DEED 2008034701

APR 10 2008 10:40 P 7

← Deed

FEE 38.00 FB 01-60000 -new -old

7 BKP 10-15-11 VCF C/O COMP

6 DEL SCAN FV

NWNW
NENW.

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/10/2008 10:40:27.01

2008034701

THIS PAGE INCLUDED FOR INDEXING

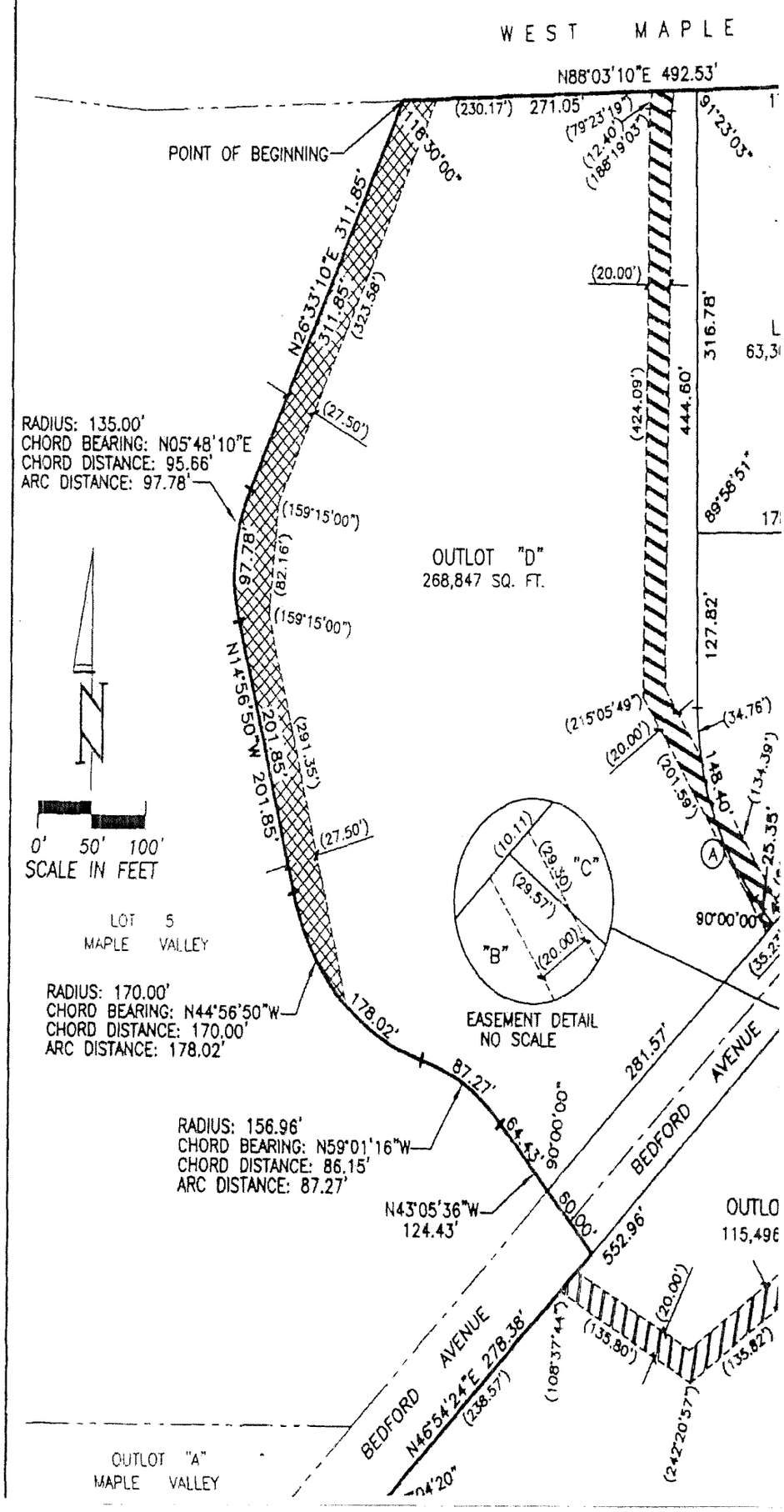
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: TDDI 1
John Kottmann
(402) 330-8860

Check Number

M

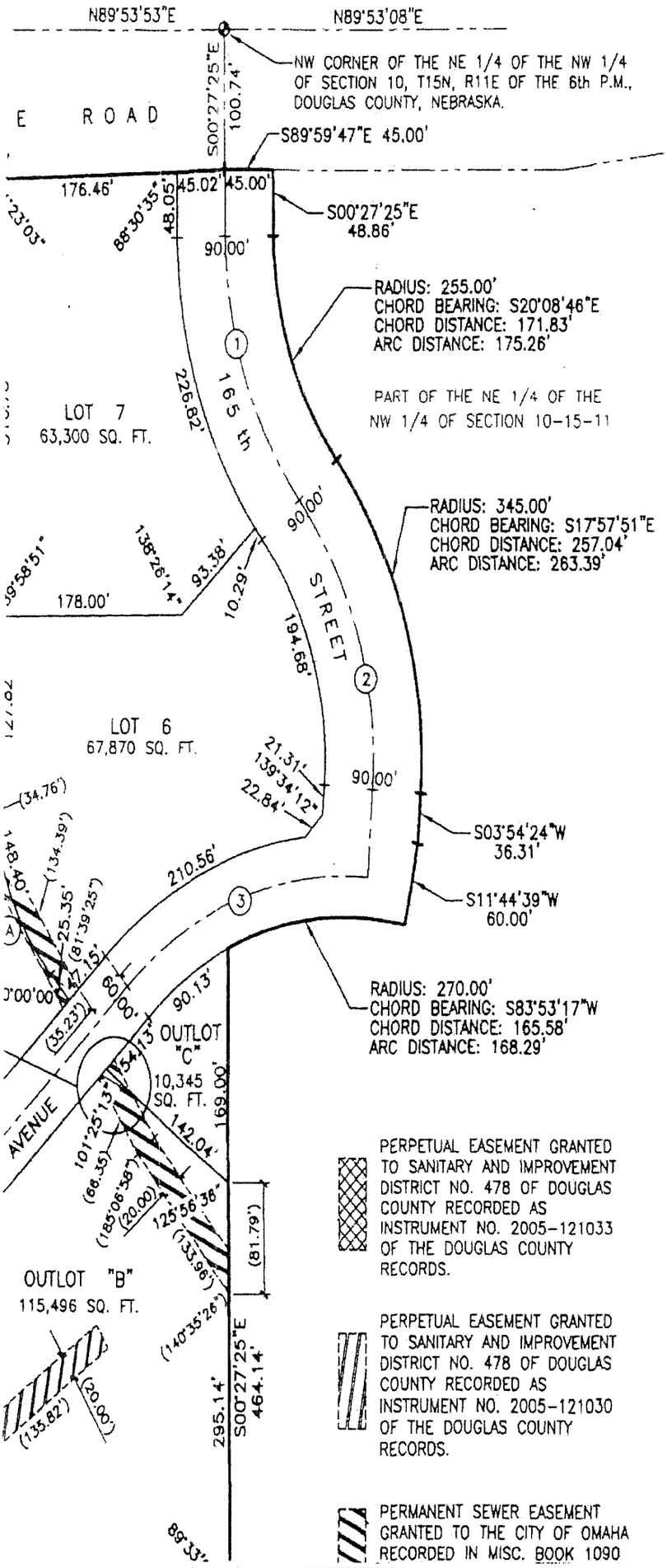
BEING
NE1/4
COUNT



MAPLE VALLEY

LOTS 6 AND 7, AND OUTLOTS B, C AND D

BEING A PLATTING OF PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 10, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



PERPETUAL EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 478 OF DOUGLAS COUNTY RECORDED AS INSTRUMENT NO. 2005-121033 OF THE DOUGLAS COUNTY RECORDS.

PERPETUAL EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 478 OF DOUGLAS COUNTY RECORDED AS INSTRUMENT NO. 2005-121030 OF THE DOUGLAS COUNTY RECORDS.

PERMANENT SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 1090

SURVEYOR'S CERTIFI

I HEREBY CERTIFY THAT A BC
DIRECT SUPERVISION AND TH
AND THAT A BOND WILL BE
ALL ACCESSIBLE LOT CORNEF
OUTLOTS B, C AND D, BEING
THE NW1/4 OF SECTION 10,
PARTICULARLY DESCRIBED AS
SAID DOUGLAS COUNTY;
THENCE N88°03'10"E (ASSUM
ON THE WEST LINE OF THE
THENCE S89°59'47"E 45.00
THENCE SOUTHEASTERLY ON
DISTANCE 171.83 FEET, AN A
THENCE SOUTHEASTERLY ON
DISTANCE 257.04 FEET, AN A
THENCE S03°54'24"W 36.31
THENCE SOUTHWESTERLY ON
DISTANCE 165.58 FEET, AN A
THE NW1/4 OF SAID SECTION
THENCE S00°27'25"E 464.14
POINT ON THE EASTERLY EXT
DOUGLAS COUNTY;
THENCE S89°58'44"W 521.81
EXTENSION TO THE SOUTH LI
THENCE NORTHERLY ON THE
VALLEY ON THE FOLLOWING D
THENCE N46°54'24"E 278.38
THENCE NORTHWESTERLY ON
N59°01'16"W, CHORD DISTANC
THENCE NORTHWESTERLY ON
BEARING N44°56'50"W, CHORD
THENCE N14°56'50"W 201.85
THENCE NORTHEASTERLY ON
BEARING N05°48'10"E, CHORD
THENCE N26°33'10"E 311.85

JUNE 24, 2007
DATE:

DEDICATION

KNOW ALL MEN BY THESE
AND GERALD E. PALMER, A S
CERTIFICATE AND EMBRACED
AND OUTLOTS TO BE NUMBEF
VALLEY, AND WE DO HEREBY
PLAT AND WE HEREBY GRANT
CORPORATION AND ANY COMP
SYSTEM IN THE AREA TO BE
AND RENEW POLES, WIRES, C
FACILITIES AND TO EXTEND TH
CURRENT FOR LIGHT, HEAT, A
RECEPTION THEREOF, INCLUDI
OVER, THROUGH, UNDER AND
BOUNDARY LOT LINES; AND A
ALL LOTS. NO PERMANENT BU
EASEMENT WAYS, BUT THE SA
OTHER PURPOSES THAT DO N
GRANTED.

MAPL
A NEB
BY:

ACKNOWLEDGEMENT

STATE OF NEBRASKA)) S.S
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION
HAGEN, JR., MANAGING MEMB
OF SAID COMPANY.

ACKNOWLEDGEMENT

STATE OF NEBRASKA)) S.S
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION
PALMER, A SINGLE PERSON.

RTIFICATE

AT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY
AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY
LL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT
CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS MAPLE VALLEY, LOTS 6 AND 7 AND
BEING A PLATTING OF PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF
ON 10, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE
BED AS FOLLOWS, BEGINNING AT THE NE CORNER OF LOT 5, MAPLE VALLEY, A SUBDIVISION IN
Y;
(ASSUMED BEARING) 492.53 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO A POINT
THE NE1/4 OF THE NW1/4 OF SAID SECTION 10;
45.00 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S00°27'25"E 48.86 FEET;
LY ON A 255.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S20°08'46"E, CHORD
T, AN ARC DISTANCE OF 175.26 FEET;
LY ON A 345.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S17°57'51"E, CHORD
T, AN ARC DISTANCE OF 263.39 FEET;
36.31 FEET; THENCE S11°44'39"W 60.00 FEET;
LY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S83°53'17"W, CHORD
T, AN ARC DISTANCE OF 168.29 FEET TO A POINT ON THE EAST LINE OF THE NW1/4 OF
SECTION 10;
464.14 FEET ON THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 10 TO A
RLY EXTENSION OF THE NORTH LINE OF LOT 1, NORDSTROM ADDITION, A SUBDIVISION IN SAID

521.81 FEET ON THE NORTH LINE OF LOT 1, SAID NORDSTROM ADDITION AND ITS EASTERLY
OUTH LINE OF BEDFORD AVENUE;
ON THE SOUTH LINE OF BEDFORD AVENUE AND ON THE EAST LINE OF LOT 5, SAID MAPLE
OWING DESCRIBED SEVEN COURSES;
278.38 FEET; THENCE N43°05'36"W 124.43 FEET;
RLY ON A 156.96 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING
DISTANCE 86.15 FEET, AN ARC DISTANCE OF 87.27 FEET;
RLY ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD
, CHORD DISTANCE 170.00 FEET, AN ARC DISTANCE OF 178.02 FEET;
201.85 FEET;
LY ON A 135.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD
CHORD DISTANCE 95.66 FEET, AN ARC DISTANCE OF 97.78 FEET;
311.85 FEET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

JAMES D. WARNER,
NEBRASKA RLS 308

THESE PRESENTS: THAT WE, MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,
ER, A SINGLE PERSON, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S
RACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS
NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAPLE
HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS
GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST
IY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION
TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR,
WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED
TEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC
HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE
INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON,
ER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE
; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF
NENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID
THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND
AT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN

MAPLE VALLEY, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
KENNETH J. HAGEN, JR., MANAGING MEMBER

Gerald E. Palmer
GERALD E. PALMER,
A SINGLE PERSON

MENT OF NOTARY

)) S.S.
)

CATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF ~~JUNE~~ JULY, 2007, BY KENNETH J.
G MEMBER OF MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF

GENERAL NOTARY-State of Nebraska JAMES WARNER My Comm. Exp. Feb 1, 2010

James Warner
NOTARY PUBLIC

MENT OF NOTARY

)) S.S.
)

CATION WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF ~~JUNE~~ JULY, 2007, BY GERALD E.
ERSON.

GENERAL NOTARY - State of Nebraska PATRICIA SHEPPARD

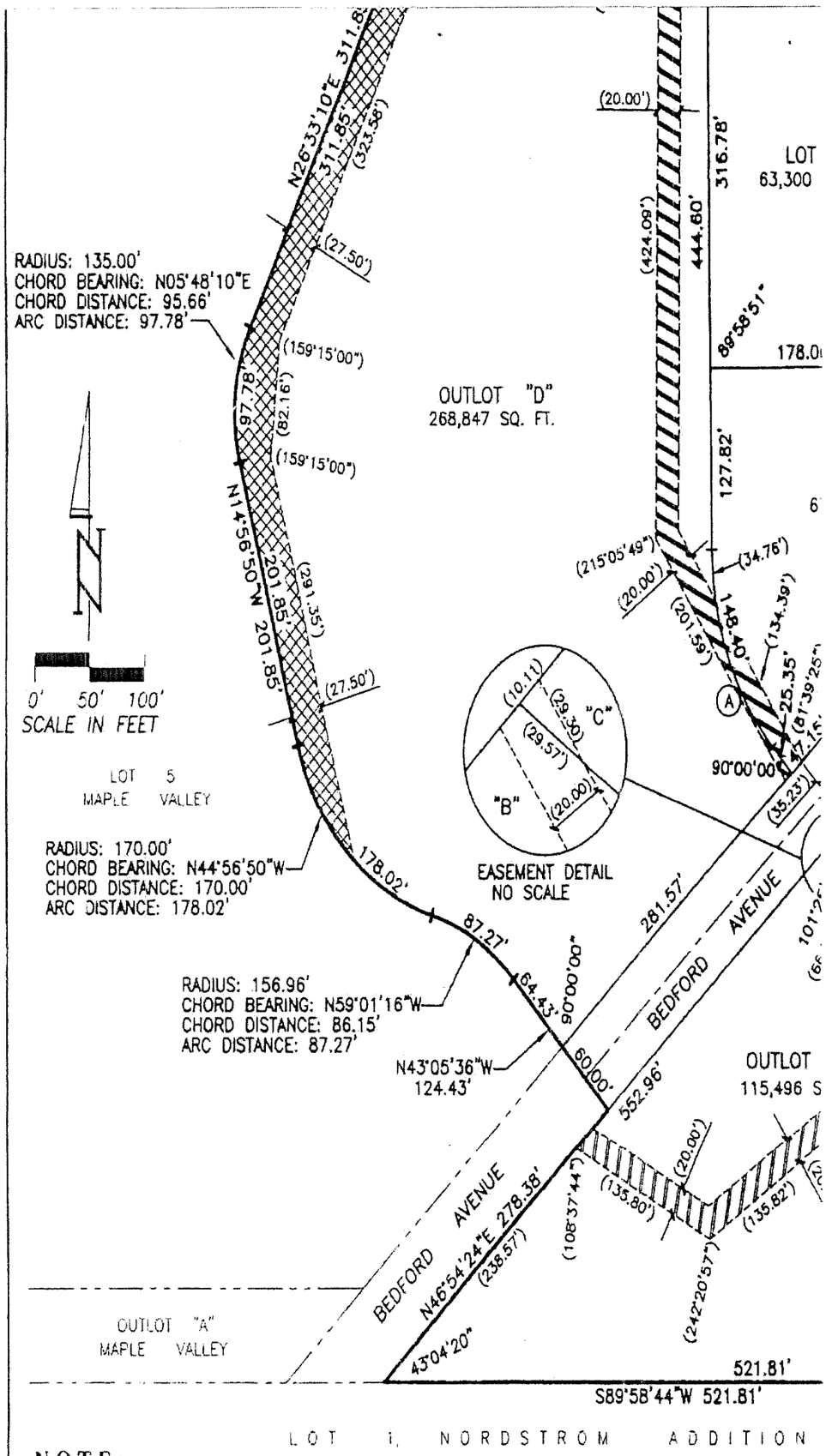
Patricia Sheppard
NOTARY PUBLIC

SCALE:	1" = 100'
DATE:	JUNE 24, 2007
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION	

MAPLE VALLEY

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
PHONE: 402.330.8860 FAX: 402.330.5866 EMAIL: TD2MAIL@TD2CO.COM
WEBSITE: WWW.TD2CO.COM



NOTE:

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST MAPLE ROAD FROM LOT 7 AND OUTLOT "D".
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	39°22'39"	107.35'	206.18'	300.00'
2	43°44'29"	120.42'	229.03'	300.00'
3	47°00'00"	130.44'	246.09'	300.00'
PROPERTY LINE CURVE INFORMATION				
A	42°30'43"	77.80'	148.40'	200.00'

REVIEW BY DOUGLAS COUNTY ENGIN

THIS PLAT OF MAPLE VALLEY WAS REVIEWED BY THI

7/6/2007

DATE:

APPROVAL OF OMAHA CITY PLANNIN

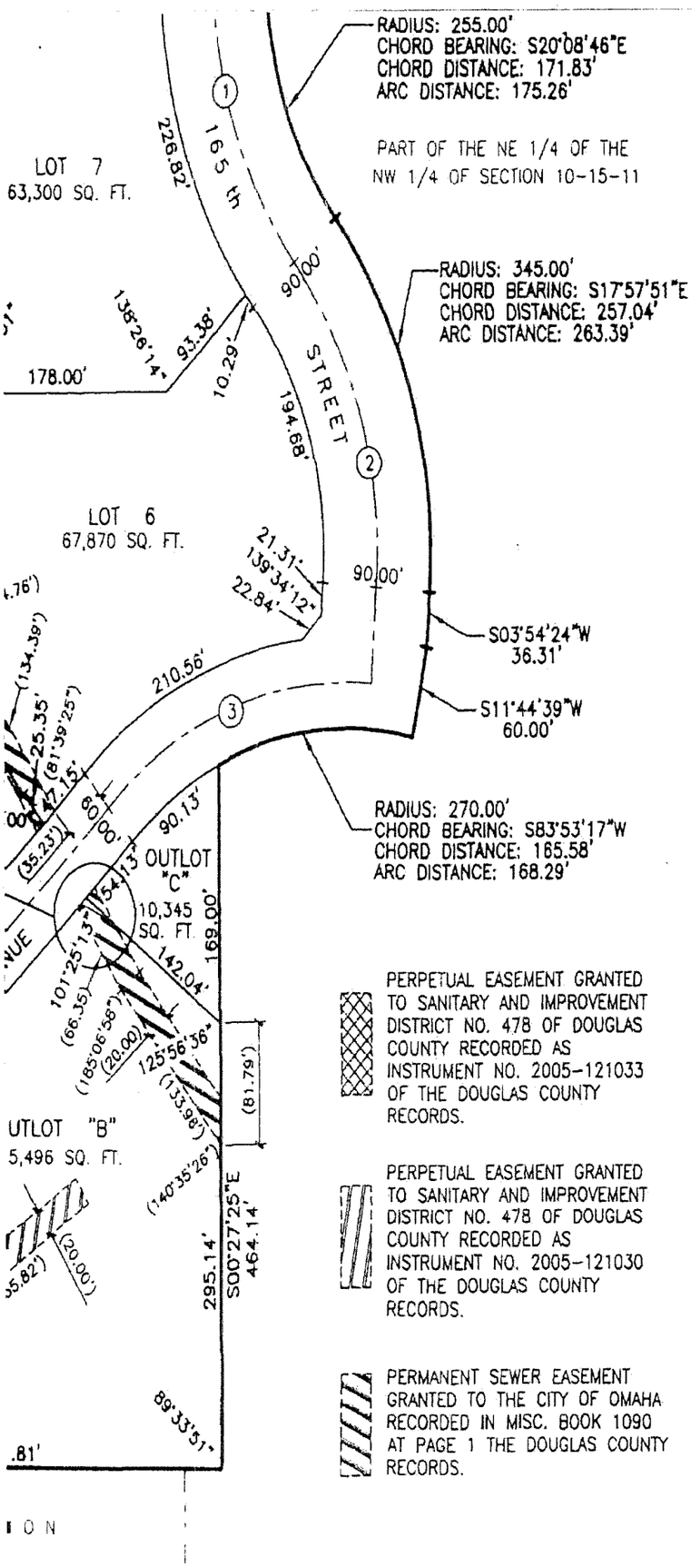
THIS PLAT OF MAPLE VALLEY WAS APPROVED BY TI

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MAPLE VALLEY WAS APPROVED AND

MAYOR ACTING

PR



PERPETUAL EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 478 OF DOUGLAS COUNTY RECORDED AS INSTRUMENT NO. 2005-121033 OF THE DOUGLAS COUNTY RECORDS.

PERPETUAL EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 478 OF DOUGLAS COUNTY RECORDED AS INSTRUMENT NO. 2005-121030 OF THE DOUGLAS COUNTY RECORDS.

PERMANENT SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 1090 AT PAGE 1 THE DOUGLAS COUNTY RECORDS.

I O N

ENGINEER

) BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DOUGLAS COUNTY ENGINEER

ANNING BOARD

D BY THE OMAHA CITY PLANNING BOARD THIS 1st DAY OF August, 2007.

CHAIRMAN

UNCIL

D AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 10th DAY OF January, 2007.

PRESIDENT

CITY CLERK Deputy

EXTENSION TO THE SOUTH LINE
THENCE NORTHERLY ON THE SOU
VALLEY ON THE FOLLOWING DESC
THENCE N46°54'24"E 278.38 FE
THENCE NORTHWESTERLY ON A 1
N59°01'16"W, CHORD DISTANCE
THENCE NORTHWESTERLY ON A 1
BEARING N44°56'50"W, CHORD DI
THENCE N14°56'50"W 201.85 FE
THENCE NORTHEASTERLY ON A 1
BEARING N05°48'10"E, CHORD DI
THENCE N26°33'10"E 311.85 FE

JUNE 24, 2007
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRE
AND GERALD E. PALMER, A SINGI
CERTIFICATE AND EMBRACED WITH
AND OUTLOTS TO BE NUMBERED
VALLEY, AND WE DO HEREBY RA
PLAT AND WE HEREBY GRANT A
CORPORATION AND ANY COMPANY
SYSTEM IN THE AREA TO BE SUE
AND RENEW POLES, WIRES, CROS
FACILITIES AND TO EXTEND THERE
CURRENT FOR LIGHT, HEAT, AND
RECEPTION THEREOF, INCLUDING
OVER, THROUGH, UNDER AND AC
BOUNDARY LOT LINES; AND AN E
ALL LOTS. NO PERMANENT BUILD
EASEMENT WAYS, BUT THE SAME
OTHER PURPOSES THAT DO NOT
GRANTED.

MAPLE V
A NEBRAS

BY: Kenn
KENNE

ACKNOWLEDGEMENT OF

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS
HAGEN, JR., MANAGING MEMBER
OF SAID COMPANY.

ACKNOWLEDGEMENT OF

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS
PALMER, A SINGLE PERSON.

COUNTY TREASURER'S C

THIS IS TO CERTIFY THAT I FIND
DESCRIBED IN THE SURVEYOR'S
THIS OFFICE THIS DAY OF

DEPUTY

APPROVAL OF CITY ENG

I HEREBY APPROVE THIS PLAT OF

I HEREBY CERTIFY THAT ADEQUATE
OMAHA MUNICIPAL CODE.

4-10-08
DATE:

...ST ON THE NORTH LINE OF LOT 1, SAID NORDSTROM ADDITION AND ITS EASTERLY
H LINE OF BEDFORD AVENUE;
THE SOUTH LINE OF BEDFORD AVENUE AND ON THE EAST LINE OF LOT 5, SAID MAPLE
NG DESCRIBED SEVEN COURSES;
3.38 FEET; THENCE N43°05'36"W 124.43 FEET;
ON A 156.96 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING
TANCE 86.15 FEET, AN ARC DISTANCE OF 87.27 FEET;
ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD
HORD DISTANCE 170.00 FEET, AN ARC DISTANCE OF 178.02 FEET;
1.85 FEET;
ON A 135.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD
HORD DISTANCE 95.66 FEET, AN ARC DISTANCE OF 97.78 FEET;
1.85 FEET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

JAMES D. WARNER,
NEBRASKA RLS 308

ESE PRESENTS: THAT WE, MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,
A SINGLE PERSON, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S
ED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS
MBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAPLE
EBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS
RANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST
COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION
BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR,
S, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED
D THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC
T, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE
LUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON,
AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE
D AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF
T BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID
E SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND
DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN

APLE VALLEY, L.L.C.,
NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
KENNETH J. HAGEN, JR., MANAGING MEMBER

Gerald E. Palmer
GERALD E. PALMER,
A SINGLE PERSON

NT OF NOTARY

) s.s.

ON WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF ~~JUNE~~ JULY, 2007, BY KENNETH J.
EMBER OF MAPLE VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF

GENERAL NOTARY - State of Nebraska
JAMES WARNER
My Comm. Exp. Feb 1, 2010

James Warner
NOTARY PUBLIC

IT OF NOTARY

s.s.

ON WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF ~~JUNE~~ JULY, 2007, BY GERALD E.
N.

GENERAL NOTARY - State of Nebraska
PATRICIA SHEPPARD
My Comm. Exp. Sept. 6, 2007

Patricia Sheppard
NOTARY PUBLIC

R'S CERTIFICATE

I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT, AGAINST THE PROPERTY
VOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF
AY OF APRIL, 2008

DOUGLAS COUNTY TREASURER

ENGINEER

LAT OF MAPLE VALLEY ON THIS 24th DAY OF July, 2007.

Charles Krajicek
CITY ENGINEER

EQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE

Michael Pawlewicz
CITY ENGINEER

MAPLE VALLEY

FINAL P

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
PHONE: 402.330.8860 FAX: 402.330.5866 EMAIL: TD2MAIL@TD2CO.COM
WEBSITE: WWW.TD2CO.COM

1295-105

A1295105A.DWG