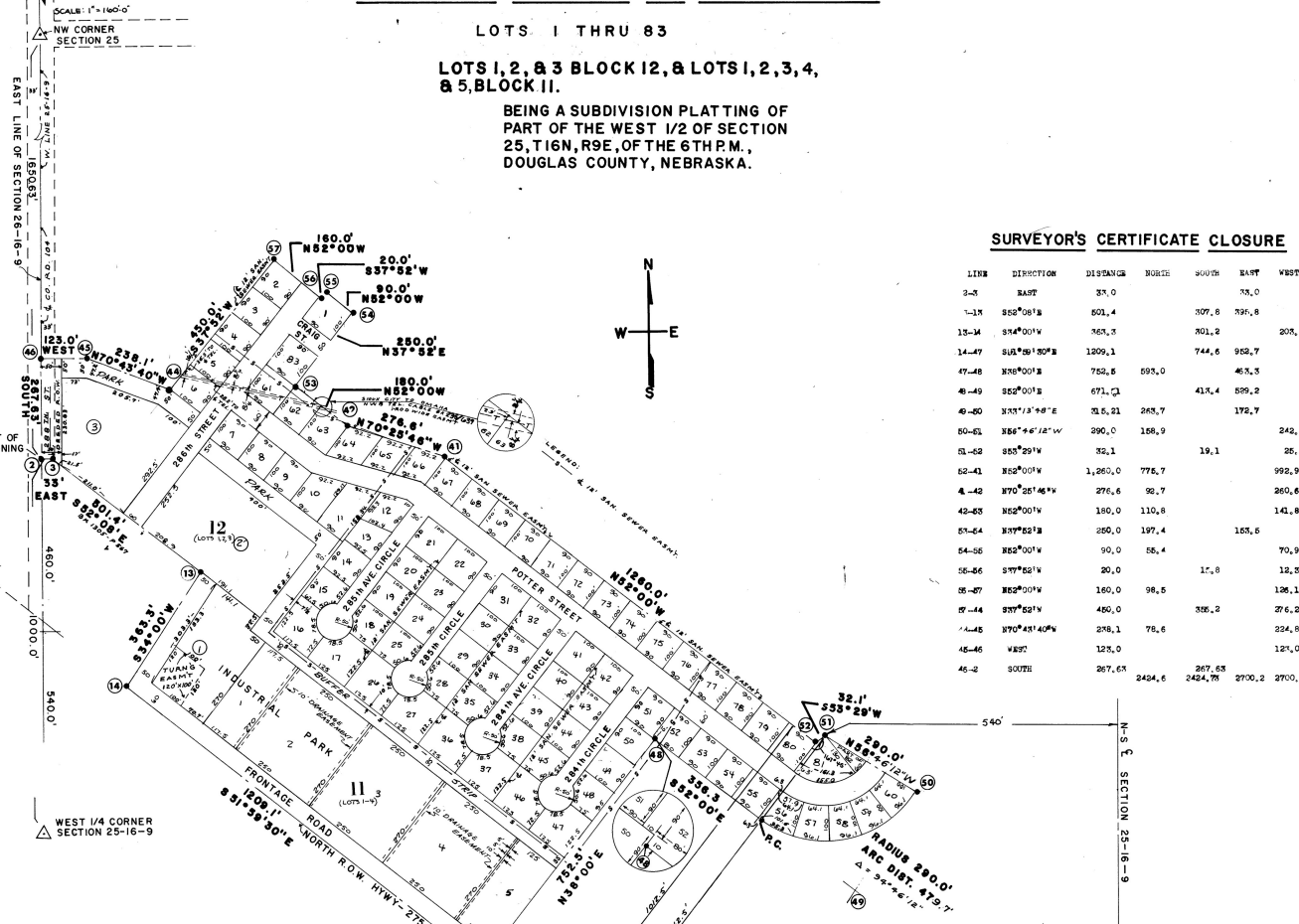


VALLEY FARMS 1st ADDITION

LOTS 1 THRU 83

LOTS 1, 2, & 3 BLOCK 12, & LOTS 1, 2, 3, 4,
& 5, BLOCK 11.

BEING A SUBDIVISION PLATTING OF
PART OF THE WEST 1/2 OF SECTION
25, T16N, R9E, OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE CLOSURE

LINE	DIRECTION	DISTANCE	NORTH	SOUTH	EAST	WEST
3-3	EAST	35.0			35.0	
3-3	E85°08'18"	501.4			307.8	393.8
13-14	S84°00'00"	365.3			301.2	208.2
14-17	S15°59'30"E	1209.1			744.6	968.7
17-18	N86°00'00"	752.8	595.0			463.3
18-19	S25°00'00"	671.0			413.4	599.2
19-20	N33°13'38"E	716.21	285.7			172.7
20-21	S56°46'12"W	390.0	158.9			242.6
21-23	S85°29'14"	32.1			19.1	26.9
23-24	S85°00'00"	1,265.0				992.9
24-25	N70°26'46"W	276.6				260.6
25-26	S85°00'00"	180.0				141.8
26-27	N37°52'18"	260.0	197.4			165.6
27-28	S85°00'00"	90.0				70.9
28-29	N77°58'14"	20.0		15.0		12.3
29-30	S85°00'00"	160.0				126.1
30-31	N37°52'18"	450.0			336.2	276.2
31-32	N70°41'40"W	258.1				234.8
32-33	WEST	123.0				123.0
33-2	SOUTH	267.63		267.63		
			2424.6		2424.96	2700.2

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I WILL ACCURATELY SURVEY AND STAKE WITH IRON PIPES, ALL CORNERS OF ALL LOTS IN VALLEY FARMS 1st ADDITION, BEING A SUBDIVISION AND A PLATTING OF A PART OF THE WEST 1/2 OF SECTION 25, T16N, R9E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SUBDIVISION PLATTING OF A PART OF THE WEST 1/2 OF SECTION 25, T16N, R9E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,560.63' SOUTH OF THE N.W. CORNER OF SAID SECTION 25; WHICH PT. OF BEGINNING ALSO IS 1,000.00' NORTH OF THE WEST 1/4 CORNER OF SAID SECTION 25;

THENCE EAST A DISTANCE OF 35.0' TO THE CORNER OF SAID SECTION 25;

THENCE EAST A DISTANCE OF 501.4' (BK. 205/P. 267);

THENCE S85°08'18" A DISTANCE OF 365.3';

THENCE S84°00'00" A DIST. OF 1,209.1' ALONG NORTH R.O.W. LINE OF HWY #276;

THENCE S25°00'00" A DIST. OF 752.8' TO A P.C.;

THENCE S 25°00'00" A DIST. OF 366.3' TO P.C.;

THENCE IN A CURVE TO THE LEFT OF RADIUS 290.0' AN ARC DIST. OF 479.7' TO A P.V. WHICH LINE 840' WEST OF THE N-C. CENTER LINE OF SAID SECTION 25;

THENCE S85°29'14" A DISTANCE OF 32.1'

TO A P.V. WHICH LINE 1012' FROM THE NORTHERLY R.O.W. LINE OF HWY #276;

THENCE S 56°46'12" A DIST. OF 1,265.0' ON A LENGTH WHICH IS PARALLEL TO THE NORTHERLY R.O.W. LINE OF HWY #276

AND 1.012' SQUADDER'S TRIBUTARY;

THENCE N70°26'46"W A DIST. OF 276.6';

THENCE S85°00'00" A DIST. OF 180.0';

THENCE N37°52'18" A DIST. OF 450.0';

THENCE S 56°46'12" A DIST. OF 90.0';

THENCE S 37°52'18" A DIST. OF 260.0';

THENCE S85°00'00" A DIST. OF 160.0';

THENCE S 37°52'18" A DIST. OF 450.0';

THENCE N 70°41'40"W A DIST. OF 258.1';

THENCE WEST A DIST. OF 123.0';

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 25 A DIST. OF 267.63' TO PT. OF BEGINNING.

IN THIS DESCRIPTION THE WEST LINE OF THE NW 1/4 OF SAID SECTION 25 IS ASSUMED TO LIE IN A TRUE NORTH-SOUTH DIRECTION

DATE: 2/27/76
WM. H. SCOTT, L.S., 3650
LAND SURVEYOR.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO RECORDS OF SPECIAL TAXES OR OF TAXES ON THE PROPERTY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE AND AMENDED IN THIS OFFICE BY THE RECORDS OF THIS OFFICE, THIS 4TH DAY OF February 1976.

R. A. Schultz
COUNTY TREASURER

APPROVAL OF COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF VALLEY FARMS 1st ADDITION, A SUBDIVISION, ON THE 21st DAY OF February 1976.

D. J. Smith
DOUGLAS COUNTY SURVEYOR

APPROVAL OF PLANNING COMMISSION

THIS PLAT OF VALLEY FARMS 1st ADDITION, A SUBDIVISION, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VALLEY, NEBRASKA ON THE 5TH DAY OF NOVEMBER, 1976.

W. J. Russell
CHAIRMAN

APPROVAL OF CITY OF VALLEY COUNCIL

THIS PLAT OF VALLEY FARMS 1st ADDITION, A SUBDIVISION, WAS APPROVED BY THE CITY OF VALLEY COUNCIL, THIS 4TH DAY OF FEBO. 1976.

W. J. Russell
CITY CLERK

DEDICATION

ALL WHENT THESE PRESENTS:

THAT VALLEY FARMS LTD., A NEBRASKA LIMITED PARTNERSHIP, BEING THE SOLE OWNER AND PROPRIETOR OF THE PROPERTY IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT; AND TO BE HEREAFTER KNOWN AS VALLEY FARMS 1st ADDITION, A SUBDIVISION, AND IT SOLEMNLY APPROVES OF THE DEDICATION OF ITS LAND AS SHOWN HEREON AND SOLEMNLY TRUSTS THAT THE ACTS AND SUBDIVISION OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF VALLEY FARMS LTD.

IN WITNESS WHEREOF THE SAID VALLEY FARMS LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL AND MANAGING PARTNER ON THIS 4TH DAY OF February 1976.

WE DO FURTHER HEREBY A PERMANENT AGREEMENT IN WITNESS OF OUR PUBLIC POWER DISTRICT AND NON-WORSHIPFUL WILL TEL CO., THEIR HEIRS AND ASSIGNS TO ERECT, OPERATE, MAINTAIN, AND REPAIR AND REPAIR ALL POLLS WIRES CROSS ARMS DROPS CUTS ANCHORS CABLES CONDENSERS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLE FROM AND FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUND OF ALL LINES AND RECEIPT THEREOF ON, OVER, THROUGH, UNDER, AND ACROSS A 5' WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES AND A 16' STRIP OF LAND ADJOINING THE REAR BOUNDARY OF EXTERIOR LOTS AND A 16' STRIP OF LAND ADJOINING THE REAR LINE OF ALL EXTERIOR LOTS.

THE REAR EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF ABOVE SAID 16' BARRIAGE IS EXTENDED TO AN 8' STRIP WHEN THE ADJOINING LAND IS PLATTED AND RESERVED IF SAID 16' STRIP IS NOT OCCUPIED, & IS RESERVED BY OWNER.

NO PERMANENT BUILDING, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS IN SAID BARRIAGE WAYS WILL BE PERMITTED BUT IT IS SATISFACTORY IN THESE BARRIAGE WAYS TO HAVE GARDENS, SHRUBS, LANDSCAPING, AND OTHER PLANTINGS THAT DO NOT TRIM OR LATER INTERFERE WITH SAID WAYS OR RIGHTS HEREBY GRANTED.

IT IS RECOGNIZED THAT W. H. BELL TEL. CO. ALSO HAS A PERMANENT 16' ROAD WIDE BARRIAGE ACROSS LOTS 8 & 9 OF BLOCK 3, AND ACROSS LOTS 61, 62, 63, 64 & 65 OF BLOCK 4. THE PERMANENT BARRIAGE IS SHOWN ON PLAT 276, 278 & 279, REGISTERED IN THE COUNTY REGISTER OF DEEDS.

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

BEFORE ME A NOTARY PUBLIC QUALIFIED IN AND FOR SAID COUNTY PERSONALLY CAME WILLIAM H. SCOTT, PRES. OF WM. H. SCOTT CO. GENERAL AND MANAGING PARTNER OF VALLEY FARMS LTD., A CORPORATION KNOWN TO ME TO BE THE PRESIDENT AND LEGAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER; AND THAT HIS CORPORATE SEAL WAS THEREON AFFIXED IN AT TEST.

WITNESSED MY HAND AND NOTARIAL SEAL ON THIS 4TH DAY OF February 1976.

SIGNED: WILLIAM H. SCOTT, A NOTARY PUBLIC

VALLEY FARMS LTD.
BY: [Signature]
PRESIDENT, WM. H. SCOTT CO.
GENERAL AND MANAGING PARTNER

MY COMMISSION EXPIRES ON
DATE: FEBRUARY 11, 1978

SCOTT COMPANY

CONSULTING ENGINEERS

OMAHA NEBRASKA

DRAWING NUMBER _____ TITLE _____ SCALE _____ DRAWN BY _____ APPROVED _____ REVISIONS _____

SHEET _____ OF _____