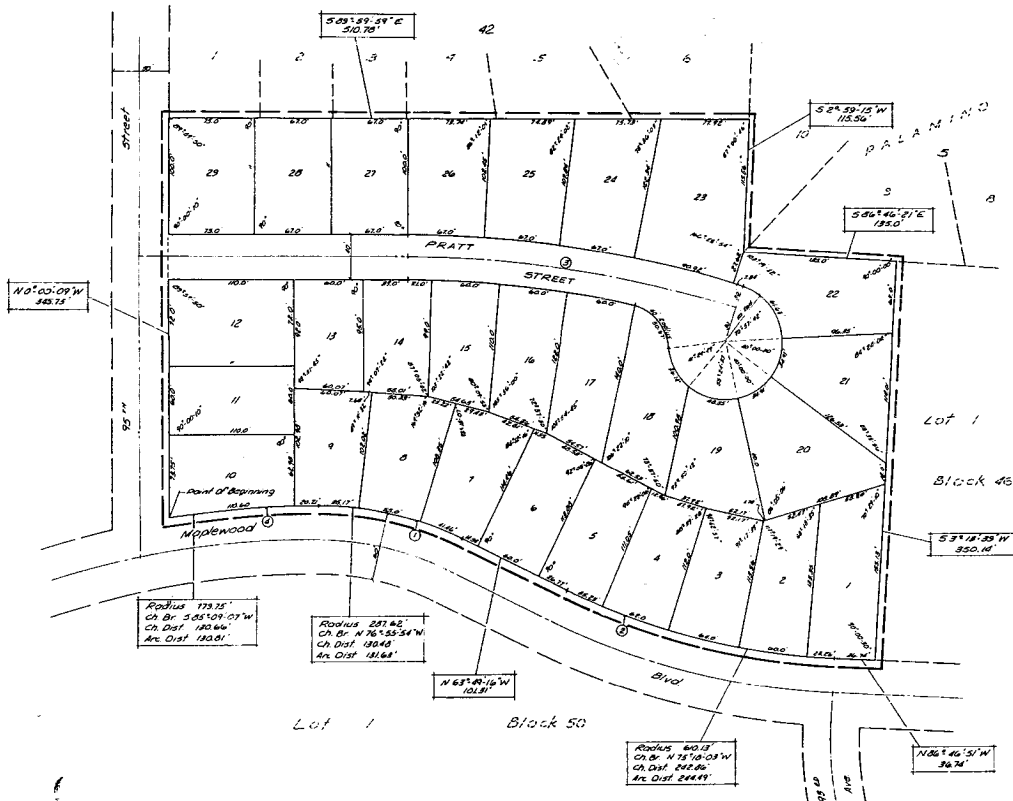


MAPLE VILLAGE REPLAT II

Lots 1 Thru 29 Inclusive
Being a Replat of Part of Lot 1 Block 46 Maple Village A Subdivision As Surveyed, Platted and Recorded in Douglas County, Nebraska



Curve Data		Property Line Curve Data			
① 17100'00"	① 261'15"	② 221'37'45"	③ 7'86'44"		
② 34057'23"	④ 128'31"	④ 45'36"			
③ 162'00"	⑤ 181'62"	⑤ 246'49"	⑤ 180'81"		
④ 232'85"	⑥ 287'62"	⑥ 210'18"	⑥ 778'75"		
⑤ 190'24"					

Note: Dimensions Shown On Curves Are Arc Dimensions

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS OF THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS MAPLE VILLAGE REPLAT II, LOTS 1 THROUGH 29, INCLUSIVE, BEING A REPLATING OF PART OF LOT 1, BLOCK 46, MAPLE VILLAGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF SAID LOT 1, THENCE N 0° 00' 00" W (CURVING PARABOLIC) ON THE WEST LINE OF SAID LOT 1, 345.75 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE S 89° 59' 57" E ON THE NORTH LINE OF SAID LOT 1, 210.78 FEET TO THE S.E. CORNER OF LOT 4, BLOCK 46, SAID MAPLE VILLAGE; THENCE S 2° 59' 15" W ON THE WEST LINE OF LOT 10, BLOCK 5, PALAMINO HILLS, A SUBDIVISION AS "SURVEYED", PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, 111.56 FEET TO THE N.W. CORNER OF LOT 4, BLOCK 5, SAID PALAMINO HILLS; THENCE S 86° 44' 21" E ON THE NORTH LINE OF SAID LOT 1, 130.00 FEET; THENCE S 3° 13' 19" W, 350.16 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N 84° 45' 51" W ON THE SOUTH LINE OF SAID LOT 1, 36.74 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT (RADIUS 610.13 FEET, CHORD BEARING N 75° 15' 03" W, CHORD DISTANCE 242.86 FEET), AN ARC DISTANCE OF 244.49 FEET TO A POINT OF TANGENCY; THENCE N 63° 49' 16" W ON THE SOUTH LINE OF SAID LOT 1, 101.31 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 1, ON A CURVE TO THE LEFT (RADIUS 781.63 FEET, CHORD BEARING N 76° 55' 54" W, CHORD DISTANCE 130.48 FEET), AN ARC DISTANCE OF 131.63 FEET TO A POINT OF CIRCUMFERENTIAL CURVE; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 1, ON A CURVE TO THE LEFT (RADIUS 779.15 FEET, CHORD BEARING S 85° 09' 07" W, CHORD DISTANCE 130.46 FEET), AN ARC DISTANCE OF 130.61 FEET TO THE POINT OF BEGINNING.

DATE: April 21, 1976

REGISTERED LAND SURVEYOR: James D. Werner

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FREDERSEN CONSTRUCTION COMPANY, A NEBRASKA CORPORATION, MARTIN A. FREDERSEN, PRESIDENT; AND FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LINCOLN, A NEBRASKA CORPORATION, AND W. P. DODGE COMPANY, A NEBRASKA CORPORATION; BEING THE SOLE OWNERS AND MORTGAGE HOLDERS RESPECTIVELY OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENRAGED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE WIDENED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAPLE VILLAGE REPLAT II, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A POSITIVE EASEMENT, INCLUDING PUBLIC UTILITY, LAW, AND METEOROLOGICAL, TELEPHONE, TELEVISION, CABLE, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES, OR CABLES FOR THE CONVEYANCE AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT 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, 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, THESE FIVE (5) FOOT WIDE STRIPS SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNDEVELOPED OR UNOCCUPIED AREAS, THE TRAIL EXTERIOR LOTS IS HEREBY IMPROVED AS THESE LOTS PARKING THE INTERIOR PORTION OF THE ABOVE DESCRIBED ADJUNCTION, 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 IS REDUCED BY THE OWNER, TO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOCKS BASE 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 ABOVE SAID USES OR RIGHTS GRANTED.

M.A. Fredersen
MARTIN A. FREDERSEN - PRESIDENT

W.P. Dodge
W. P. DODGE COMPANY

James D. Werner
REGISTERED LAND SURVEYOR

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS 21st DAY OF April, 1976, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED MARTIN A. FREDERSEN AND W. P. DODGE, BOTH OF WHOM ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE PRESIDENT AND VICE PRESIDENT OF THE FREDERSEN CONSTRUCTION COMPANY, (A NEBRASKA CORPORATION) AND THE VICE PRESIDENT OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON January 21, 1977

NOTARY PUBLIC: Jamack Walker

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS 21st DAY OF April, 1976, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED MARTIN A. FREDERSEN AND W. P. DODGE, BOTH OF WHOM ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE PRESIDENT AND VICE PRESIDENT OF THE FREDERSEN CONSTRUCTION COMPANY, (A NEBRASKA CORPORATION) AND THE VICE PRESIDENT OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON January 21, 1977

NOTARY PUBLIC: Earl J. Jettison

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS 13th DAY OF April, 1976, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED MARTIN A. FREDERSEN AND W. P. DODGE, BOTH OF WHOM ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE PRESIDENT AND VICE PRESIDENT OF THE FREDERSEN CONSTRUCTION COMPANY, (A NEBRASKA CORPORATION) AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON September 13, 1977

NOTARY PUBLIC: Phyllis B. Friend

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SHOWN IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 21st DAY OF April, 1976.

DEPUTY COUNTY TREASURER: James C. Beck

I HEREBY APPROVE THE PLAT OF MAPLE VILLAGE REPLAT II, ON THIS 21st DAY OF April, 1976.

APPROVAL OF CITY ENGINEER: James C. Beck
CITY ENGINEER

THIS PLAT OF MAPLE VILLAGE REPLAT II WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 16th DAY OF June, 1976.

APPROVAL OF CITY PLANNING BOARD: Ronald J. ...
CHAIRMAN

THIS PLAT OF MAPLE VILLAGE REPLAT II WAS APPROVED AND ACCEPTED BY THE CITY OF OMAHA, THIS 17th DAY OF July, 1976.

APPROVAL OF OMAHA CITY COUNCIL: ...
CITY CLERK

THIS PLAT OF MAPLE VILLAGE REPLAT II WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR, ON THIS 17th DAY OF August, 1976.

APPROVAL OF DOUGLAS COUNTY SURVEYOR: James D. Werner
DOUGLAS COUNTY SURVEYOR



THOMPSON, DREESEN & DORNER
Consulting Engineers & Land Surveyors

