
Jerry J. Bell
SECRETARY VALLEY PLANNING COMMISSION

ACCEPTANCE BY VALLEY CITY ENGINEER

THE ACCOMPANYING PLAT AND MAP OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, HAS BEEN REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS 14 DAY OF NOV 2007.
SIGNED Jerry J. Bell
MAYOR

ACCEPTANCE BY THE CITY ENGINEER

THIS FINAL PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, IS HEREBY ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS 9th DAY OF NOV 2007.
J. J. Bell
VALLEY CITY ENGINEER

**VALLEY CITY
MISSION:**

AND DEDICATION IS HEREBY APPROVED BY THE
ON
James _____, 2007.
[Signature]
G COMMISSION

VALLEY CITY COUNCIL:

AND DEDICATION IS HEREBY ACCEPTED BY VALLEY CITY COUNCIL
DUGLAS COUNTY, NEBRASKA
November _____, 2007.

[Signature] ATTEST Jean Duhon
CITY CLERK

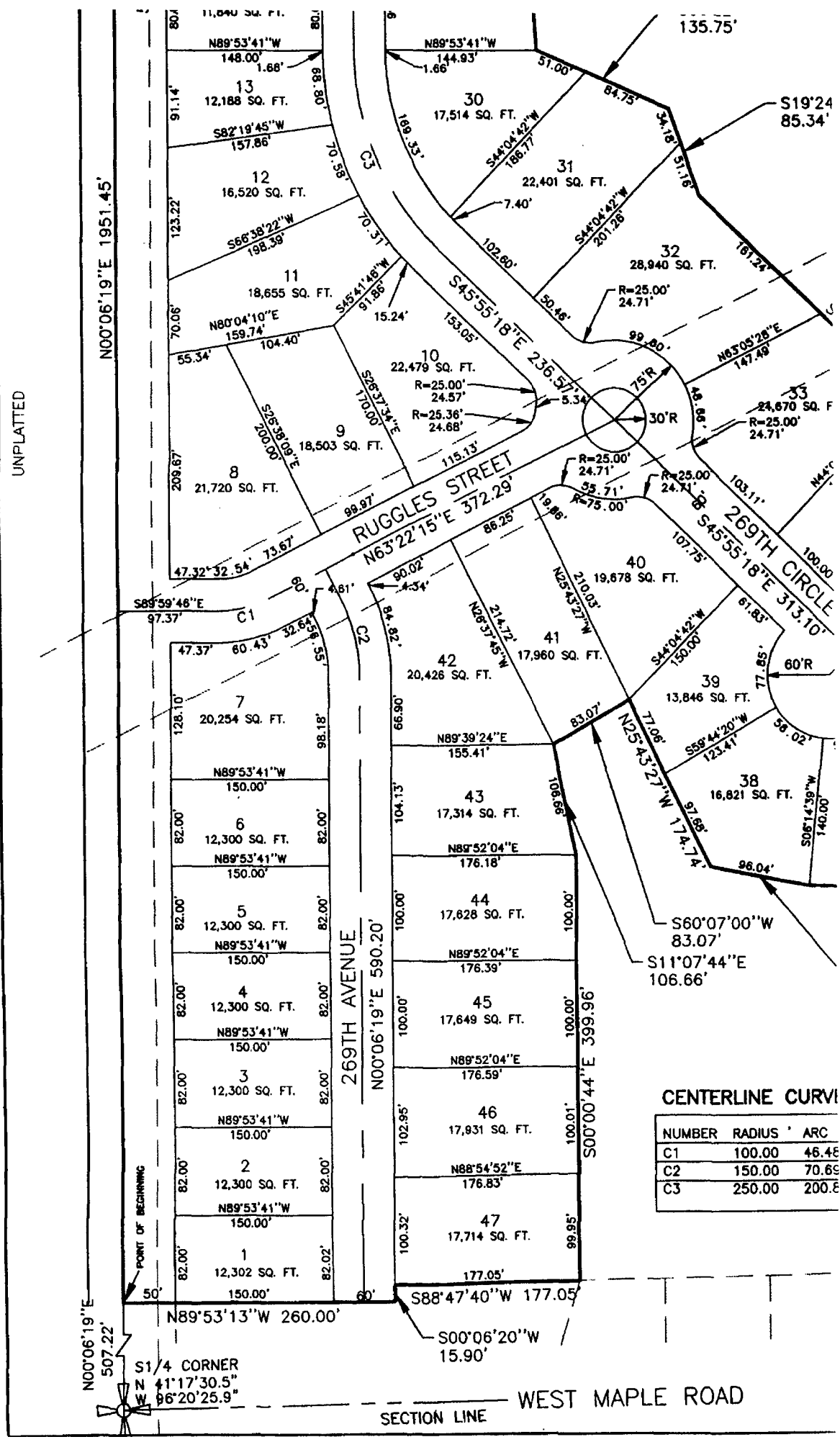


THE VALLEY CITY ENGINEER:

LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND APPROVED
OF November _____, 2007.
[Signature]

MALLARD LAKE PHASE 1

UNPLATTED



CENTERLINE CURVI

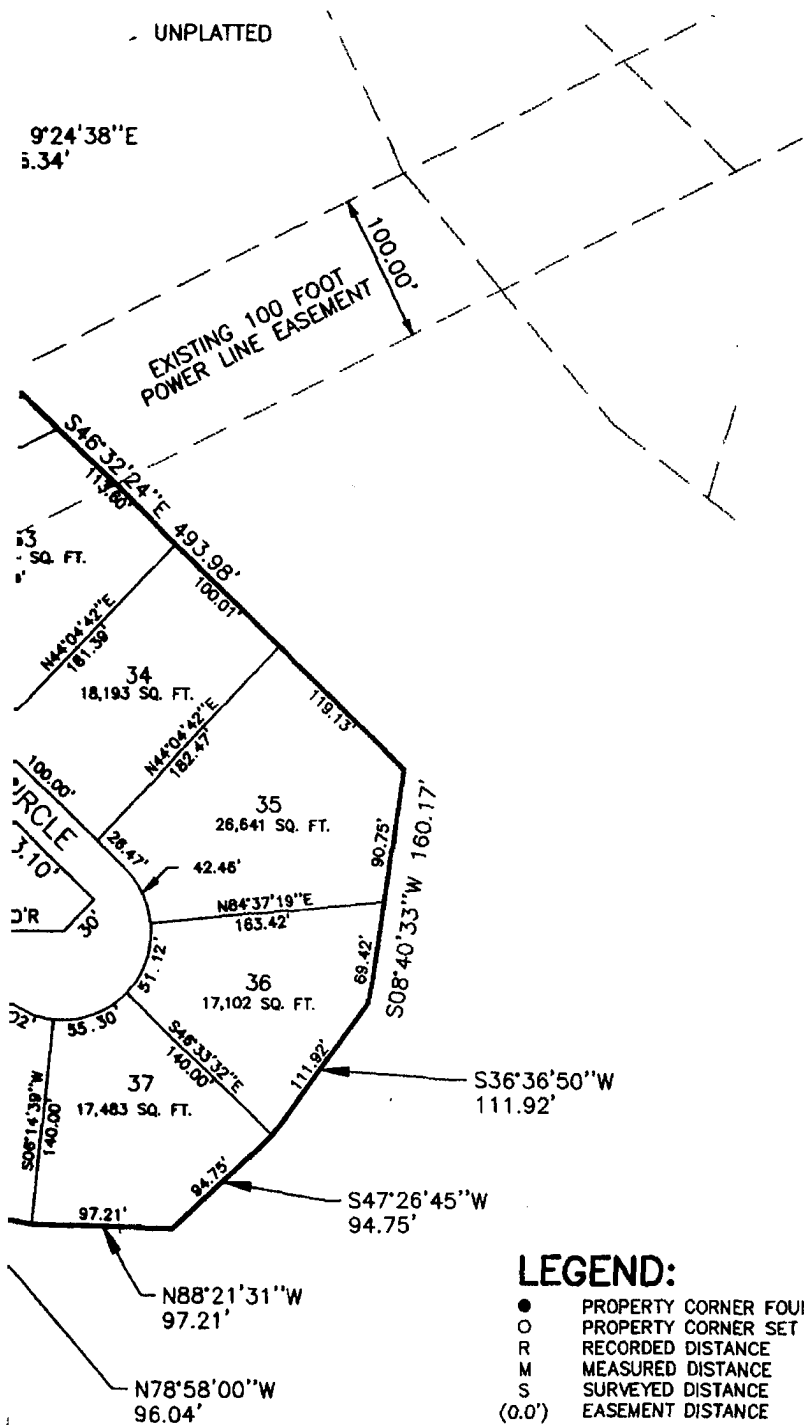
NUMBER	RADIUS	ARC
C1	100.00	46.48
C2	150.00	70.65
C3	250.00	200.8

S1/4 CORNER
 N 41°17'30.5"
 W 96°20'25.9"

WEST MAPLE ROAD
 SECTION LINE

UNPLATTED

9°24'38"E
5.34'



CURVE TABLE

ARC °	LC='	BEARING	DELTA=
48.48	46.07	N76°41'14"E	26°37'59"
70.69	70.03	N13°23'40"W	27°00'00"
200.83	195.47	S22°54'29"E	46°01'38"

LEGEND:

- PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE
 - S SURVEYED DISTANCE
 - (0.0') EASEMENT DISTANCE
- NOTE: ALL CORNERS SET ARE #5 REBAR W/CAP 421

- ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE
- SECTION CORNER FOUND DOUGLAS COUNTY BRASS CAPS

NOTES:

- 1.) NO DIRECT ACCESS ONTO 270TH STREET OR WEST MAPLE ROAD FROM ADJOINING LOTS WILL BE PERMITTED.
- 2.) ZONING R3 - PROPOSED & EXISTING BUILDING SETBACKS
 - FRONT YARD 20 FEET
 - SIDE YARD 5 FEET
 - REAR YARD 25 FEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SUBDIVIDED INTO LOTS 34, 35, 36 AND 37 THE PUBLIC, FOR THE SUBDIVISION TO BE RATIFIED AND APPROVED PERPETUAL EASEMENT FOR CABLE AND ANY OTHER UTILITY TO BE SUBDIVIDED UNDER AND ACROSS EIGHT (8') FOOT WIDE MAPLE STREETS ON THE EAST SIDE OF SAID DRIVEWAYS, AND OTHER HEREIN GRANTED, FOR SUCCESSORS AND HEIRS, VALVES AND OTHER WATER ON, UNDER OR OVER THE SAME, WHETHER SIDEWALKS, DRIVEWAYS OR RIGHTS OF

WITNESS MY HAND
Don Roge
DON ROGE,

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 4 DAY OF _____
PERSONALLY APPEARED _____
DEDICATION AS HIS
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



DN:

BY THESE PRESENT: THAT I, DON ROBERT, BEING THE OWNER OF THE LAND IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN AND WE DO HEREBY DEDICATE TO PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND GRANT THE EASEMENTS THEREON, SAID BE HEREAFTER KNOWN AS MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47 AND WE DO HEREBY ROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT EMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS INTERNATIONAL, INC., COX COMPANY WHICH AS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE DIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS, AND OTHER RELATED FACILITIES AND REON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, ER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, ALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, ROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN F WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF LOTS ADJOINING 264TH, 270TH AND ONLY. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS), PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF VALLEY, AQUILA GAS COMPANY, THEIR ID ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, HER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND ER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND ER PUBLIC OR PRIVATE. NO PERMANENT BUILDING, TREES, RETAINING WALLS OR LOOSE ROCK WALLS ED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID S HEREIN GRANTED.

ND THIS 4 DAY OF December, 2007.

[Signature]

ERT

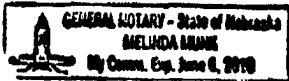
EDGEMENT:

ASKA)
)
GLAS)

 DAY OF December 2007, BEFORE ME A NOTARY PUBLIC,
PEARED THE ABOVE OWNER, KNOWN TO ME AND EXECUTED THE ABOVE
HIS VOLUNTARY ACT AND DEED.

[Signature]

EXPIRES 6-6-10



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ACCEPTANCE BY THE VALLEY CITY ENGINEER:

THIS FINAL PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND BY THE VALLEY CITY ENGINEER

ON THIS 9th DAY OF November, 2007.

[Signature]
VALLEY CITY ENGINEER

REVIEW BY DOUGLAS COUNTY ENGINEER:

THIS PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE

ON THIS 9 DAY OF NOVEMBER, 2007.

[Signature]
DOUGLAS COUNTY ENGINEER



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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 9 DAY OF November, 2007.

[Signature]
DOUGLAS COUNTY TREASURER

ACCEPTANCE BY THE DOUGLAS COUNTY REGISTER OF DEEDS:

RECORDED ON THIS _____ DAY OF _____, 2007.

DOUGLAS COUNTY REGISTER OF DEEDS.

Lou
12100 West C
Omaha, NE. 68

E VALLEY CITY ENGINEER:

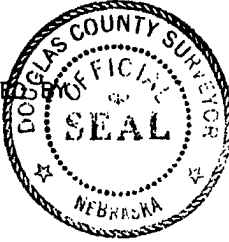
KE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND APPROVED

November, 2007

S COUNTY ENGINEER:

SE 1, LOTS 1 THROUGH 47, WAS REVIEWED BY OFFICE

NOVEMBER, 2007



S CERTIFICATE:

NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT,
IN THE SURVEYORS CERTIFICATE AND EMBRACED
RECORDS OF THIS OFFICE, THIS 9 DAY
OF NOVEMBER, 2007

[Signature]
DOUGLAS COUNTY TREASURER



E DOUGLAS COUNTY

S:

___ DAY OF _____, 200___

RECORDS.

Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE. 68144 (402-334-7982)

MALL

FINAL PLAT

