



DEED 2007045378



APR 24 2007 09:59 P 9

Nebr Doc
Stamp Tax

4.2407
Date

\$ 244
By CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/24/2007 09:59:44.43



2007045378

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed

VI-28756

FEE 52.00 FB VI-28745-ald

9/14

BKP _____ C/O _____ COMP _____ *z*

DEL *SB* SCAN _____ FV *H*

Returns.

Rob Woodling

5824 S 140th Ave

Omaha, NE 68137

1036

ORCHARD GARDENS ADDITION REPLAT 1

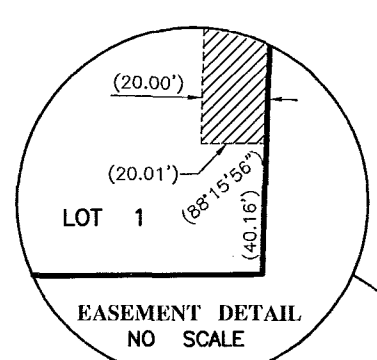
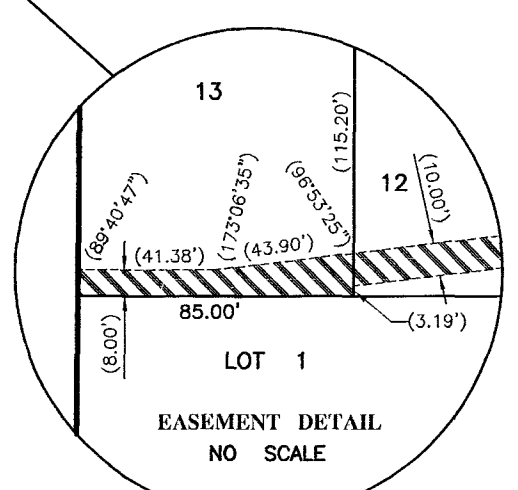
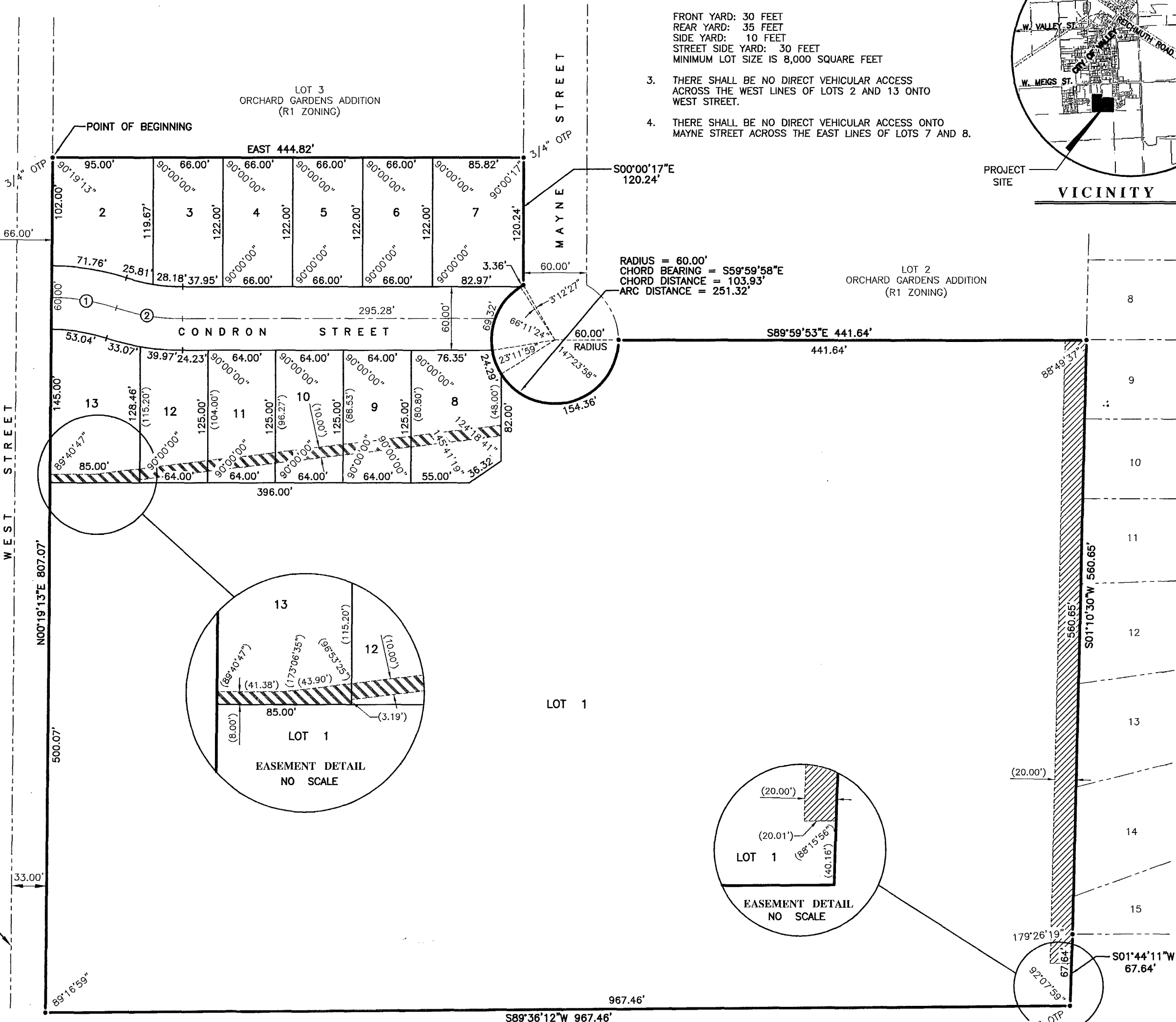
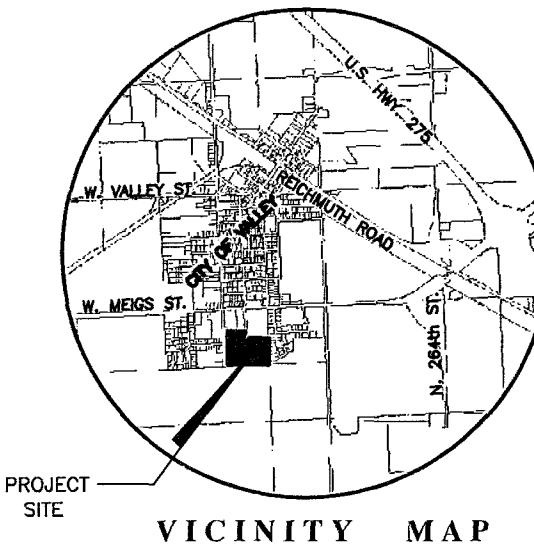
LOTS 1 THROUGH 13

BEING A REPLATTING OF LOT 1, ORCHARD GARDENS ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

CENTERLINE CURVE INFORMATION			
CURVE	DELTA	TANGENT	RADIUS
1	17°52'34"	31.46'	62.40'
2	18°11'47"	32.03'	63.52'

NOTES:

- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- THE MINIMUM REQUIRED SETBACKS FOR R1 ZONING ARE:
FRONT YARD: 30 FEET
REAR YARD: 35 FEET
SIDE YARD: 10 FEET
STREET SIDE YARD: 30 FEET
MINIMUM LOT SIZE IS 8,000 SQUARE FEET
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ACROSS THE WEST LINES OF LOTS 2 AND 13 ONTO WEST STREET.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO MAYNE STREET ACROSS THE EAST LINES OF LOTS 7 AND 8.



LEGEND

- CORNERS FOUND (5/8" REBAR WITH PLASTIC CAP STAMPED "D2 LS 475" UNLESS NOTED)
- OTP OPEN TOP PIPE
- 20.00 FOOT WIDE PERMANENT DRAINAGE EASEMENT GRANTED TO THE CITY OF VALLEY RECORDED IN BOOK 1415 AT PAGE 596 OF THE DOUGLAS COUNTY RECORDS.
- EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A 5/8" REBAR WITH A PLASTIC CAP STAMPED "D2 LS 475" WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS ORCHARD GARDENS ADDITION REPLAT 1, LOTS 1 THROUGH 13, BEING A REPLATTING OF LOT 1, ORCHARD GARDENS ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE EASTERLY ON THE NORTH LINES OF SAID LOT 1 ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE EAST (ASSUMED BEARING) 444.82; THENCE S00°00'17"E 120.24 FEET; THENCE SOUTHEASTERLY ON A NON-TANGENT 60.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S59°59'58"E, CHORD DISTANCE 103.93 FEET, AN ARC DISTANCE OF 251.32 FEET; THENCE S89°59'53"E 441.64 FEET; THENCE S01°10'30"W 560.65 FEET ON THE EAST LINE OF SAID LOT 1; THENCE S01°44'11"W 67.64 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE S89°36'12"W 967.46 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°19'13"E 807.07 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.
CONTAINING 15.71 ACRES MORE OR LESS



MARCH 1, 2007
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOUGLAS COUNTY HOUSING AUTHORITY, BEING THE OWNERS AND WELLS FARGO BANK NATIONAL ASSOCIATION, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ORCHARD GARDENS ADDITION REPLAT 1 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, 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 HEREIN GRANTED.

DOUGLAS COUNTY HOUSING AUTHORITY
By: *Joan Bertolini*
JOAN BERTOLINI, CHIEF EXECUTIVE OFFICER

WELLS FARGO BANK NATIONAL ASSOCIATION
By: *Chad W. Shirk*
Chad W. Shirk
Vice President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS)
COUNTY OF DOUGLAS }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2007, BY JOAN BERTOLINI, CHIEF EXECUTIVE OFFICER OF DOUGLAS COUNTY HOUSING AUTHORITY, ON BEHALF OF SAID DOUGLAS COUNTY HOUSING AUTHORITY.

GENERAL NOTARY - State of Nebraska
RHONDA A. HODGE-MASON
My Comm. Exp. Jan. 17, 2011
Rhonda A. Hodge-Mason
NOTARY PUBLIC

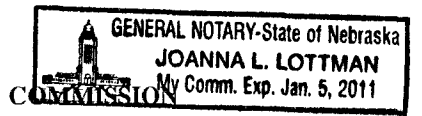
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS)
COUNTY OF DOUGLAS }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2007, BY CHAD SHIRK, V.P. OF WELLS FARGO BANK NATIONAL ASSOCIATION, ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
JOANNA L. LOTTMAN
My Comm. Exp. Jan. 5, 2011
Joanna L. Lottman
NOTARY PUBLIC

APPROVAL OF VALLEY CITY PLANNING COMMISSION

THIS PLAT OF ORCHARD GARDENS ADDITION REPLAT 1 WAS APPROVED BY THE CITY PLANNING COMMISSION OF VALLEY, NEBRASKA ON THIS 23rd DAY OF April, 2007.



APPROVAL OF VALLEY CITY COUNCIL

THIS PLAT OF ORCHARD GARDENS ADDITION REPLAT 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VALLEY, NEBRASKA ON THIS 23rd DAY OF April, 2007.

Mayor
MAYOR



Chairman
CHAIRMAN

REVIEW BY THE VALLEY CITY ENGINEER

THIS PLAT OF ORCHARD GARDENS ADDITION REPLAT 1 WAS REVIEWED BY THE VALLEY CITY ENGINEER THIS 23rd DAY OF April, 2007.

Joan Suber
CITY CLERK

REVIEW BY THE DOUGLAS COUNTY ENGINEER

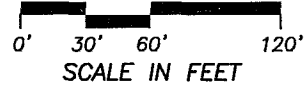
THIS PLAT OF ORCHARD GARDENS ADDITION REPLAT 1 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

Valley City Engineer
VALLEY CITY ENGINEER

DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 23rd DAY OF April, 2007.

4/20/2007
DATE



Douglas County Treasurer
DOUGLAS COUNTY TREASURER

SCALE: 1" = 60'
DATE: MARCH 1, 2007
DRAWN BY: RJR
CHECKED BY: DHN
REVISION:

ORCHARD GARDENS ADDITION REPLAT 1
FINAL PLAT

2 THOMPSON, DRESSEN & 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

SHEET 1 OF 1
1452-129
A1452129A.DWG