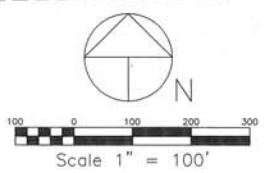
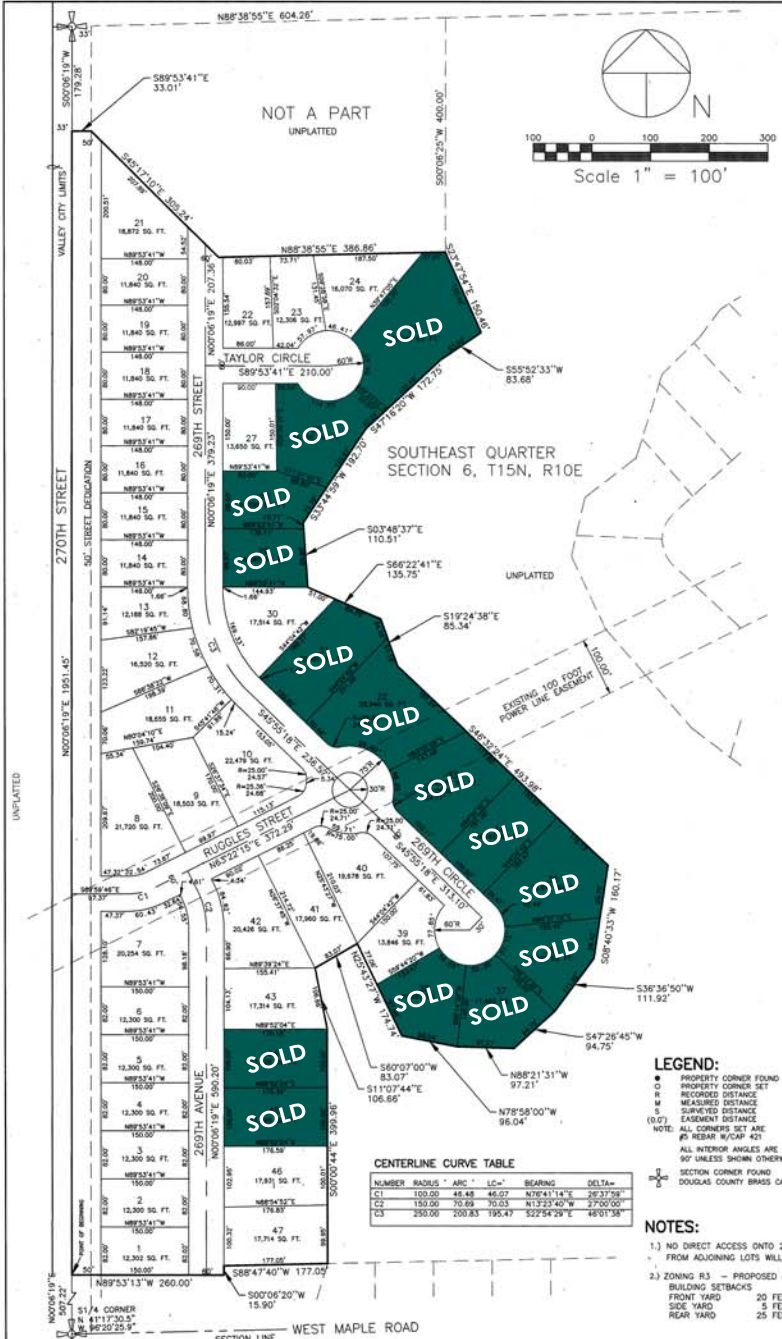


FINAL PLAT

MALLARD LAKE PHASE 1

LOTS 1 THROUGH 47, INCLUSIVE

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

That part of the W/4 of the SE/4 of Section 6, T15N, R10E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the South Quarter corner of said Section 6; thence along the westerly line of said Section 6, N 00°06'19" E (assumed bearing), 507.22 feet to the Point of Beginning; thence continuing along said westerly line, N 00°06'19" E, 195.25 feet; thence S 89°53'41" E, 33.01 feet; thence S 45°17'10" E, 205.34 feet; thence N 89°38'55" E, 386.86 feet; thence S 23°47'54" E, 150.46 feet; thence S 89°52'33" W, 83.68 feet; thence S 47°16'20" W, 172.75 feet; thence S 33°44'59" W, 192.70 feet; thence S 03°48'37" E, 110.51 feet; thence S 68°22'41" E, 135.75 feet; thence S 19°24'38" E, 85.54 feet; thence S 49°23'24" E, 493.98 feet; thence S 08°40'33" W, 160.17 feet; thence S 36°36'50" W, 111.92 feet; thence S 47°26'45" W, 94.75 feet; thence N 88°21'31" W, 97.21 feet; thence N 78°58'00" W, 96.04 feet; thence N 25°43'27" W, 174.74 feet; thence S 60°07'00" W, 83.07 feet; thence S 11°07'44" E, 106.66 feet; thence S 00°00'44" E, 399.66 feet; thence S 88°47'40" W, 177.55 feet; thence S 00°08'20" W, 15.90 feet; thence N 89°53'13" W, 260.00 feet to the Point of Beginning.

Containing 24.53 acres more or less of which 2.24 acres more or less is occupied by County Roads, leaving 22.29 acres more or less.

SURVEYOR'S CERTIFICATE:

I, LOUIS WHISONANT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47," HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT ALL LOT CORNERS OF SAID "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47" WILL BE MARKED WITH PERMANENT MONUMENTS AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF SAID "MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47" IS AS STATED IN THE PERIMETER DESCRIPTION.

Louis Whisonant
LOUIS WHISONANT RLS 421 DATE: Nov. 7, 2007



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DIAL-MALLARD LAKE, INC. BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND GRANT THE EASEMENTS THEREON, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, WEST COMMUNICATIONS INTERNATIONAL, INC., COX CABLE AND ANY COMPANY WHICH AS BEEN GRANTED A FRENCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUTS 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 LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF LOTS ADJOINING 26TH, 27TH AND MAPLE STREETS ONLY. 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 HEREN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF VALLEY, AQUILA GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDING, 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 HEREN GRANTED.

WITNESS MY HAND THIS _____ DAY OF _____, 200____.

PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS _____ DAY OF _____, 200____, BEFORE ME A NOTARY PUBLIC,
PERSONALLY APPEARED THE ABOVE OWNER, KNOWN TO ME AND EXECUTED THE ABOVE
DEDICATION AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

LEGEND:

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- MEASURED DISTANCE
- S SURVEYED DISTANCE
- (0.07) EASEMENT DISTANCE
- NOTE: ALL CORNERS SET ARE #1 REBAR W/ COP #1
- ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE
- SECTION CORNER FOUND
- DOUGLAS COUNTY BRASS CAPS

CENTERLINE CURVE TABLE

NUMBER	RADIUS	ARC	LC	BEARING	DELTA
C1	100.00	46.48	46.07	N76°41'10"E	28°37'39"
C2	150.00	70.69	70.03	N13°23'42"W	27°09'00"
C3	250.00	200.83	195.47	S22°54'29"E	48°01'38"

NOTES:

- 1.) NO DIRECT ACCESS ONTO 27TH STREET OR WEST MAPLE ROAD FROM ADJOINING LOTS WILL BE PERMITTED.
- 2.) ZONING R3 - PROPOSED & EXISTING BUILDING SETBACKS:
FRONT YARD 20 FEET
SIDE YARD 5 FEET
REAR YARD 25 FEET

APPROVAL OF VALLEY CITY PLANNING COMMISSION:

THE ACCOMPANYING PLAT AND DEDICATION IS HEREBY APPROVED BY THE VALLEY PLANNING COMMISSION
THIS 14 DAY OF November, 2007.
Debra J. Bowers
SECRETARY VALLEY PLANNING COMMISSION

ACCEPTANCE BY VALLEY CITY COUNCIL:

THE ACCOMPANYING PLAT AND DEDICATION IS HEREBY ACCEPTED BY VALLEY CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA
ON THIS 14 DAY OF November, 2007.
SIGNED *Tommy Cash* ATTEST *Joanna Miller*
MAYOR CITY CLERK



ACCEPTANCE BY THE VALLEY CITY ENGINEER:

THIS FINAL PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER
ON THIS 9th DAY OF November, 2007.
John J. [Signature]
VALLEY CITY ENGINEER

REVIEW BY DOUGLAS COUNTY ENGINEER:

THIS PLAT OF MALLARD LAKE PHASE 1, LOTS 1 THROUGH 47, WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY ENGINEERS OFFICE
ON THIS 9 DAY OF November, 2007.
Chris [Signature]
DOUGLAS COUNTY ENGINEER



COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 9 DAY OF November, 2007.
John [Signature]
DOUGLAS COUNTY TREASURER



ACCEPTANCE BY THE DOUGLAS COUNTY REGISTER OF DEEDS:

RECORDED ON THIS _____ DAY OF _____, 200____.
DOUGLAS COUNTY REGISTER OF DEEDS.

FINAL PLAT MALLARD LAKE PHASE 1