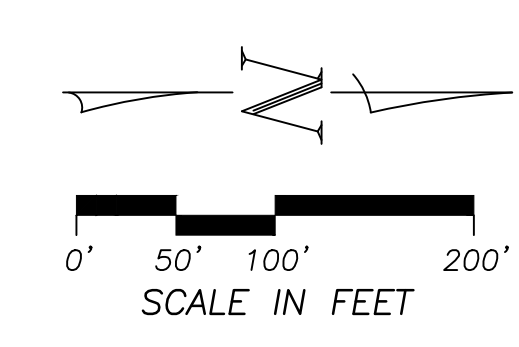


VALLEY SHORES

LOTS 1 THROUGH 144, AND OUTLOTS 1 THROUGH 6

A PLATTING OF PART OF THE EAST 1/2 OF SECTION 25, T16N, R9E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTE**
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
 - THE MINIMUM REQUIRED SETBACKS SHALL BE AS FOLLOWS:
- LOTS 1 THROUGH 101
 FRONT YARD: 15 FEET
 REAR YARD: 25 FEET
 SIDE YARD: 5 FEET
 STREET SIDE YARD: 15 FEET
- LOTS 102 THROUGH 140
 FRONT YARD: 30 FEET
 REAR YARD: 35 FEET
 SIDE YARD: 10 FEET
 STREET SIDE YARD: 30 FEET
- LOTS 141, 143 AND 144
 FRONT YARD: 50 FEET
 REAR YARD: 20 FEET
 SIDE YARD: 10 FEET
- LOT 142
 FRONT YARD: 30 FEET
 REAR YARD: 25 FEET
 SIDE YARD: 5 FEET (10 FEET IF OVER 30 FEET IN HEIGHT)
 STREET SIDE YARD: 30 FEET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS VALLEY SHORES, LOTS 1 THROUGH 144, AND OUTLOTS 1 THROUGH 6, BEING A PLATTING OF THAT PART OF THE EAST 1/2 OF SECTION 25, T16N, R9E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID EAST 1/2;

THENCE S07°17'48" (ASSUMED BEARING) 47.21 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE WESTERLY LINE OF THE STATE OF NEBRASKA, DEPARTMENT OF ROAD RIGHT-OF-WAY AS DESCRIBED IN A "WARRANTY DEED - INDIVIDUAL" RECORDED IN DEED BOOK 2089 AT PAGE 232 OF THE DOUGLAS COUNTY RECORDS;

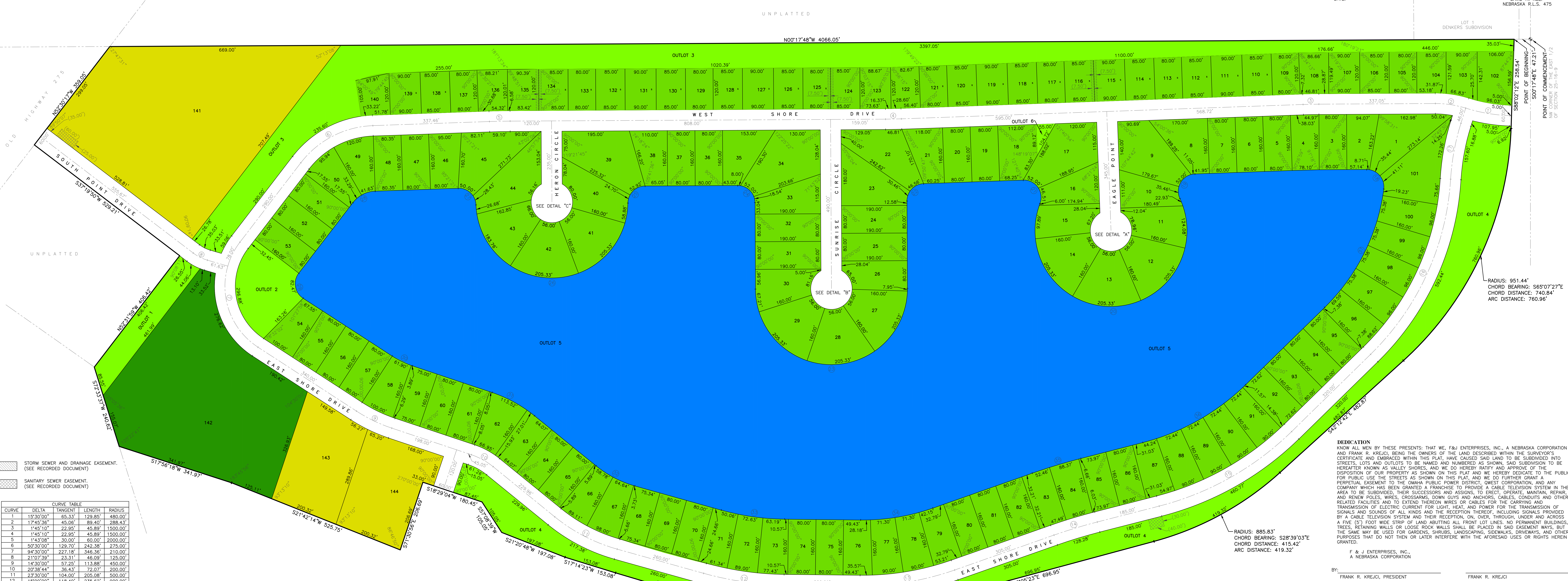
THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF SAID RIGHT-OF-WAY ON THE FOLLOWING DESCRIBED 14 COURSES:

THENCE S89°02'12"E 268.54 FEET;
 THENCE SOUTHEASTERLY ON A 951.44 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S55°07'27"E, CHORD DISTANCE 740.84 FEET, AN ARC DISTANCE OF 760.96 FEET;
 THENCE S42°14'22"E 482.87 FEET;
 THENCE SOUTHEASTERLY ON A 885.63 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S28°39'03"E, CHORD DISTANCE 607.99 FEET, AN ARC DISTANCE OF 615.78 FEET;
 THENCE SOUTHWESTERLY ON A 1115.48 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S07°43'29"W, CHORD DISTANCE 607.99 FEET, AN ARC DISTANCE OF 615.78 FEET;
 THENCE S16°32'21"W 290.06 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 25, SAID POINT BEING 1107.03 FEET FROM THE SE CORNER OF SAID NE 1/4;
 THENCE S17°14'23"W 153.08 FEET;
 THENCE S27°20'48"W 197.08 FEET;
 THENCE S27°08'30"W 105.05 FEET;
 THENCE S18°29'04"W 180.45 FEET;
 THENCE S71°30'56"E 206.69 FEET;
 THENCE S27°42'14"W 565.75 FEET;
 THENCE S17°56'18"W 341.97 FEET;
 THENCE S72°33'37"W 240.62 FEET;
 THENCE NS2°31'59"W 406.42 FEET;
 THENCE S37°19'50"W 529.21 FEET TO THE NE RIGHT-OF-WAY LINE OF OLD HIGHWAY 275;

THENCE NS2°30'17"W 359.05 FEET ON THE NE RIGHT-OF-WAY LINE OF OLD HIGHWAY 275 TO THE WEST LINE OF SAID EAST 1/2;
 THENCE N00°17'48"W 4066.05 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE POINT OF BEGINNING.

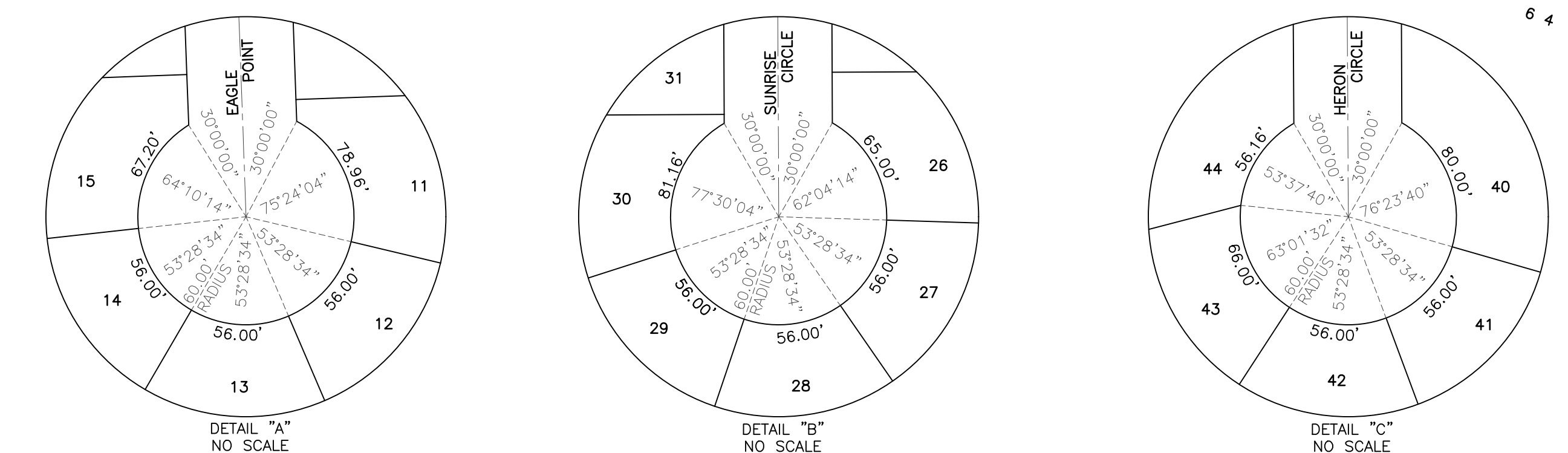
OCTOBER 8, 2003
 DATE: _____
 DAVID H. NEEF
 NEBRASKA R.L.S. 475

SCALE:	1" = 100'
DATE:	OCT. 8, 2003
DRAWN BY:	JKZ
CHECKED BY:	DHN
REVISION:	



CURVE TABLE

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	15°30'00"	65.33'	129.85'	480.00'
2	17°45'36"	45.06'	89.40'	288.43'
3	14°51'00"	22.95'	45.89'	150.00'
4	14°51'00"	22.95'	45.89'	150.00'
5	14°30'08"	30.00'	60.00'	200.00'
6	50°35'00"	129.70'	243.38'	275.00'
8	94°30'00"	227.18'	346.36'	410.00'
8	21°07'39"	23.31'	46.09'	125.00'
9	14°30'00"	57.25'	113.88'	450.00'
10	20°38'44"	36.43'	72.07'	200.00'
11	23°30'00"	104.00'	208.08'	500.00'
12	15°00'00"	118.49'	235.82'	300.00'
13	20°00'00"	141.06'	272.29'	300.00'
14	20°00'00"	65.49'	130.90'	150.00'
15	30°00'00"	227.76'	445.06'	350.00'
16	42°10'00"	298.79'	579.36'	475.00'
17	14°00'00"	82.88'	164.93'	675.00'
18	97°41'43"	57.21'	85.26'	50.00'
19	112°33'07"	75.38'	98.51'	50.00'
20	225°46'15"	521.18'	866.90'	220.00'
21	112°52'07"	75.38'	98.51'	50.00'
22	86°14'50"	48.49'	72.01'	50.00'
23	180°00'00"	UNDEFINED	691.15'	220.00'
24	90°00'00"	50.00'	78.54'	50.00'
25	88°56'20"	49.88'	72.61'	50.00'
26	177°05'29"	866.52'	679.98'	220.00'
27	89°52'16"	49.89'	78.43'	50.00'
28	50°30'00"	40.09'	74.92'	85.00'
29	94°30'00"	54.09'	82.47'	50.00'
30	14°30'00"	33.08'	65.80'	260.00'
31	20°38'44"	71.04'	140.53'	350.00'
32	23°30'00"	64.48'	127.15'	310.00'
33	15°00'00"	93.47'	185.88'	710.00'
34	20°00'00"	107.96'	214.93'	810.00'
35	30°00'00"	73.78'	147.48'	180.00'
36	30°00'00"	176.85'	345.58'	650.00'
37	38°13'53"	202.75'	399.35'	585.00'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, F&J ENTERPRISES, INC., A NEBRASKA CORPORATION AND FRANK R. KREJCI, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVISED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS VALLEY SHORES, 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 STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT CORPORATION, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBSERVISED 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 LOT LINES. NO PERMANENT BUILDINGS, OR PERMANENT FOUNDATION WALLS OR ROOF 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 HEREBY GRANTED.

F & J ENTERPRISES, INC.,
 A NEBRASKA CORPORATION

BY: _____ FRANK R. KREJCI, PRESIDENT
 _____ FRANK R. KREJCI

APPROVAL OF VALLEY CITY PLANNING BOARD
 THIS PLAT OF VALLEY SHORES WAS APPROVED BY THE CITY PLANNING BOARD OF VALLEY, NEBRASKA ON THIS _____ DAY OF _____, 200__.

APPROVAL OF VALLEY CITY COUNCIL
 THIS PLAT OF VALLEY SHORES WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VALLEY, NEBRASKA ON THIS _____ DAY OF _____, 200__.

REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF VALLEY SHORES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER THIS _____ DAY OF _____, 200__.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA) SS)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200__ BY FRANK R. KREJCI, PRESIDENT OF F & J ENTERPRISES, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

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 _____ DAY OF _____, 200__.

THOMPSON, DREESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
 TEL: (402)330-8860 FAX: (402)330-5866
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

