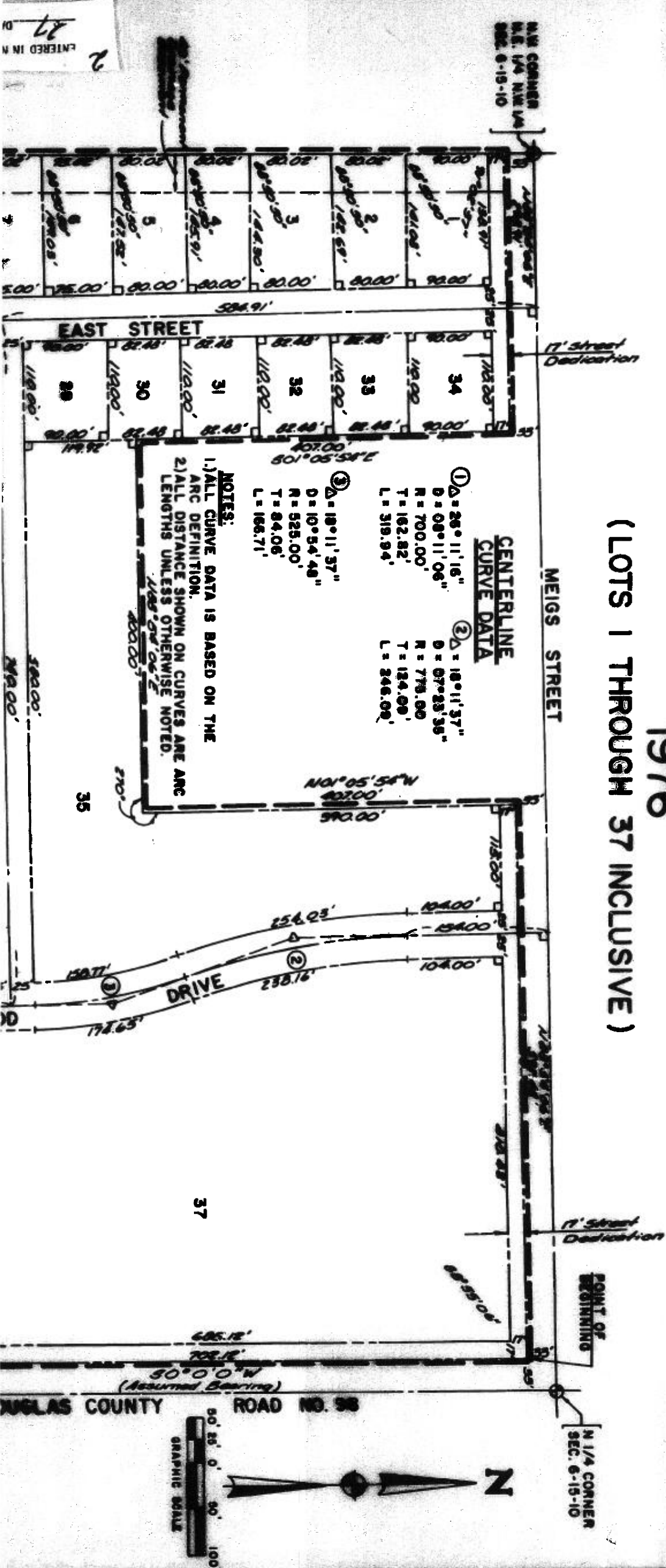


COUNTRY MEADOWS 1ST ADDITION

A SUBDIVISION LOCATED IN PART OF SECTION 6, TOWNSHIP 15 NORTH RANGE 10 EAST
DOUGLAS COUNTY, NEBRASKA

1976

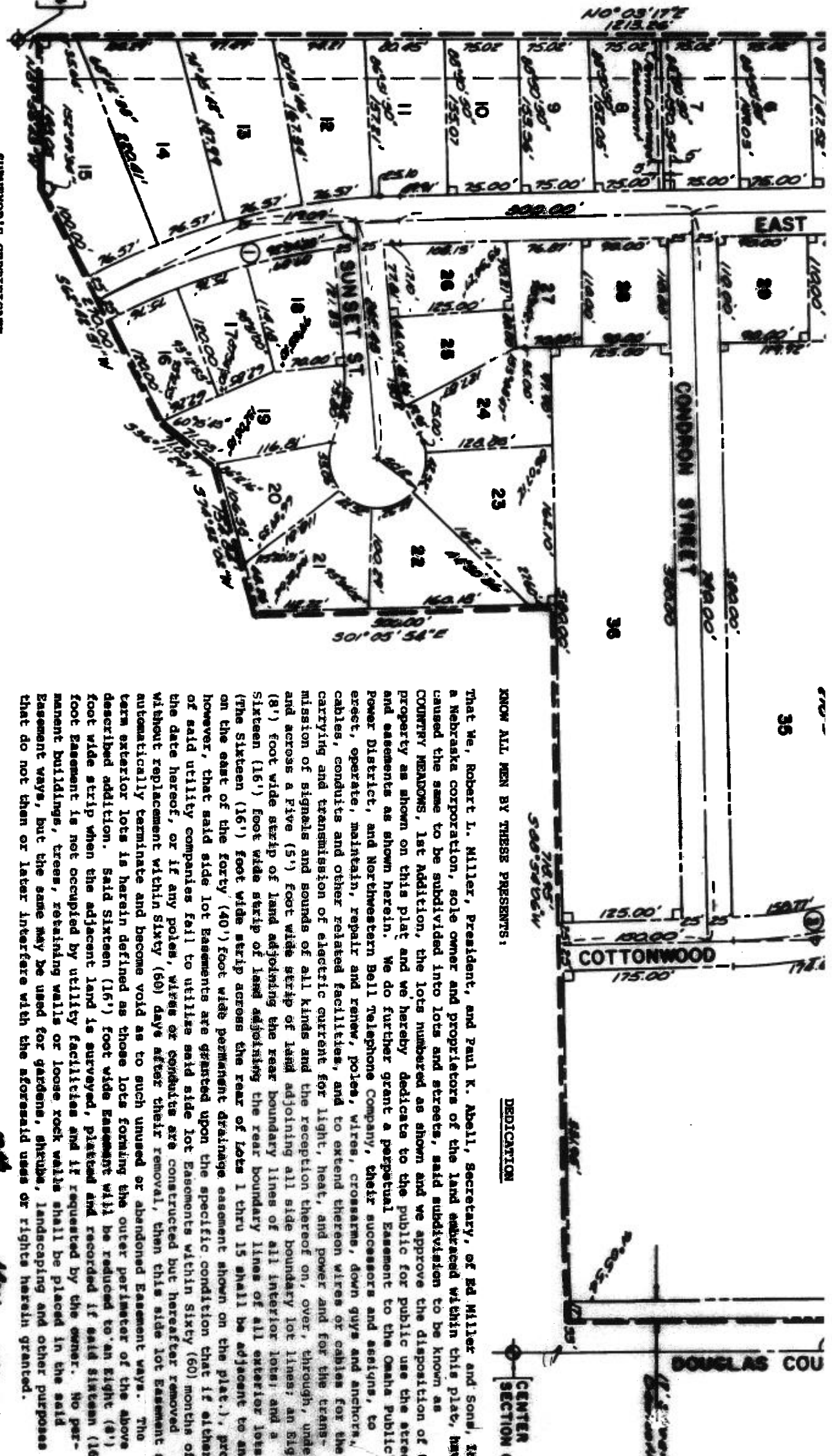
(LOTS 1 THROUGH 37 INCLUSIVE)



ENTERED IN N 27

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
DAY OF May 1976 AT 8:51 A.M. G. HAROLD OSTLER, REGISTER OF DEEDS

12.50



SURVEYOR'S CERTIFICATE

I, Dean B. Holmberger a Registered Land Surveyor in the State of Nebraska, do hereby certify that the outer boundaries of this plat of Country Meadows, 1st Addition have been accurately surveyed and that permanent iron pins will be installed at the corners of all lots, angle points, and at the terminal points of all curves upon the completion of the grading, and that a bond has been furnished the City of Valley, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on this plat of Country Meadows, 1st Addition. The limits and boundaries of said addition are as follows:

A tract of land located in the East half (shl) of the Northwest Quarter (shl) of Section 2

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That we, Robert L. Miller, President, and Paul K. Abell, Secretary, of Ed Miller and Sons, Inc. a Nebraska corporation, sole owner and proprietor of the land embraced within this plat, have caused the same to be subdivided into lots and streets, said subdivision to be known as COUNTRY MEADOWS, 1st Addition, the lots numbered as shown and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for public use the streets and easements as shown herein. 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 adjoining all 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 Sixteen (16') foot wide strip across the rear of Lots 1 thru 15 shall be adjacent to an on the east of the forty (40') foot wide permanent drainage easement shown on the plat.) provided however, that said side lot easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot easements within sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this side lot easement automatically terminate and become void as to such unused or abandoned Easement ways. 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. 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 herein granted.

IN WITNESS WHEREOF, we do hereby set our hand this 2nd day of May 1976, A.D.

FOR ED MILLER & SONS, INC.

Robert L. Miller
Robert L. Miller, President

Paul K. Abell
Paul K. Abell, Secretary



SURVEYOR'S CERTIFICATE

I, Dean E. Helmbarger a Registered Land Surveyor in the State of Nebraska, do hereby certify that the outer boundaries of this plat of Country Meadows, 1st Addition have been accurately surveyed and that permanent iron pins will be installed at the corners of all lots, angle points, and at the terminal points of all curves upon the completion of the grading, and that a bond has been furnished the City of Valley, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on this plat of Country Meadows, 1st Addition. The stakes and boundaries of said addition are as follows:

A tract of land located in the East half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 6, Township 15 North, Range 10 East of the 6th P.M. Douglas County, Nebraska, and more particularly described as follows:

Commencing at the north quarter (N $\frac{1}{4}$) corner of said Section 6; thence S88°54'06"W along the centerline of Melgs Street, said centerline also being the north line of said NW $\frac{1}{4}$ Section 6, a distance of 33.64 feet to a point on the westerly right-of-way (R.O.W.) line of Douglas County Road No. 98 extended; thence S0°00'00"W along said westerly R.O.W. line of County Road No. 98 extended a distance of 32.90 feet to the point of beginning, said point also being the point of intersection of the westerly R.O.W. line of County Road No. 98 and the southerly R.O.W. line of Melgs Street; thence S0°00'00"W along said westerly R.O.W. of County Road No. 98 a distance of 703.12 feet; thence S88°54'06"W a distance of 718.95 feet; thence S1°05'34"E a distance of 300.00 feet; thence S74°32'02"W a distance of 154.84 feet; thence S1°11'29"W a distance of 71.03 feet; thence S62°42'51"W a distance of 270.00 feet; thence S89°36'43"W a distance of 148.05 feet to a point on the westerly line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 6; thence N0°03'17"E along said westerly line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ a distance of 1233.26 feet to a point on the southerly R.O.W. line of Melgs Street; thence S88°54'06"E along said southerly R.O.W. line of Melgs Street a distance of 298.91 feet; thence S1°05'34"E a distance of 407.00 feet; thence N88°54'06"E along a line 407 feet southerly of and parallel to the southerly R.O.W. line of Melgs Street a distance of 400.00 feet; thence N1°05'34"E a distance of 407.00 feet to a point on said southerly R.O.W. line of Melgs Street; thence S88°54'06"E along said southerly R.O.W. line of Melgs Street a distance of 592.42 feet to the point of beginning, said tract contains 22.75 acres more or less.

This east line of the NW $\frac{1}{4}$ of said Section 6 is assumed North-South
 and date 12th day of May, 1976.



COUNTY TREASURER'S CERTIFICATE

That I find no regular or special taxes due or delinquent against the land shown in the surveyor's Certificate and endorsed in this plat as shown by the records in this office.

day of May, 1976, A.D.

asymmetrically terminate and become void as to such unused or abandoned Easement ways. 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. 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 herein granted.

IN WITNESS WHEREOF, we do hereby set our hand this 12th day of May, 1976, A.D.

FOR ED MILLER & SONS, INC.

Robert L. Miller
 Robert L. Miller, President

Paul K. Abell
 Paul K. Abell, Secretary

CORPORATION ACKNOWLEDGMENT

State of Nebraska)
 County of Douglas) SS

On this 12th day of May, 1976, A.D., before me a Notary Public in and for said County, personally came the above named Robert L. Miller, President, and Paul K. Abell, Secretary of Ed Miller & Sons, Inc., a Nebraska corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as President and Secretary of said corporation, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said corporation and the Corporate Seal of said corporation was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

My commission expires on the 12th day of April, 1976, A.D.

APPROVAL OF CITY PLANNING BOARD

This plat of COUNTRY MEADOWS, 1st Addition, was approved by the City Planning Board of the City of Valley this 4th day of May, 1976, A.D.

Ed Miller
 Ed Miller, Chairman

VALLEY CITY COUNCIL ACKNOWLEDGMENT

This plat of COUNTRY MEADOWS, 1st Addition, was approved and accepted by the City Council of Valley this 4th day of May, 1976, A.D.

John J. Bull
 Mayor

Ed Miller
 City Clerk