

BIRCH TREE LOFTS

Lots 1 thru 9, inclusive, being a replatting of part of Lot 6, Pierson's Sub, an Addition as surveyed, platted and recorded, in Douglas County, Nebraska.

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PLAT IN EACH OF BOOK

# BIRCH TREE LOFTS

LOTS 1 THRU 9 INCLUSIVE,

BEING A REPLATTING OF PART OF LOT 6,  
PIERSON'S SUB AN ADDITION AS SURVEYED,  
PLATTED AND RECORDED IN  
DOUGLAS COUNTY, NEBRASKA



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS BIRCH TREE LOFTS, LOTS 1 THROUGH 9 INCLUSIVE, BEING A REPLATTING OF THE EAST 225.00 FEET OF THE NORTH 1/4 OF LOT 6, PIERSON'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID LOT 6; THENCE S 00° 00' 00" E ON THE EAST LINE OF SAID LOT 6, 317.39 FEET; THENCE N 89° 35' 17" W, 224.77 FEET; THENCE N 00° 03' 15" W, 317.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE S 89° 35' 22" E ON THE NORTH LINE OF SAID LOT 6, 225.07 FEET TO THE POINT OF BEGINNING.

DATE July 10, 1979

James D. Warner  
REGISTERED LAND SURVEYOR

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT I, ARLENE GESCHWENDE, BEING THE OWNER, AND COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S 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 BIRCH TREE LOFTS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY GRANT TO THE PUBLIC, FOR PUBLIC USE, THE EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENOV, POLES, WIRES, CROSSARMS, TOWER GUYS AND ARCHERS, 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, 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. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FURNISHING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE DEEMED TO BE EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT SAID, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ARLENE GESCHWENDE  
Arlene Geschwende  
COMMERCIAL FEDERAL SAVINGS & LOAN ASSOC.

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS) ON THIS 11 DAY OF JULY, 1979, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ARLENE GESCHWENDE, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND SHE DID ACKNOWLEDGE HER EXECUTION OF THE FOREGOING DEDICATION TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

Arlene Geschwende  
COMMERCIAL FEDERAL SAVINGS & LOAN ASSOC.

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS) ON THIS 11 DAY OF JULY, 1979, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED \_\_\_\_\_, OF COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**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 BY THE RECORDS OF THIS OFFICE, THIS 11 DAY OF JULY, 1979.

James D. Warner  
DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THE PLAT OF BIRCH TREE LOFTS ON THIS 11 DAY OF JULY, 1979.

Jeffrey M. [Signature]  
CITY ENGINEER

I HEREBY CERTIFY THAT ALLEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 56 OF THE OMAHA MUNICIPAL CODE.

9/13/80  
DATE

[Signature]  
CITY ENGINEER

**APPROVAL OF CITY PLANNING BOARD**

THIS PLAT OF BIRCH TREE LOFTS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 18th DAY OF JULY, 1979.

[Signature]  
CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**

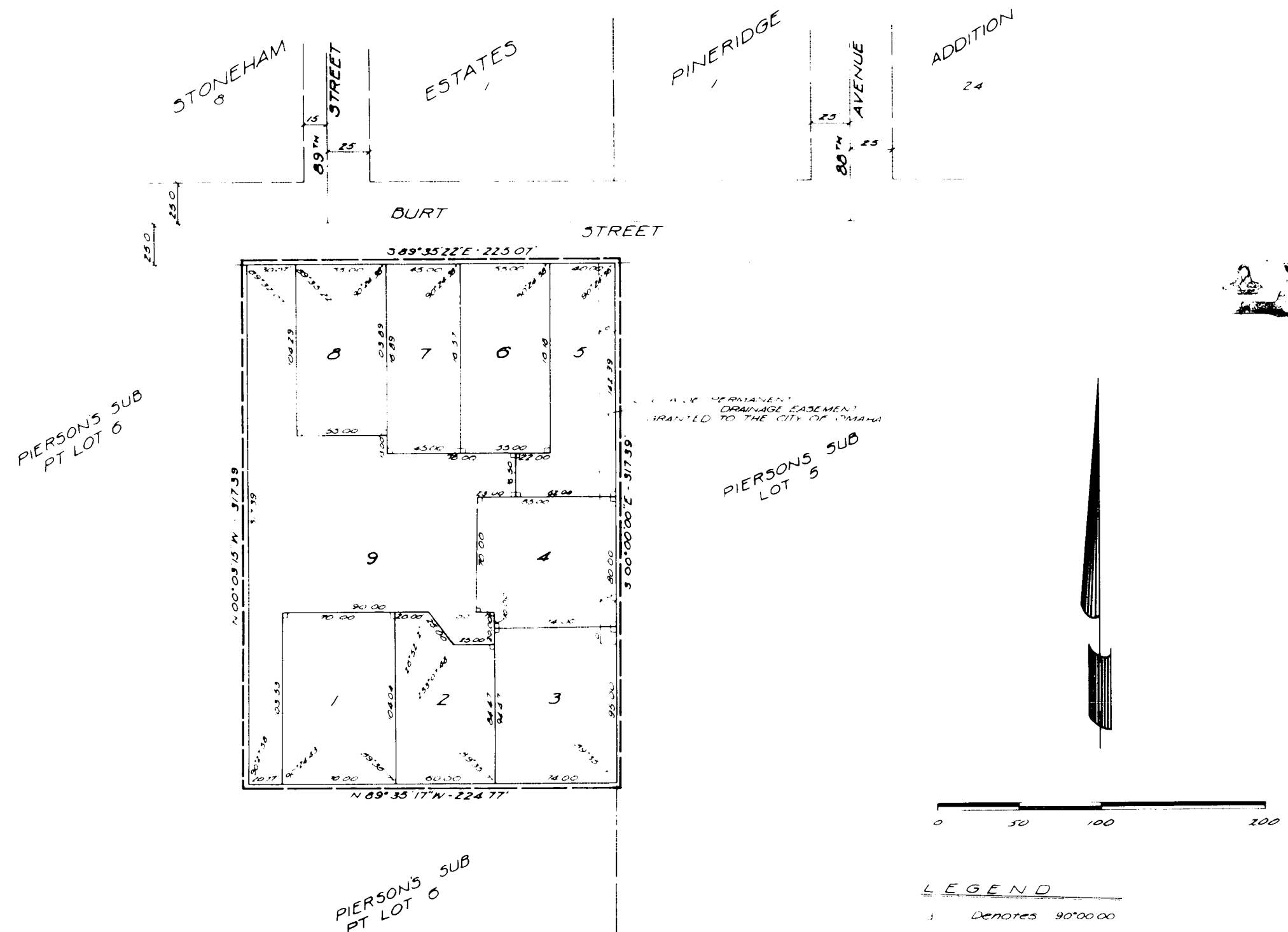
THIS PLAT OF BIRCH TREE LOFTS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 25th DAY OF September, 1979.

MAYOR [Signature] CITY CLERK [Signature]

**APPROVAL BY DOUGLAS COUNTY SURVEYOR**

THIS PLAT OF BIRCH TREE LOFTS WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE THIS 11 DAY OF July, 1979.

James D. Warner  
DOUGLAS COUNTY SURVEYOR



SCALE 1" = 50'

DATE 7-10-79

DRAWN BY G.P.H.

CHECKED BY [Signature]

BIRCH TREE LOFTS

Final Plat

THOMPSON, DRESSEN & DORNER  
Consulting Engineers & Land Surveyors

**FP**