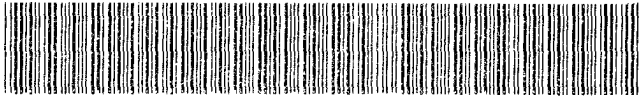




DEED 2005102925



AUG 22 2005 08:50 P 7

Doc
Stamp Tax
8/22/05
Date
\$ 24
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**

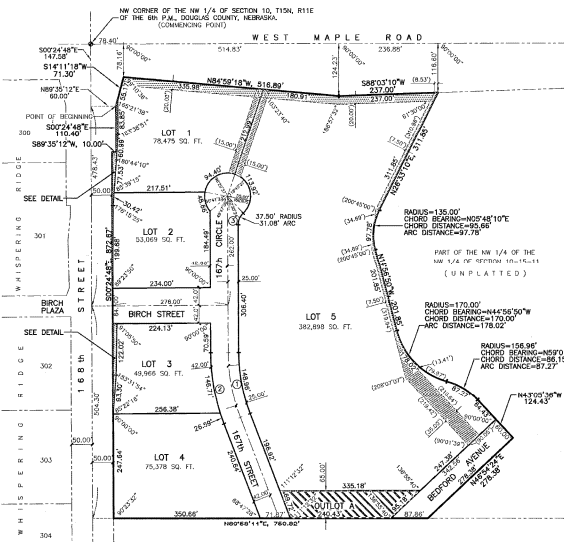
Deed FEE 38⁵⁰ New-MC-23797
 FB 01-60000-01d
 7/7 BKP 10-15-11^{EW} C/O COMP PA
 DEL _____ SCAN _____ FV _____

RETURN: Thompson, Dreesen & Dorner, Inc.
10835 Old Mill Rd.
Omaha, Ne. 68154

MAPLE VALLEY

LOTS 1 TO 5, INCLUSIVE, AND OUTLOT A

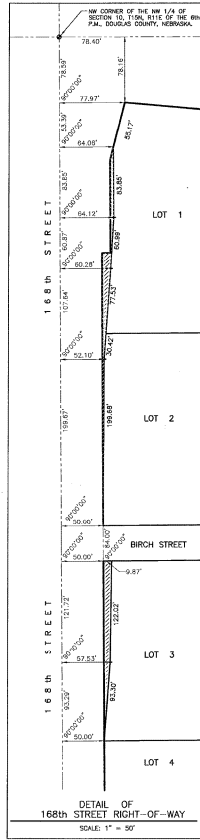
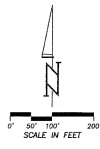
BEING A PLATTING OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	20°49'00"	75.31'	145.95'	419.00'
2	20°49'00"	87.62'	173.50'	477.00'
3	47°22'38"	16.59'	31.68'	37.50'

- NOTES**
1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED ONTO 168th 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 PARENTHESES PERTAIN TO EXISTENTS.

- INGRESS AND EGRESS EASEMENT OVER OUTLOT "A" (SEE RECORDED INSTRUMENT)
- SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 419 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)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOUNDARY WILL BE POSTED WITHIN THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS MAPLE VALLEY, LOTS 1 TO 5, INCLUSIVE, AND OUTLOT "A", BEING A PLATTING OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NW 1/4, THENCE S00°24'48"E (CORRECTION BEARING) 142.08 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE N69°25'12"E 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF 168th STREET; THENCE S00°24'48"E 119.00 FEET ON THE EAST LINE OF 168th STREET; THENCE N89°56'36"W 124.43 FEET TO THE NORTH LINE OF 168th STREET; THENCE S00°24'48"E 472.87 FEET ON THE EAST LINE OF 168th STREET TO THE NW CORNER OF LOT 1, NORDSTROM ADDITION, A SUBDIVISION IN SAID DOUGLAS COUNTY, THENCE N89°56'36"W 124.43 FEET TO THE NORTH LINE OF LOT 1, SAID NORDSTROM ADDITION; THENCE N48°24'24"E 278.38 FEET; THENCE N43°05'36"W 124.43 FEET; THENCE NORTHWESTERLY ON A 168.98 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N09°01'15"W, CHORD DISTANCE 84.15 FEET; AN ARC DISTANCE OF 87.27 FEET; THENCE NORTHWESTERLY ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N48°24'24"E, CHORD DISTANCE 170.00 FEET, AN ARC DISTANCE OF 170.00 FEET; THENCE N14°56'27"W 201.85 FEET; THENCE NORTHWESTERLY ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N48°24'24"E, CHORD DISTANCE 170.00 FEET, AN ARC DISTANCE OF 170.00 FEET; THENCE N22°33'10"E 311.80 FEET TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE N49°16'18"W 518.88 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE EAST LINE OF 168th STREET; THENCE S11°15'18"W 71.30 FEET ON THE EAST LINE OF 168th STREET TO THE POINT OF BEGINNING.

MAY 1, 2005

DATE

TITLE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER AND FINANCIAL BANK, BEING THE MORTGAGEE, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBODIED WITHIN THIS PLAT, HAVE GRANTED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, DIMENSIONED AND LITTED AS BEING HEREBY SHOWN AS MAPLE VALLEY, AND WE DO HEREBY GRANT TO THE PUBLIC AND APPROVE OF THE DEDICATION OF SAID PROPERTY TO BE SHOWN ON THIS PLAT AND WE HEREBY GRANT TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, GREAT PLAINS AND ANY COMPANY WHICH HAS BEEN GRANTED A PERPETUAL EASEMENT TO THE OMAHA PUBLIC TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND REMOVE POLES, WIRES, CROSSINGS, DOWN CROS AND ARCHES, 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 RECEIVING THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND REMOVE POLES, WIRES, CROSSINGS, DOWN CROS AND ARCHES, 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 RECEIVING THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING 16TH STREET, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LARGE ROCK WALLS SHALL BE PLACED IN SAID FACILITY WAYS, BUT THE SAME MAY BE USED FOR GARAGES, SHEDS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREON GRANTED.

MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY
 BY: *[Signature]* PRESIDENT
 BY: *[Signature]* VICE-PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MAY, 2005, BY KENNETH A. HAGEN, JR., MANAGING MEMBER OF MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF MAY, 2005, BY DOUGLAS R. AYER, EXECUTIVE VICE-PRESIDENT OF FINANCIAL BANK, ON BEHALF OF SAID BANK.

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBODIED WITHIN THIS PLAT, AS OF THE DATE OF THIS OFFICE THIS 17th DAY OF MAY, 2005.

APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF MAPLE VALLEY ON THIS 17th DAY OF MAY, 2005.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
 DATE: 8-19-05

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF MAPLE VALLEY WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 16th DAY OF April, 2005.

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF MAPLE VALLEY WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 19th DAY OF May, 2005.

REVIEW BY DOUGLAS COUNTY ENGINEER
 THIS PLAT OF MAPLE VALLEY WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

SCALE: 1" = 500'

DATE: MAY 1, 2005

DRAWN BY: JPM

CHECKED BY: JPM

INTERIOR

FINAL PLAT

MAPLE VALLEY

THOMPSON, DRESSEN & DORNER, INC.
 1000 CENTRAL ROAD OMAHA, NEBRASKA 68104
 TEL: (402)333-8888 FAX: (402)333-8889
 EMAIL: TD@TDD-D.COM WEB: WWW.TDD-D.COM

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