



DEED 2005147787



NOV 22 2005 09:40 P 4

Nebr Doc  
Stamp Tax

11/22/05

Date

\$2.44

By CC

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

NWNW

Deed  
4/5

FEE 22.50

FB

27-08843 - new.

01-60000 - old

BKP 35-15-13<sup>USA</sup>

C/O

COMP

PJL

DEL MS

SCAN

FV

MS

bkpg

Peg

11/23/05

RETURN: \_\_\_\_\_

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# DEMITRUK PLACE

## LOTS 1 THRU 4 (INCLUSIVE) MINOR PLAT

being a platting in the South 250' of the North 283' of the West 536.81' of the East 569.81' of the NW1/4 of the NW1/4 of Section 35 T15N R13E of the 6th P.M., Douglas County, Nebraska.

### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That George J. Demitruk and Catherine A. Demitruk and C & G D INC., a Nebraska Corporation, the undersigned owners of the property described hereon and embraced within this plat, have caused said land to be subdivided into lots as shown on this plat. And do further grant a perpetual easement to the Omaha Public Power District, 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, cables and 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all lots; and do further grant a perpetual easement to all Utility companies, 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 foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

George J. Demitruk  
George J. Demitruk

Catherine A. Demitruk  
Catherine A. Demitruk

C & G D INC., a Nebraska Corporation  
By George J. Demitruk  
George J. Demitruk, President

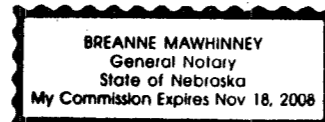
Catherine A. Demitruk  
Catherine A. Demitruk, Vice President

### ACKNOWLEDGEMENT OF NOTARY

State of Nebraska )  
County of Douglas ) ss

The foregoing instrument was acknowledged before me this 15 day of Feb., 2005  
by George J. Demitruk, and Catherine A. Demitruk, to be their voluntary act and deed.

Breanne Mawhinney  
Notary Public

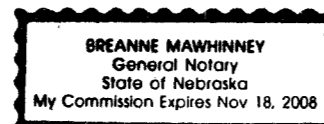


### ACKNOWLEDGEMENT OF NOTARY

State of Nebraska )  
County of Douglas ) ss

The foregoing instrument was acknowledged before me this 15 day of Feb., 2005  
by George J. Demitruk, President and Catherine A. Demitruk, Vice President of C & G D Inc., a Nebraska Corporation, on behalf of said corporation.

Breanne Mawhinney  
Notary Public



### APPROVAL OF CITY ENGINEER

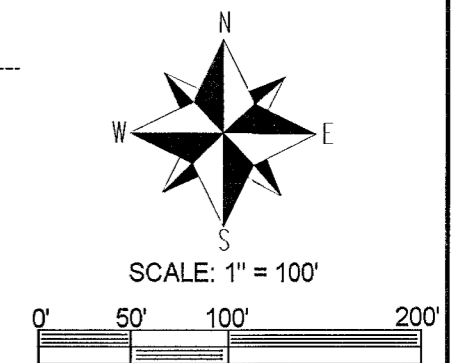
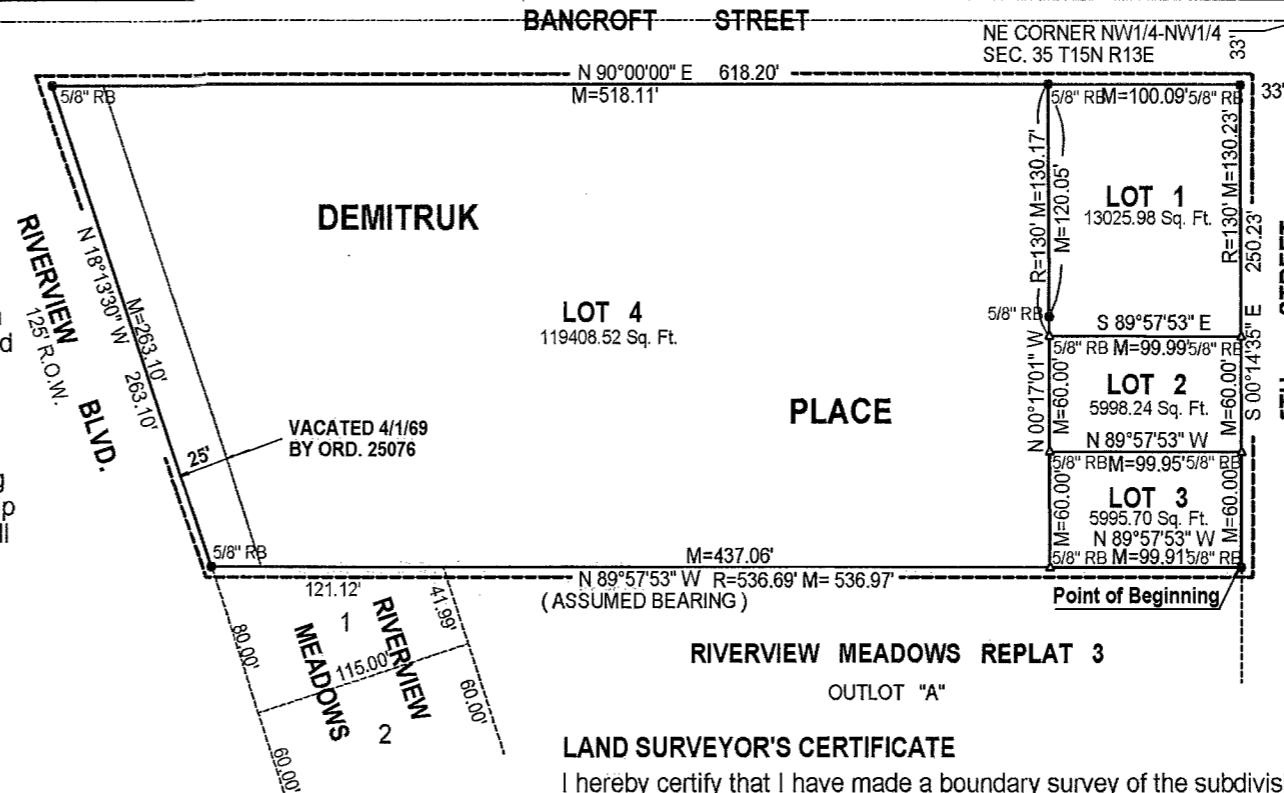
I hereby approve this plat of Demitruk Place on this 15th day of FEBRUARY, 2005.

Charles Klopfert  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

7/1/05  
Date:

Charles Klopfert  
City Engineer



### LEGEND

- = Corners Found
- △ = Corners Set
- OT = Open Top Pipe
- PT = Pinch Top Pipe
- RB = 5/8" x 24" Rebar
- R = Record Distance
- M = Measured Distance

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision described herein and that corner monuments were found or set as shown hereon of all corners of Lots 1 thru 4 ( inclusive ) Demitruk Place, located in the South 250' of the North 283' of the West 536.81' of the East 569.81' of the NW1/4 of the NW1/4 of Section 35 T15N R13E of the 6th P.M., Douglas County, Nebraska; More particularly described as follows: Beginning at the Northeast corner of Outlot A, Riverview Meadows Replat 3; thence N 89°57'53"W ( assumed bearing ) 536.97' to the East right of way line of Riverview Boulevard; thence N18°13'30"W along said line 263.10' to the South right of way line of Bancroft Street; thence N90°E along said line 618.20' to the West right of way line of 5th Street; thence S00°14'35"E along said line 250.23' to the point of beginning.

Dennis J. Engelke  
Signature of Land Surveyor  
Date: December 17, 2004 Reg. No. 531



### REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of Demitruk Place was reviewed by the Douglas County Engineer's office

on this 17TH day of FEBRUARY, 2005.

Tom Doyle  
Douglas County Engineer

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Demitruk Place was approved by the Omaha City Planning Board

on this 6th day of April, 2005.

Robert P. Mancuso  
Chairman

### APPROVAL OF OMAHA CITY COUNCIL

This plat of Demitruk Place was approved and accepted by the Omaha City Council

on this 21st day of June, 2005.

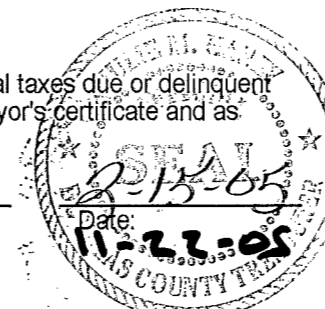
Mike Jakes  
Mayor  
Dennis J. Engelke  
President  
Donna Brown  
City Clerk



### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

Seid Hassan  
County Treasurer



### LAND SURVEY, INC.

4102 "V" Street  
Omaha, Nebraska 68107-3147  
Ph: (402) 734-9661  
Fax: (402) 734-9545  
Email: landsurveyinc@cox.net

Project No. 8380

Drawn By: DJE

Date: 12/17/2004

Scale: 1" = 100'

Sheet No. 1 of 1

**DEMITRUK PLACE**  
MINOR PLAT