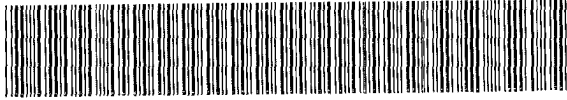


BK 2098 PG 370



DEED 1998011375

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

08 AUG 18 PM 3:47

RECEIVED

new # V-25745

11375

01-60000

FEE 52.00 FB _____

BKP 6-15-10 C/O _____

COMP RP

DEL SM SCAN 14

City of

VALLEY



"A Community
On The Way Up"

210 NORTH LOCUST STREET
P.O. BOX 682
VALLEY, NEBRASKA 68064-0682
402-359-2251
402-359-2610 FAX

Joseph E. Roberts
Mayor

Joan Suhr
City Clerk/Treasurer

Council Members
Carroll Smith
Jim Thiessen
Betty Willmer
Mary Caffey

C E R T I F I C A T E

I, JOAN SUHR, the duly appointed and acting Clerk
of the City of Valley, Douglas County, Nebraska, hereby
certify that the attached Resolution was unanimously adopted
by the governing body in regular session on August 11, 1998,
and that the attached Resolution is a true copy of the
original record of the municipality.

DATED: August, 13, 1998

ATTEST:

Joan Suhr

Joan Suhr, City Clerk

Joe Roberts

Joe Roberts, Mayor

RESOLUTION NO. 1998-13

WHEREAS, on July 28, 1998, the City of Valley Planning Board met pursuant to Statutory Public Notice and considered the following plat:

ORCHARD GARDENS ADDITION, Lots 1, 2, and 3, part of the Northwest quarter of the Northwest quarter of Section 6, Township 15 North, Range 10 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, containing 27.592 acres more or less

WHEREAS, said Planning Board approved said plat, therefore,

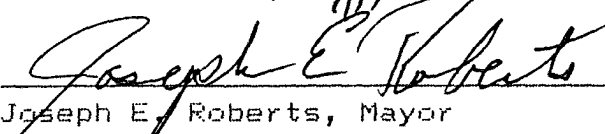
BE IT HEREBY RESOLVED by the Governing Body of the City of Valley, Douglas County, Nebraska, that it hereby approves the plat of:

ORCHARD GARDENS ADDITION, Lots 1, 2, and 3, part of the Northwest quarter of the Northwest quarter of Section 6, Township 15 North, Range 10 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, containing 27.592 acres more or less

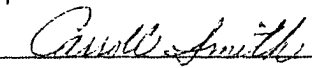
A copy of which plat and land surveyor's certificate by Myron R. Kauss, registered land surveyor, dated July 30, 1998, showing the plat, map and survey of the lots involved in the said plat is attached hereto and made a part hereof by reference.

DATED this 11th day of August, 1998

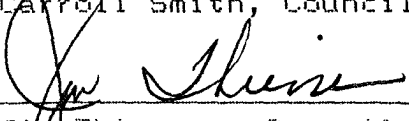
CITY OF VALLEY,
DOUGLAS COUNTY, NEBRASKA



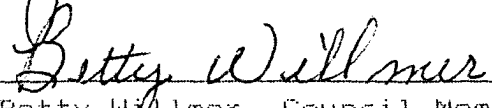
Joseph E. Roberts, Mayor



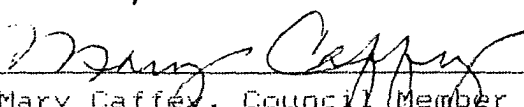
Carroll Smith, Council President



Jim Thiessen, Council Member




Betty Willmer, Council Member



Mary Caffey, Council Member

ATTEST:

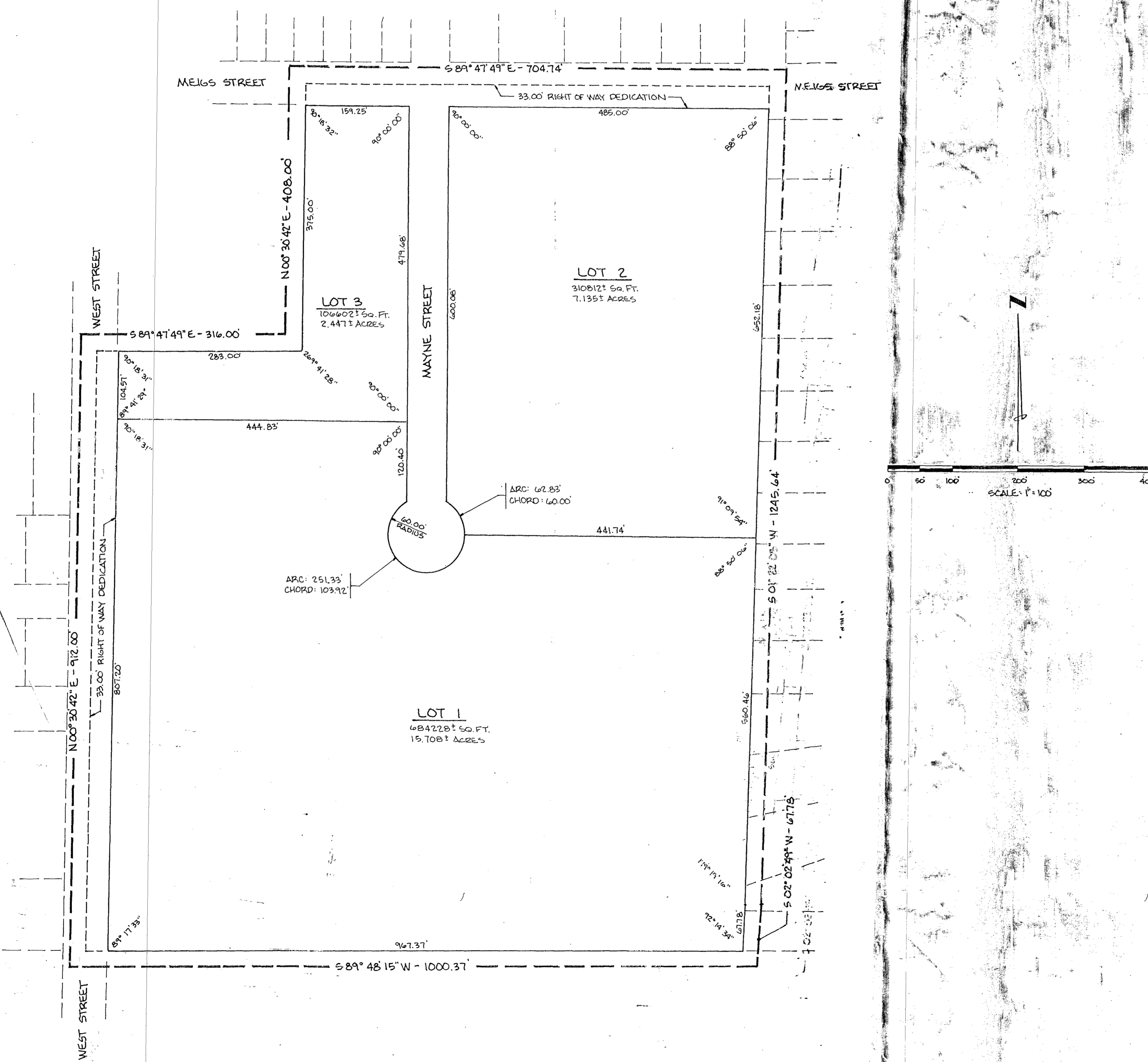


Joan Suhr, City Clerk

ORCHARD GARDENS ADDITION

LOTS 1, 2 & 3

BEING A PLATTING OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6th P.M. AS SURVEYED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, TOM BAUGHMAN, PRESIDENT AND CEO OF LYMAN RICHEY CORPORATION, OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ORCHARD GARDENS ADDITION, LOTS 1, 2 AND 3, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, 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 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, 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, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED, PERPETUAL EASEMENTS SHALL BE GRANTED TO ANY AND ALL COMPANIES THAT PROVIDE WATER AND GAS SERVICES, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT BOUNDARY LOT LINES, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

Tom Baughman
TOM BAUGHMAN
LYMAN RICHEY CORPORATION

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
ON THIS 10th DAY OF August, 1998, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM BAUGHMAN, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES SEP 21 1999
Sheryl L. Mark
NOTARY PUBLIC

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

APPROVAL OF THE CITY OF VALLEY PLANNING COMMISSION

This plat of Orchard Gardens Addition, was approved by the City of Valley Planning Commission on this 10th day of July, 1998.
Cherry J. Bell
Chairman, City of Valley Planning Commission

APPROVAL OF THE VALLEY CITY COUNCIL

This plat of Orchard Gardens Addition, was approved by the Valley City Council on this 10th day of July, 1998.
Spee Roberts
Mayor, City of Valley
Jesse Dehn
City Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described hereon and that permanent monuments have been found or set at the corners shown on this plat of Orchard Gardens Addition, Lots 1, 2 and 3, being a platting of part of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 15 North, Range 10 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Northwest corner of said Section 6, thence S 89° 47' 49" E, (assumed bearing) along the North line of the Northwest 1/4 of said Section 6, a distance of 316.00 feet to the point of beginning, thence continuing S 89° 47' 49" E, along said North line, a distance of 704.74 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 6; thence S 01° 22' 05" W, along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 6 and along the West line of Country Meadows 1st Addition, a platted and recorded subdivision in Douglas County, Nebraska, and its Northerly extension, a distance of 1245.84 feet to the Southwest corner of Lot 15 in said Country Meadows 1st Addition; thence S 02° 02' 40" W, a distance of 67.78 feet to the Southeast corner of the Northwest 1/4 of said Section 6; thence S 89° 48' 15" W, along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 6, a distance of 1000.37 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 6; thence N 00° 30' 42" E, along the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 6, a distance of 912.00 feet; thence S 89° 47' 49" E, along the South line of a tract of land as described in a Warranty Deed recorded in Book 1299 at Page 373, and dated September 21, 1988 and its Westerly extension, a distance of 516.00 feet to the Southeast corner of said tract; thence N 00° 30' 42" E, along the East line of said tract and its Northerly extension, a distance of 408.00 feet to the point of beginning, containing 27,592 acres more or less.

Myron R. Kaus
Myron R. Kaus
Date 7.30.98



REVISIONS _____
PROJECT NO. 1119 SVA DATE 7/29/98 SCALE 1" = 100' PAGE 105 BOOK 126 OF _____
DRAWN M. J. OELME CHECKED _____ SHEET _____ OF _____
TITLE ORCHARD GARDENS ADDITION - VALLEY, NEBR. DOUGLAS COUNTY HOUSING AUTHORITY
BOUNDARYLINE SURVEYS MIKE KAUSS & ASSOCIATES, INC. 2521 South 18th Street • Omaha, Ne. 68104 • (402) 334-2022