DEED Inst. # 2020071969, Pg: 1 of 1 Rec Date: 07/13/2020 13:48:50.753
Fee Received: 594.00 By: CC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

REGISTER OF DEEDS

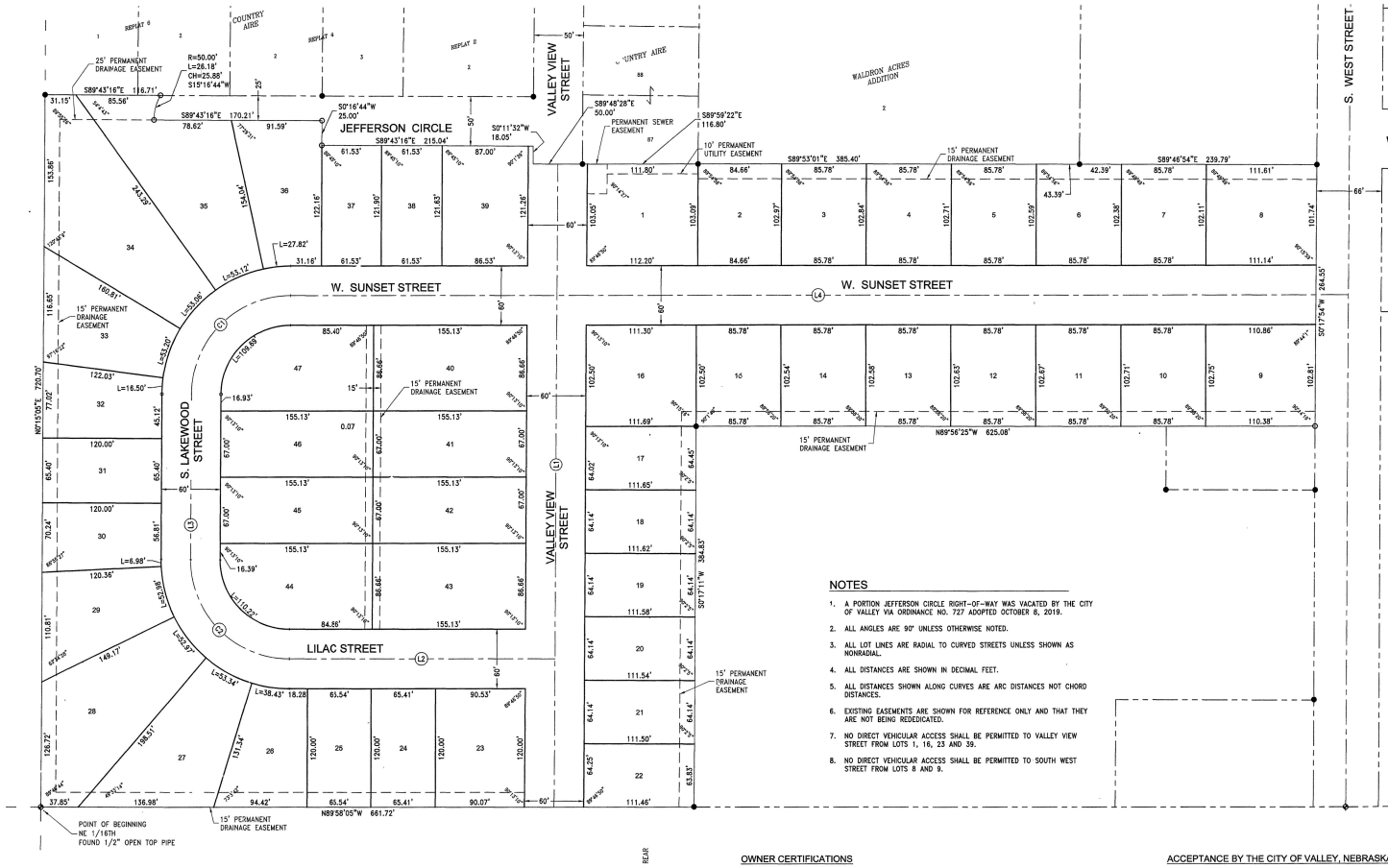
DOUGLAS COUNTY ENGINEER

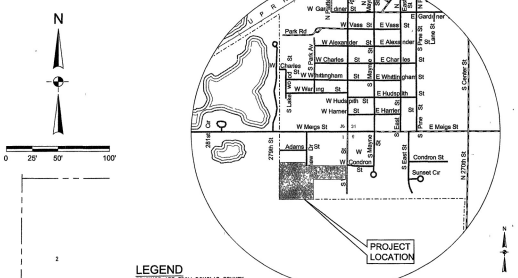
JUNE 2020
REVIEWED
DOUGLAS COUNTY
ENGINEER
OFFICE

FINAL PLAT

COUNTRY AIRE 2

LOTS 1 THROUGH 47, INCLUSIVE, COUNTRY AIRE 2 BEING A PLATTING OF THE PART NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA





LEGEND

BEARINGS ARE FROM DOUGLAS COUNTY LOW DISTORTION PROJECTION

- MONUMENT FOUND
- MONUMENTS SET ARE 5/8" REBAR WITH CAP "NLS 691 JMB" UNLESS NOTED OTHERWISE.
- SECTION CORNER FOUND

SECTION CORNER TIES

E 1/16TH S01 T15N R09E | S36 T16N R09E
SET BRASS SURVEY MARKER "NLS 691 JMB"
54.57' NW NAIL & WASHER IN TOP OF CONCRETE STORM INLET
31.02' N TOP NUT OF FIRE HYDRANT
126.69' SE NAIL & ORANGE WASHER IN POWER POLE
51.58' S 60D SPIKE IN EAST FACE OF POWER POLE

N 1/16TH S01 T15N R09E | S36 T16N R09E
1" OPEN TOP PIPE
20.78' N DOUBLE HEAD NAIL WITH WASHER IN POWER POLE
3.14' E CENTER DRILL MARK IN SOUTH SIDE STEEL GATE POST
10.00' S 1" SOLID BAR WITH DRILL HOLE
10.00' W 5/8" REBAR WITH DRILL HOLE

NE S01 T15N R09E
DOUGLAS COUNTY BRASS CAP
51.25' NW TOP NUT FIRE HYDRANT
37.99' NE NAIL & WASHER IN TOP CURB AT NORTH END OF RETURN
38.64' SE MAG NAIL & DOUGLAS COUNTY WASHER IN POWER POLE
79.17' SW MAG NAIL & DOUGLAS COUNTY WASHER IN POWER POLE

NE 1/16TH S01 T15N R09E
1/2" OPEN TOP PIPE
2.50' W NAIL IN TOP OF FENCE POST
6.27' E "X" NAILS IN 8" CUT OFF POWER POWER
12.87' NW DOUBLE HEADED NAIL & WASHER IN 8" TREE, EAST SIDE
10.40' NE DOUBLE HEADED NAIL & WASHER IN 8" TREE, WEST SIDE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON THE 17TH DAY OF JUNE, 2019, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SURVEYOR RLS #691

DATE 01/06/2020

NEBRASKA REGISTERED LS-691 LAND SURVEYOR JEREMY M. BENDER

LEGAL DESCRIPTION

BEGINNING AT THE NE 1/16TH CORNER OF SAID NORTHEAST QUARTER;
THENCE A BEARING OF N0°15'05"E, A DISTANCE OF 720.70 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF COUTRY AIRE REPLAT 6 AND TO THE NORTH LINE OF THE CURRENT REMAINING PORTION OF LOT 23, COUNTRY AIRE;

THENCE A BEARING OF S89°43'16"E, A DISTANCE OF 116.71 FEET ALONG SAID SOUTH LINE OF COUNTRY AIRE REPLAT 6 TO A POINT ON THE RIGHT-OF-WAY LINE OF JEFFERSON CIRCLE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 26.18 FEET, A CHORD BEARING OF S15°16'44"W AND A CHORD DISTANCE OF 25.88 FEET ALONG SAID RIGHT-OF-WAY LINE.

THENCE A BEARING OF S89°43'16"E, A DISTANCE OF 170.21 FEET ALONG THE CENTERLINE OF JEFFERSON CIRCLE;

THENCE A BEARING OF S00°16'44"W, A DISTANCE OF 25.00 FEET TO THE RIGHT-OF-WAY LINE OF JEFFERSON CIRCLE;

THENCE A BEAGING OF S89°43'16"E, A DISTANCE OF 215.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE RIGHT-OF-WAY LINE OF WEST VALLEY VIEW.

THENCE A BEARING OF S0°11'32"W, A DISTANCE OF 18.05 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STREET;

THENCE A BEARING OF S89°48'28"E, A DISTANCE OF 50.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STREET TO THE SW CORNER OF LOT 87 OF COUNTRY AIRE SUBDIVISION;

THENCE A BEARING OF S89°59'22"E, A DISTANCE OF 116.80 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 1 OF WALDRON ACRES ADDITION;

THENCE A BEARING OF S89°53'01"E, A DISTANCE OF 385.40 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER OF SAID LOT 1;

THENCE A BEARING OF S89°46'54"E, A DISTANCE OF 239.79 FEET ALONG THE CENTERLINE OF A 17 FOOT VACATED ALLEY OF EMERY'S ADDITION TO A POINT ON THE WEST RIGHT OF S. WEST STREET;

THENCE A BEARING OF S0°17'54"W, A DISTANCE OF 264.55 FEET ALONG THE SAID WEST RIGHT-OF-WAY TO A POINT ON A LINE OF THE PARTIAL VACATION OF COUNTRY AIRE SUBDIVISION, CITY OF VALLEY ORDINANCE 719;

THENCE FOR THE NEXT THREE CALLS FOLLOWING THE LINES OF THE SAID ORDINANCE;

THENCE A BEARING OF N89°56'25"W, A DISTANCE OF 625.08 FEET;
THENCE A BEARING OF S0°17'11"W, A DISTANCE OF 384.83 FEET;
THENCE A BEARING OF N89°58'05"W, A DISTANCE OF 661.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.13 ACRES (615,628.27 SQUARE) FEET, MORE OR LESS.

NOTES

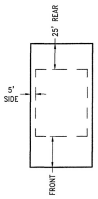
1. A PORTION JEFFERSON CIRCLE RIGHT-OF-WAY WAS VACATED BY THE CITY OF VALLEY VIA ORDINANCE NO. 727 ADOPTED OCTOBER 8, 2019.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL.
4. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
5. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
6. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND THAT THEY ARE NOT BEING REDEDICATED.
7. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO VALLEY VIEW STREET FROM LOTS 1, 16, 23 AND 39.
8. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO SOUTH WEST STREET FROM LOTS 8 AND 9.

PARCEL TABLE	
PARCEL	AREA (sf)
1	11,544
2	8,722
3	8,827
4	8,817
5	8,806
6	8,793
7	8,771
8	11,352
9	11,369
10	8,813
11	8,809
12	8,805
13	8,802
14	8,798
15	8,795
16	11,429

PARCEL TABLE	
PARCEL	AREA (sf)
17	7,174
18	7,160
19	7,158
20	7,155
21	7,153
22	7,139
23	10,836
24	7,850
25	7,865
26	9,212
27	13,655
28	17,127
29	10,407
30	8,043
31	7,848
32	8,330

PARCEL TABLE	
PARCEL	AREA (sf)
33	11,123
34	23,492
35	17,670
36	11,145
37	7,509
38	7,492
39	10,537
40	13,444
41	10,394
42	10,394
43	13,444
44	12,383
45	10,394
46	10,394
47	12,402

ALIGNMENT LINE DATA TABLE		
LINE NO.	LENGTH	BEARING
L1	650.45'	S0°15'05"W
L2	269.88'	N89°58'05"W
L3	167.33'	N0°15'05"E
L4	1,070.37'	S89°58'05"E



R-2 SETBACKS

ALIGNMENT CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	DEGREE OF CURVATURE
C1	100.00'	156.70'	N45°08'30"E	141.15'	89°46'50"	57°17'45"
C2	100.00'	157.46'	N44°51'30"W	141.69'	90°13'10"	57°17'45"

OWNER CERTIFICATIONS

WE, MIDWEST DWELLINGS, LLC., THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS COUNTRY AIRE 2. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK CORPORATION, COX COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION 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 LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: (NONE)

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF A PUBLIC UTILITY OR THE CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

SIGNATURE OF OWNER
MIDWEST DWELLINGS, LLC.
JOHN TOMANEK MEMBER
PRINTED NAME
1-6-2020
DATE

SIGNATURE OF OWNER
MIDWEST DWELLINGS, LLC.
PAUL AUSTIN MEMBER
PRINTED NAME
1-6-2020
DATE

ACCEPTANCE BY THE CITY OF VALLEY, NEBRASKA

THIS PLAT OF COUNTRY AIRE 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS 12th DAY OF NOVEMBER, 2019, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

CARROLL SMITH, MAYOR

ATTEST:
JOAN SUHR, CITY CLERK

CITY OF VALLEY (CITY OF VALLEY SEAL) NEBRASKA

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY, OF JANUARY 20__, BY JOHN TOMANEK, WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS PLAT AND WHO ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC (SEAL)
MY COMMISSION EXPIRES: January 26, 2021

GENERAL NOTARY - State of Nebraska ELIZABETH M HIX My Comm. Exp. January 26, 2021

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY, OF JANUARY 20__, BY PAUL AUSTIN, WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS PLAT AND WHO ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC (SEAL)
MY COMMISSION EXPIRES: January 26, 2021

GENERAL NOTARY - State of Nebraska ELIZABETH M HIX My Comm. Exp. January 26, 2021

APPROVAL OF CITY OF VALLEY PLANNING COMMISSION

THIS PLAT OF COUNTRY AIRE 2 WAS APPROVED BY THE CITY OF VALLEY PLANNING COMMISSION ON THIS 15th DAY OF OCTOBER, 2019.

CHAIRPERSON, CITY OF VALLEY PLANNING COMMISSION

ACCEPTANCE BY THE CITY OF VALLEY ENGINEER

THIS PLAT OF COUNTRY AIRE 2 WAS REVIEWED AND ACCEPTED BY THE CITY OF VALLEY CITY ENGINEER ON THIS 6th DAY OF January, 2020

JAMES OLMSTED, VALLEY CITY ENGINEER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

DOUGLAS COUNTY TREASURER'S CERTIFICATIONS

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.

DOUGLAS COUNTY TREASURER
7-13-20
DATE

(SEAL)

OLMSTED & PERRY CONSULTING ENGINEERS INC.
10730 PACIFIC STREET SUITE 232
OMAHA, NEBRASKA

REVISIONS

COUNTRY AIRE 2
MIDWEST DWELLINGS LLC
VALLEY, NEBRASKA

DESIGNED BY: GEP
CHECKED BY: GEP, JMB
DRAWN BY: GEP

FINAL PLAT

PROJECT NO. 19051
DATE OCTOBER 2019

SHEET NO. 1 of 1