



DEED 2009103758



SEP 23 2009 11:51 P 7

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Deed *47-18330 New*

2 FEE *30* FR *91.60000 (51d)*

3 BKP *6:14.3* COM *1.00*

DEL *SD* SCAN FV *A*

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/23/2009 11:51:22.27



2009103758

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Check Number

INTRANSIT ADDITION

BEING A PLATTING OF PARCELS 1 THROUGH 4 AS DESCRIBED IN BOOK 2005 PAGE 11600 IN THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE AND ONE-HALF OF VACATED 54th AVENUE ADJOINING ON THE EAST THEREOF, ALL LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

INST # 200511600

LOTS 1 AND 2



LAND SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE WITHIN SAID SUBDIVISION TO BE KNOWN AS INTRANSIT ADDITION, BEING A PLATTING OF PARCELS 1 THROUGH 4 AS DESCRIBED IN BOOK 2005 PAGE 11600 IN THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE AND ONE-HALF OF VACATED 54th AVENUE ADJOINING ON THE EAST THEREOF, ALL LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 87°02'35" EAST (ASSUMED BEARING) FOR 1162.52 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER; THENCE NORTH 00°24'53" EAST FOR 140.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'46" EAST FOR 906.92 FEET ALONG THE WEST LINE OF SAID PARCELS 1 AND 3, ALSO DESCRIBED AS THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINE OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY: (1) EASTERLY ALONG A 1532.69 FOOT RADIUS CURVE TO THE LEFT FOR 247.95 FEET WITH A LONG CHORD BEARING NORTH 89°01'06" EAST FOR 247.68 FEET (2) NORTH 00°36'35" EAST FOR 50.31 FEET (3) NORTH 84°23'43" EAST FOR 229.67 FEET; THENCE SOUTH 00°36'35" WEST FOR 999.29 FEET ALONG THE CENTERLINE OF VACATED 54th AVENUE; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH LINE OF L STREET RIGHT-OF-WAY: (1) SOUTH 87°03'03" WEST FOR 320.58 FEET (2) NORTH 00°14'06" EAST FOR 40.19 FEET (3) SOUTH 87°02'35" WEST FOR 160.00 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PROPERTY CONTAINS 10.45 ACRES, MORE OR LESS.

Cory J. Gross
 CORY J. GROSS, NE RLS #619
 06/10/2009
 DATE

DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, LITHIA REAL ESTATE, INC., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY SUBDIVIDED INTO LOTS 1 AND 2. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "INTRANSIT ADDITION", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR 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 INTERIOR LOTS AND A SIXTEEN FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16) EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. A PERPETUAL EASEMENT IS GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES 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 CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

REPRESENTATIVE
 LITHIA REAL ESTATE, INC.
 ACKNOWLEDGMENT OF NOTARY
 STATE OF Nebraska
 COUNTY OF Sarpy
 NOTARY PUBLIC
 KELLY ANDERSON
 State of Nebraska - General Notary
 My Commission Expires
 May 06, 2014

Mr. Mitchell
 MARK W. MITCHELL DATE 6/10/2009

ON THIS 10 DAY OF June, 2009 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK W. MITCHELL PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

Kelly Anderson
 NOTARY PUBLIC DATE 6-10-09

COUNTY TREASURERS CERTIFICATION
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Tracy W. ...
 COUNTY TREASURER DATE 6/10/09

COUNTY ENGINEER CERTIFICATION
 THIS PLAT OF INTRANSIT ADDITION HAS BEEN REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

Will Kelly
 DOUGLAS COUNTY ENGINEER DATE 6/10/09

CITY ENGINEER CERTIFICATION
 THIS PLAT OF INTRANSIT ADDITION HAS BEEN APPROVED BY THE OMAHA CITY ENGINEER.

Charles Keayuk
 CITY OF OMAHA ENGINEER DATE 6/16/09

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

Charles Keayuk
 CITY OF OMAHA ENGINEER DATE 9/19/09

PLANNING BOARD CERTIFICATION
 THIS PLAT OF INTRANSIT ADDITION HAS BEEN APPROVED BY THE CITY OF OMAHA PLANNING BOARD.

P.J. Neary
 CITY OF OMAHA PLANNING BOARD CHAIRMAN DATE 7/1/09

CITY COUNCIL CERTIFICATION
 THIS PLAT OF INTRANSIT ADDITION HAS BEEN APPROVED BY THE OMAHA CITY COUNCIL.

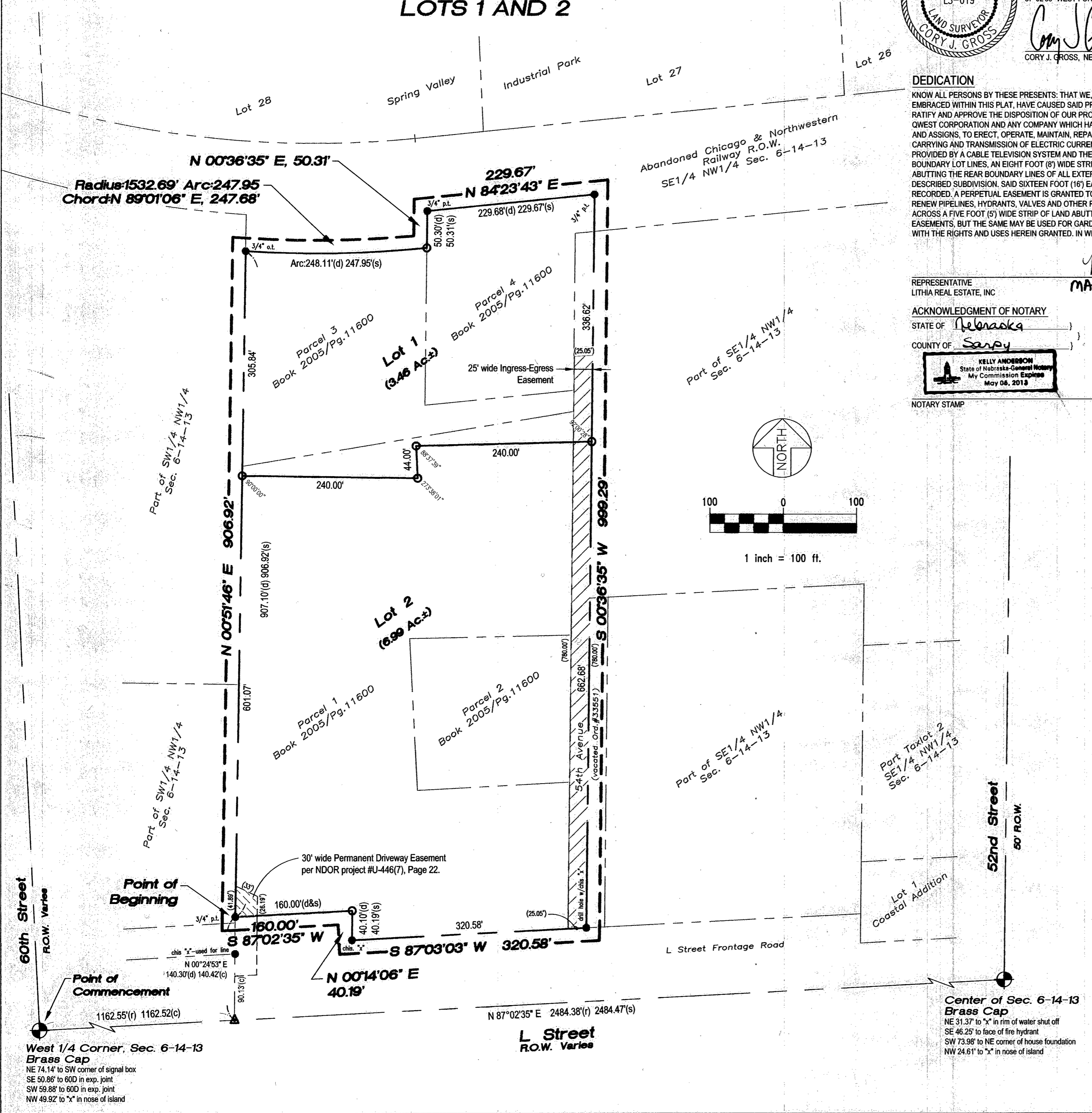
Jim Smith
 MAYOR DATE 9/14/09

David ...
 OMAHA CITY COUNCIL PRESIDENT DATE 9/18/09

Bonnie ...
 ATTEST: CITY CLERK DATE 9/18/09

- LEGEND**
- - SECTION CORNER FOUND (As Noted)
 - - CORNER FOUND (As Noted)
 - - CORNER SET (#5 Rebar w/Cap 619 unless noted)
 - △ - COMPUTED CORNER (No Monument Set)
 - (10') - EASEMENT DIMENSION
 - (d) - DEED DIMENSION (Book 2005 Pg. 11600)
 - (r) - RECORD DIMENSION (RLS 419, 03/09/1988)
 - (c) - COMPUTED DIMENSION
 - (s) - SURVEY DIMENSION

Prepared by: The Schemmer Associates
 1044 North 115th Street, Suite 300
 Omaha, NE 68154-4436
 402.493.4800



DESIGNED	DRAWN	CHECKED	DATE

BOOK	2008-2	DATE	06/05/09
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SICHEMMER
 ARCHITECTS | ENGINEERS | PLANNERS

INTRANSIT ADDITION
 PART OF THE SE 1/4 OF THE NW 1/4
 SECTION 6 - T14N - R13E
 DOUGLAS COUNTY, NEBRASKA
 SUBDIVISION MINOR PLAT

JOB NO.
 .05675.017

SHEET
 1 of 1