

DEED Inst. # 2020090336, Pg. 1 of 2 Rec. Date: 09/04/2020 09:52:49.823  
File Received: 5/14/20 By: MB  
Douglas County, NE Assessor/Registrar of Deeds DEANE L. BATTIATO

FLATWATER LAKE DEVELOPMENT 2ND ADDITION  
LOTS 17 - 84, AND OULOTS "A", "B" AND "C"  
BEING A PART OF  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4),  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4),  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4),  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4),  
AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4),  
ALL IN SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M.,  
IN DOUGLAS COUNTY, NEBRASKA

SURVEYORS 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 25th DAY OF August, 2020. 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 GEOMETRIC DATA IS CORRECT.

*Michael R. Johnson*  
MICHAEL R. JOHNSON, SLS #526  
LAND SURVEYOR



LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., LYING SOUTH OF WEST VALLEY STREET RIGHT-OF-WAY, WEST OF OULOT "A", FLATWATER DEVELOPMENT ADDITION, AND NORTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., LYING SOUTH OF WEST VALLEY STREET RIGHT-OF-WAY, AND NORTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., LYING NORTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AND EAST OF 28TH STREET RIGHT-OF-WAY, AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., LYING SOUTH OF WEST VALLEY STREET RIGHT-OF-WAY, AND EAST OF 28TH STREET RIGHT-OF-WAY, AND EAST OF 28TH STREET RIGHT-OF-WAY, ALL IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., THENCE EASTERLY ON THE NORTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N17°43'15"E, A DISTANCE OF 60.02 TO A POINT; THENCE S89°18'20"E, A DISTANCE OF 7.50 TO A POINT ON THE EAST LINE OF 28TH STREET RIGHT-OF-WAY, AND ON THE SOUTHWEST LINE OF VALLEY STREET RIGHT-OF-WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N87°43'15"E, ON THE SOUTHWEST LINE OF WEST VALLEY STREET RIGHT-OF-WAY, SAID LINE BEING 7.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 5.90 TO A POINT; THENCE N87°43'15"E, ON A SOUTH LINE OF WEST VALLEY STREET RIGHT-OF-WAY, SAID LINE BEING 7.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 NORTH, A DISTANCE OF 338.50 TO THE NORTHWEST CORNER OF OULOT "A", FLATWATER DEVELOPMENT ADDITION; THENCE S89°18'20"E, ON A WEST LINE OF SAID OULOT "A", A DISTANCE OF 162.16' TO A POINT; THENCE S89°18'20"E, ON A WEST LINE OF SAID OULOT "A", A DISTANCE OF 58.64' TO THE SOUTHWEST CORNER OF SAID OULOT "A", SAID POINT BEING ON THE NORTHWEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE S89°40'30"W, ON THE NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 3.05 TO A POINT ON THE EAST LINE OF 28TH STREET RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 98°01'19", A RADIUS OF 331.87', AN ARC LENGTH OF 342.69' ON A EAST LINE OF SAID 28TH STREET RIGHT-OF-WAY, A CHORD LENGTH OF 307.64', A TANGENT LENGTH OF 186.39', AND A CHORD BEARING OF N01°09'39"W TO A POINT; SAID POINT BEING 50.00' EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M.; THENCE S26°27'42"W, ON THE EAST LINE OF 28TH STREET RIGHT-OF-WAY, SAID LINE BEING 5.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2.05 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 9,141.91345 SQUARE FEET OR 118.00 ACRES, MORE OR LESS.

APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA

THIS PLAT OF FLATWATER LAKE DEVELOPMENT 2ND ADDITION WAS APPROVED BY THE VALLEY PLANNING COMMISSION ON THIS 18 DAY OF August, 2020.

*Barry D. Bolles*  
CHAIRMAN, VALLEY PLANNING COMMISSION

ACCEPTANCE BY THE CITY COUNCIL OF VALLEY, NEBRASKA

THIS PLAT OF FLATWATER LAKE DEVELOPMENT 2ND ADDITION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS 22 DAY OF August, 2020, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

*Barry D. Smith*  
CITY CLERK

*Joan L. Liska*  
CITY CLERK

ACCEPTANCE BY VALLEY CITY ENGINEER

THIS PLAT OF FLATWATER LAKE DEVELOPMENT 2ND ADDITION WAS REVIEWED AND ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS 22 DAY OF September, 2020.

*John M. ...*  
VALLEY CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF FLATWATER LAKE DEVELOPMENT 2ND ADDITION WAS REVIEWED BY THE OFFICE OF DOUGLAS COUNTY ENGINEER.

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.

*Katherine Johnson*  
DOUGLAS COUNTY TREASURER  
DATE: 9.8.2020



OWNERS CERTIFICATION

I, THE UNDERSIGNED, ROBERT D. HAMPTON, MANAGING MEMBER, FLATWATER LAKE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE Laid OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FLATWATER LAKE DEVELOPMENT 2ND ADDITION, AN ADDITION TO THE CITY OF VALLEY, NEBRASKA. 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, CENTURYTEL CORPORATION, COXA COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A COMMUNICATION SYSTEM IN THE AREA TO BE SUBMITTED, 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 ADJACENT TO A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL FRONT LOT LINES, NO PERMANENT BUILDINGS, TR EES, 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 HEREBY GRANTED.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.  
ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:  
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.

FLATWATER LAKE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Robert D. Hampton*  
NAME: ROBERT D. HAMPTON  
TITLE: MANAGING MEMBER

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August, 2020, BY ROBERT D. HAMPTON, MANAGING MEMBER FOR FLATWATER LAKE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS PLAT AND WHO ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

*Angela M. Olson* (SEAL)  
MY COMMISSION EXPIRES:



MOLSSON ASSOCIATES  
907 F Street, Suite 200  
P.O. Box 948888  
Lincoln, NE 68594-8888  
TEL: 402.424.0111  
FAX: 402.424.0111  
WWW.MOLSSONASSOCIATES.COM

REVISION DESCRIPTION

REV. DATE

FINAL PLAT

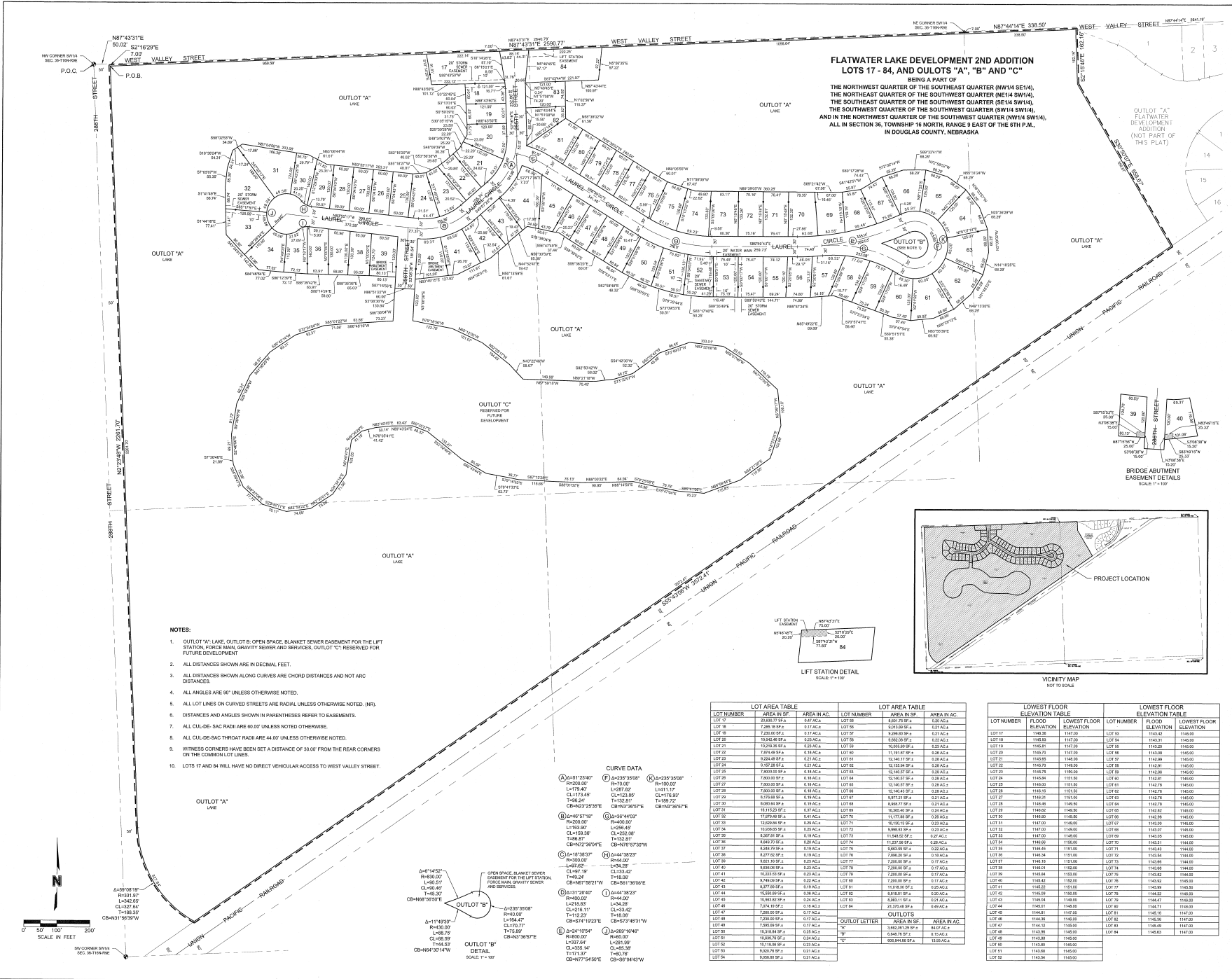
FLATWATER LAKE DEVELOPMENT 2ND ADDITION

VALLEY, NEBRASKA

Drawn by: MRS  
Checked by: MRS  
Approved by: MRS  
Reviewed by: MRS  
Drawing No.: 2020-090336  
Date: AUGUST 22, 2020

SHEET  
1 of 2

DWG. F:\Projects\1011-2401\44-Range-South\SP\1011-2401-44-Range-South\Drawings\011-2401-44-Range-South.dwg USER: mjohann DATE: Aug 24, 2020 3:46pm



NOTES:

1. OUTLOT "A" LAKE, OUTLOT "B" OPEN SPACE, BLANKET SEWER EASEMENT FOR THE LIFT STATION, FORCE MAIN, GRANTY SEWER AND SERVICES, OUTLOT "C" RESERVED FOR FUTURE DEVELOPMENT.
2. ALL DISTANCES SHOWN ARE IN DECIMAL FEET.
3. ALL DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES AND NOT ARC DISTANCES.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N/A).
6. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
7. ALL CUL-DE-SAC RADI ARE 60.00 UNLESS OTHERWISE NOTED.
8. ALL CUL-DE-SAC THROAT RADI ARE 44.00 UNLESS OTHERWISE NOTED.
9. WITNESS CORNERS HAVE BEEN SET A DISTANCE OF 30.00' FROM THE REAR CORNERS ON THE COMMON LOT LINES.
10. LOTS 17 AND 84 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST VALLEY STREET.

CURVE DATA

- A-81°22'40" R=300.00' L=179.42' CL=173.40' T=132.81' CB=N42°23'55"E
- B-45°37'18" R=200.00' L=100.00' CL=100.00' T=113.08' CB=N70°30'00"E
- C-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- D-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- E-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- F-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- G-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- H-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- I-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- J-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- K-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- L-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- M-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- N-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- O-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- P-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- Q-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- R-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- S-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- T-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- U-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- V-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- W-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- X-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- Y-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E
- Z-44°38'23" R=400.00' L=200.00' CL=200.00' T=113.08' CB=N70°30'00"E

LOT AREA TABLE				LOT AREA TABLE			
LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF
LOT 17	2,000.00	0.046	LOT 65	4,000.00	0.092	LOT 83	4,000.00
LOT 18	2,000.00	0.046	LOT 66	4,000.00	0.092	LOT 84	4,000.00
LOT 19	2,000.00	0.046	LOT 67	4,000.00	0.092	LOT 85	4,000.00
LOT 20	2,000.00	0.046	LOT 68	4,000.00	0.092	LOT 86	4,000.00
LOT 21	2,000.00	0.046	LOT 69	4,000.00	0.092	LOT 87	4,000.00
LOT 22	2,000.00	0.046	LOT 70	4,000.00	0.092	LOT 88	4,000.00
LOT 23	2,000.00	0.046	LOT 71	4,000.00	0.092	LOT 89	4,000.00
LOT 24	2,000.00	0.046	LOT 72	4,000.00	0.092	LOT 90	4,000.00
LOT 25	2,000.00	0.046	LOT 73	4,000.00	0.092	LOT 91	4,000.00
LOT 26	2,000.00	0.046	LOT 74	4,000.00	0.092	LOT 92	4,000.00
LOT 27	2,000.00	0.046	LOT 75	4,000.00	0.092	LOT 93	4,000.00
LOT 28	2,000.00	0.046	LOT 76	4,000.00	0.092	LOT 94	4,000.00
LOT 29	2,000.00	0.046	LOT 77	4,000.00	0.092	LOT 95	4,000.00
LOT 30	2,000.00	0.046	LOT 78	4,000.00	0.092	LOT 96	4,000.00
LOT 31	2,000.00	0.046	LOT 79	4,000.00	0.092	LOT 97	4,000.00
LOT 32	2,000.00	0.046	LOT 80	4,000.00	0.092	LOT 98	4,000.00
LOT 33	2,000.00	0.046	LOT 81	4,000.00	0.092	LOT 99	4,000.00
LOT 34	2,000.00	0.046	LOT 82	4,000.00	0.092	LOT 100	4,000.00

LOWEST FLOOR ELEVATION TABLE				LOWEST FLOOR ELEVATION TABLE			
LOT NUMBER	FLOOD ELEVATION	LOWEST FLOOR ELEVATION	LOT NUMBER	FLOOD ELEVATION	LOWEST FLOOR ELEVATION	LOT NUMBER	FLOOD ELEVATION
LOT 17	1145.00	1147.00	LOT 65	1145.00	1147.00	LOT 83	1145.00
LOT 18	1145.00	1147.00	LOT 66	1145.00	1147.00	LOT 84	1145.00
LOT 19	1145.00	1147.00	LOT 67	1145.00	1147.00	LOT 85	1145.00
LOT 20	1145.00	1147.00	LOT 68	1145.00	1147.00	LOT 86	1145.00
LOT 21	1145.00	1147.00	LOT 69	1145.00	1147.00	LOT 87	1145.00
LOT 22	1145.00	1147.00	LOT 70	1145.00	1147.00	LOT 88	1145.00
LOT 23	1145.00	1147.00	LOT 71	1145.00	1147.00	LOT 89	1145.00
LOT 24	1145.00	1147.00	LOT 72	1145.00	1147.00	LOT 90	1145.00
LOT 25	1145.00	1147.00	LOT 73	1145.00	1147.00	LOT 91	1145.00
LOT 26	1145.00	1147.00	LOT 74	1145.00	1147.00	LOT 92	1145.00
LOT 27	1145.00	1147.00	LOT 75	1145.00	1147.00	LOT 93	1145.00
LOT 28	1145.00	1147.00	LOT 76	1145.00	1147.00	LOT 94	1145.00
LOT 29	1145.00	1147.00	LOT 77	1145.00	1147.00	LOT 95	1145.00
LOT 30	1145.00	1147.00	LOT 78	1145.00	1147.00	LOT 96	1145.00
LOT 31	1145.00	1147.00	LOT 79	1145.00	1147.00	LOT 97	1145.00
LOT 32	1145.00	1147.00	LOT 80	1145.00	1147.00	LOT 98	1145.00
LOT 33	1145.00	1147.00	LOT 81	1145.00	1147.00	LOT 99	1145.00
LOT 34	1145.00	1147.00	LOT 82	1145.00	1147.00	LOT 100	1145.00

**OLSSON ASSOCIATES**

1011-2401-44-Range-South  
1011-2401-44-Range-South  
1011-2401-44-Range-South  
1011-2401-44-Range-South

FINAL PLAT

DATE: 8/24/2020

REVISIONS

NO.	DATE	DESCRIPTION
1	8/24/2020	FINAL PLAT

FLATWATER LAKE DEVELOPMENT 2ND ADDITION

VALLEY, NEBRASKA

SHEET 2 of 2