

COUNTRY MEADOWS 1ST ADDITION

To the Public

Lots 1 thru 37 inclusive. A Subdivision located in part of 6-15-10.

Deed Book: 83/640  
Mortgage Book: 83/645

# PLAT IN BACK OF BOOK

2

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

27 DAY OF May 1976 AT 8:51 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS

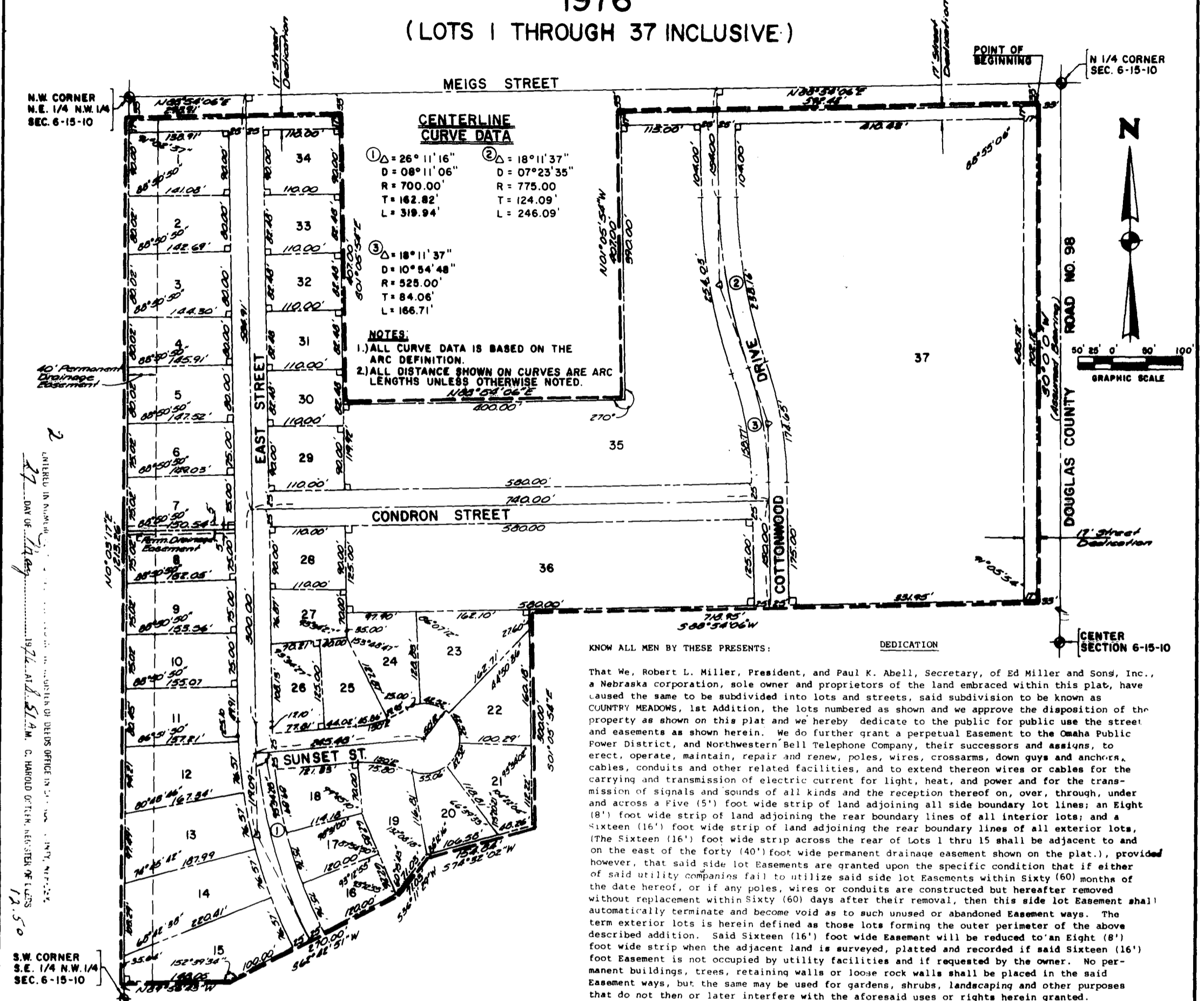
12.50

# 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)



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 proprietors 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 street 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 and 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 shall 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 12<sup>th</sup> 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. Helmsberger 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 (E½) of the Northwest Quarter (NW¼) 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 (N¼) corner of said Section 6; thence S88°54'06"W along the centerline of Meigs Street, said centerline also being the north line of said NW¼ 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 Meigs Street; thence S0°00'00"W along said westerly R.O.W. of County Road No. 98 a distance of 702.12 feet; thence S88°54'06"W a distance of 718.95 feet; thence S1°05'54"E a distance of 300.00 feet; thence S74°32'02"W a distance of 154.84 feet; thence S36°11'29"W a distance of 71.03 feet; thence S62°42'51"W a distance of 270.00 feet; thence N89°56'43"W a distance of 148.05 feet to a point on the westerly line of said E½ of the NW¼ of Section 6; thence N0°03'17"E along said westerly line of the E½ of the NW¼ a distance of 1213.26 feet to a point on the southerly R.O.W. line of Meigs Street; thence N88°54'06"E along said southerly R.O.W. line of Meigs Street a distance of 298.91 feet; thence S1°05'54"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 Meigs Street a distance of 400.00 feet; thence N1°05'54"W a distance of 407.00 feet to a point on said southerly R.O.W. line of Meigs Street; thence N88°54'06"E along said southerly R.O.W. line of Meigs Street a distance of 592.42 feet to the point of beginning, said tract contains 22.75 acres more or less.

(The east line of the NW¼ of said Section 6 is assumed North-South)

Dated this 12<sup>th</sup> day of May, 1976.

*Dean E. Helmsberger*  
Dean E. Helmsberger  
Registered Land Surveyor  
L.S. No. 264

**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 by the records of this office.

Dated this 12 day of May, 1976, A.D.

*Sam J. Howell*  
Sam J. Howell, County Treasurer

**CORPORATION ACKNOWLEDGMENT**

State of Nebraska ) SS  
County of Douglas )

On this 12<sup>th</sup> 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.

*D. H. Helmsberger*  
NOTARY PUBLIC

My commission expires on the 26<sup>th</sup> day of Sept., 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 4<sup>th</sup> day of May, 1976, A.D.

*John T. Sullivan*  
Chairman

**VALLEY CITY COUNCIL ACCEPTANCE**

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

*John T. Sullivan*  
Mayor

*Barker Ryan*  
City Clerk