



DEED 2004163915



DEC 20 2004 14:12 P 7

Nebr Doc Stamp Tax
12-20-04
Date
\$ Ex-4
By <i>JS</i>

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/20/2004 14:12:23.71



2004163915

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

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 BKP _____ C/O _____ COMP *u*
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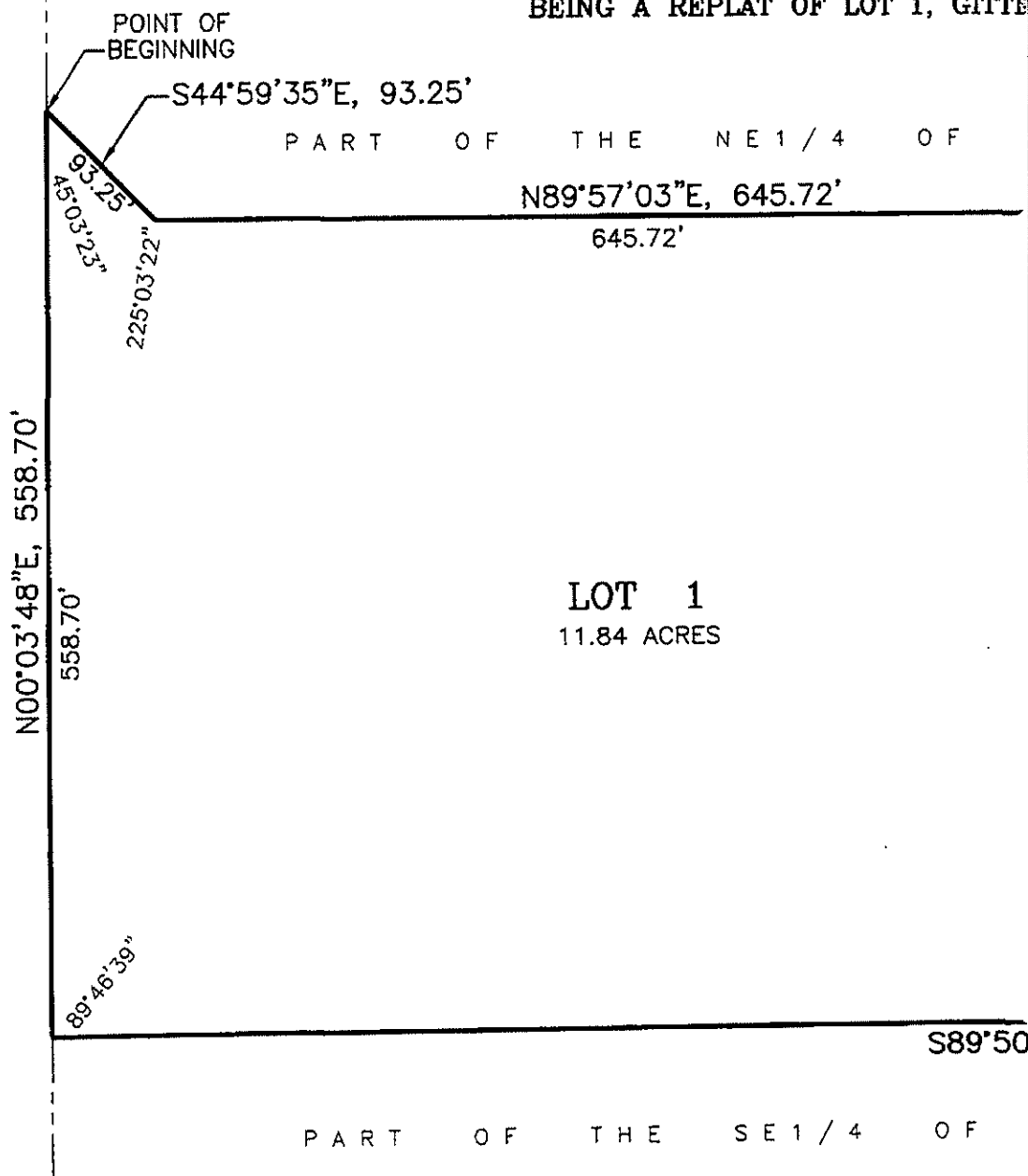
John Kottmann

*RETURN: Thompson, Drexler & Donner
10836 Old Mill Rd.
Omaha, NE. 68154*

Temp. 12.4.01

GITTER PI

BEING A REPLAT OF LOT 1, GITTE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS GITTER PLACE REPLAT 2, LOTS 1 AND 2, OF LOT 1, GITTER PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE S44°59'35"E (ASSUMED BEARING) 93.25 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE N89°57'03"E 645.72 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE S30°53'11"E 513.41 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE N89°50'27"E 416.59 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 416.59 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER THEREOF; THENCE S76°15'02"E 39.24 FEET ON THE EAST LINE OF SAID LOT 1; THENCE S76°15'02"E 39.24 FEET ON THE EAST LINE OF SAID LOT 1 ON A 69.55 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S76°15'02"E 39.24 FEET, AN ARC DISTANCE OF 53.34 FEET; THENCE SOUTHEASTERLY ON SAID LOT 1 ON A 1444.51 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S29°35'02"E, 137.44 FEET, AN ARC DISTANCE OF 137.50 FEET; THENCE S26°51'25"E 77.73 FEET ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 1 ON A 769.43 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S08°22'06"E, CHORD DISTANCE 192.67 FEET, AN ARC DISTANCE OF 193.18 FEET; THENCE S15°33'40"E 275.98 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF; THENCE S51°35'00"W 300.46 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 405.32 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE S89°50'27"W 1314.99 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF; THENCE N00°03'48"E 558.70 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

AUGUST 22, 2004
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JAMES E. GITTER AND JOHNNIE C. GITTER, HUSBAND AND WIFE, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC OF THE STATE OF NEBRASKA, THE RIGHT OF WAY AND EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC HIGHWAY, THE CENTER LINE OF WHICH IS SHOWN BY THE DOTTED LINE ON THE ATTACHED SURVEY MAP, BEING THE CENTER LINE OF THE HIGHWAY DESCRIBED IN THE SURVEY MAP ATTACHED TO THIS CERTIFICATE, AND THE RIGHT OF WAY AND EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC HIGHWAY, THE CENTER LINE OF WHICH IS SHOWN BY THE DOTTED LINE ON THE ATTACHED SURVEY MAP, BEING THE CENTER LINE OF THE HIGHWAY DESCRIBED IN THE SURVEY MAP ATTACHED TO THIS CERTIFICATE.

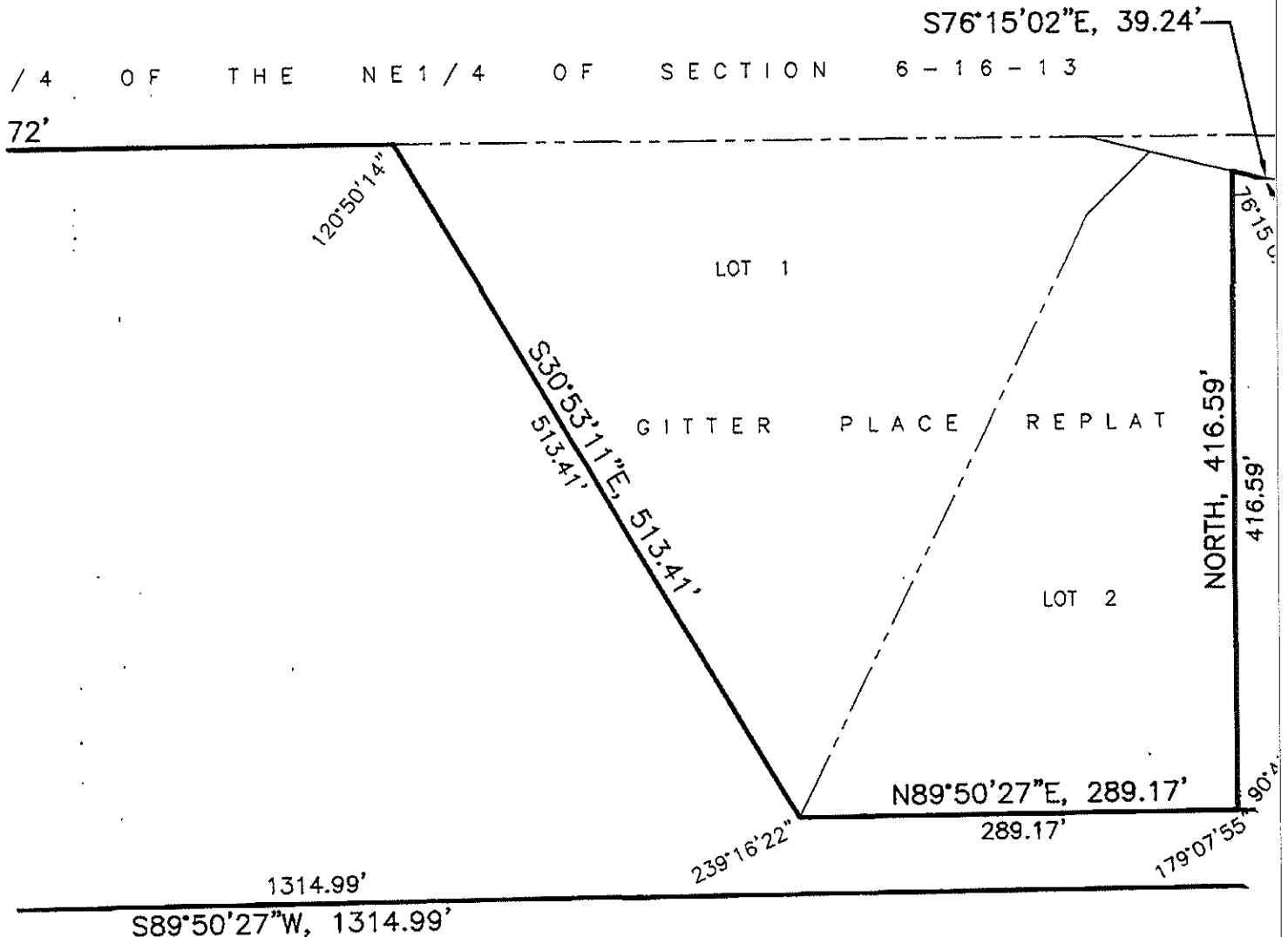


J.
N.

GITTER PLACE REPLAT 2

LOTS 1 AND 2

OF LOT 1, GITTER PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.



1/4 OF THE NE 1/4 OF SECTION 6-16-13

VISION DESCRIBED HEREIN AND THAT
 BOUNDARY AND AT ALL LOT
 2, LOTS 1 AND 2, BEING A REPLAT
 MORE PARTICULARLY DESCRIBED AS
 15"E (ASSUMED BEARING) 93.25 FEET
 THE NORTH LINE OF SAID LOT 1;
 ENCE N89°50'27"E 289.17 FEET ON
 RTH LINE OF SAID LOT 1 TO THE NE
 SAID LOT 1; THENCE SOUTHEASTERLY
 E RIGHT, CHORD BEARING S54°16'50"E,
 OUTHEASTERLY ON THE EAST LINE OF
 RING S29°35'02"E, CHORD DISTANCE
 3 FEET ON THE EAST LINE OF SAID
 69.43
 STANCE
 98 FEET
 351°35'00"W
 FEET ON THE
 UTH LINE
 FEET ON

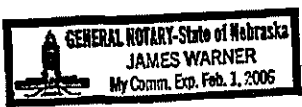


JAMES D. WARNER,
 NEBRASKA RLS 308

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
10TH DAY OF SEPTEMBER, 2004 BY JAMES E. GITTER AND
 JOHNNIE C. GITTER, HUSBAND AND WIFE.



James Warner
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
10TH DAY OF SEPTEMBER, 2004 BY LEAH WOODRILL
ASSISTANT VICE PRESIDENT OF COMMERCIAL FEDERAL BANK
 ON BEHALF OF SAID BANK.



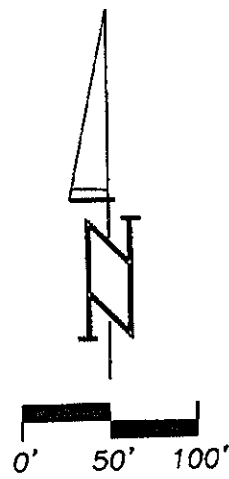
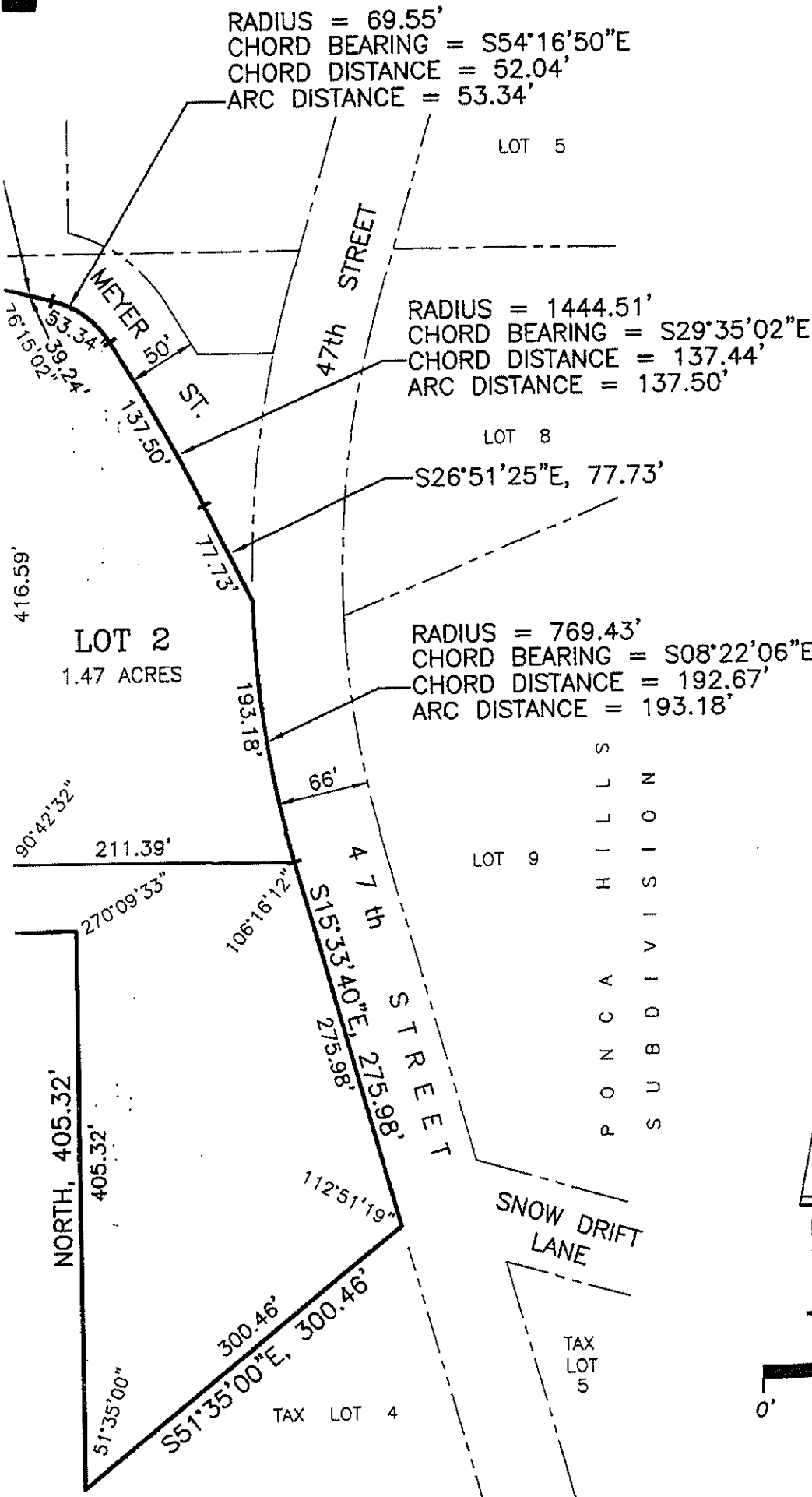
James Warner
 NOTARY PUBLIC

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

JAMES E. GITTER, HUSBAND AND WIFE

2



APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF GITTER PLACE REPLAT 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD
 THIS 6th DAY OF October, 2004.

Robert J. Manard
 CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF GITTER PLACE REPLAT 2 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY

SCALE:	1" = 100'
DATE:	AUG. 22, 2004
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION	

GITTER PLACE REPLAT 2

FINAL PLAT

HOMPSON, 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

N00°03'48"E, 558.70'

558.70'

LOT 1
11.84 ACRES

89°46'39"

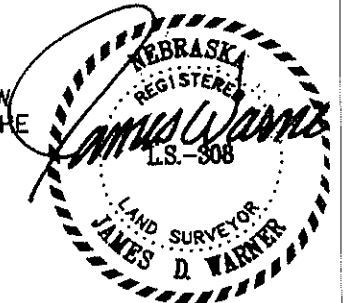
1314.99'

S89°50'27"W, 1314.9

PART OF THE SE 1/4 OF THE NE

SURVEYOR'S 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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS GITTER PLACE REPLAT 2, LOTS 1 AND 2, BEING A REPLAT OF LOT 1, GITTER PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE S44°59'35"E (ASSUMED BEARING) 93.25 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE N89°57'03"E 645.72 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE S30°53'11"E 513.41 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE N89°50'27"E 289.17 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 416.59 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE S76°15'02"E 39.24 FEET ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 1 ON A 69.55 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°16'50" CHORD DISTANCE 52.04 FEET, AN ARC DISTANCE OF 53.34 FEET; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 1 ON A 1444.51 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S29°35'02"E, CHORD DISTANCE 137.44 FEET, AN ARC DISTANCE OF 137.50 FEET; THENCE S26°51'25"E 77.73 FEET ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 1 ON A 769.43 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S08°22'06"E, CHORD DISTANCE 192.67 FEET, AN ARC DISTANCE OF 193.18 FEET; THENCE S15°33'40"E 275.98 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF; THENCE S51°35'00"W 300.46 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 405.32 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE S89°50'27"W 1314.99 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF; THENCE N00°03'48"E 558.70 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.



AUGUST 22, 2004
DATE:

JAMES D. WARNER,
NEBRASKA RLS 308

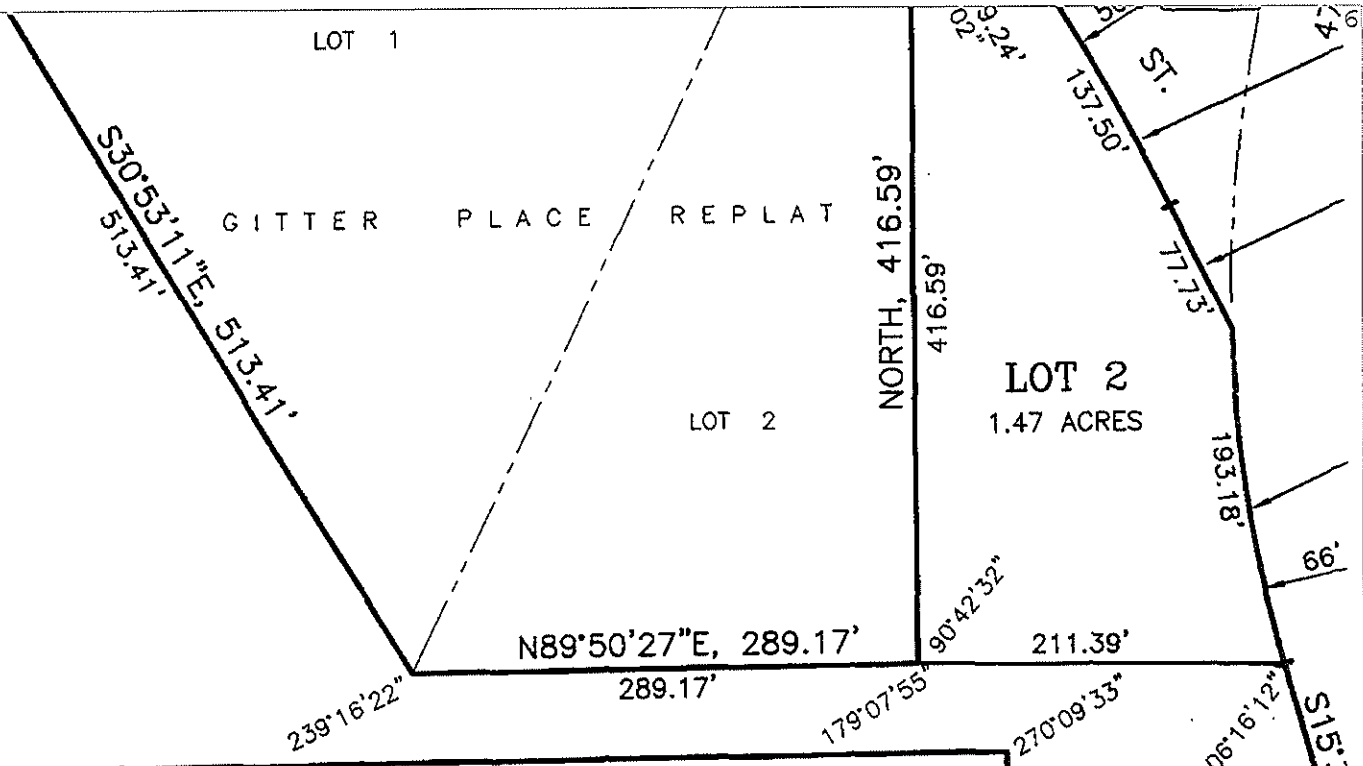
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JAMES E. GITTER AND JOHNNIE C. GITTER, HUSBAND AND WIFE, BEING THE OWNERS AND COMMERCIAL FEDERAL BANK 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 GITTER PLACE REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE 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 ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS 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 BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. 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 HEREIN GRANTED.

James E. Gitter
JAMES E. GITTER

Johnnie C. Gitter
JOHNNIE C. GITTER

COMMERCIAL FEDERAL BANK
BY: *Susan Woodring*
TITLE: *First Vice President*



9'
314.99'

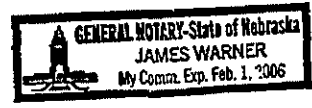
NE 1 / 4 OF SECTION 6 - 1 6 - 1 3

ACKNOWLEDGEMENT OF NOTARY

THAT STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS))

REPLAT) AS
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16°50"E,
LINE OF
TANCE
SAID

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
10TH DAY OF SEPTEMBER, 2004 BY JAMES E. GITTER AND
JOHNNIE C. GITTER, HUSBAND AND WIFE.

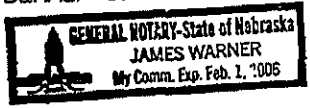


James Warner
NOTARY PUBLIC

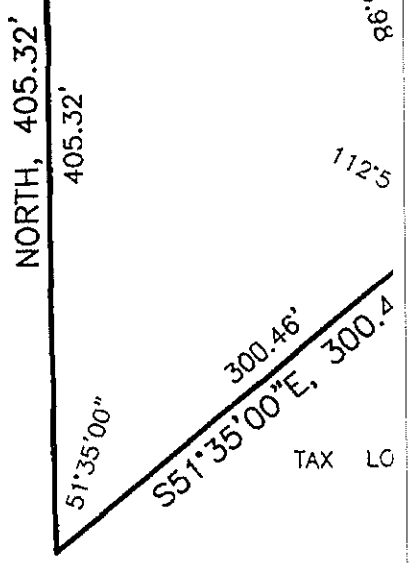
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS))

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10TH DAY OF SEPTEMBER, 2004 BY LEANN WOODRILL
ASSISTANT VICE PRESIDENT OF COMMERCIAL FEDERAL BANK
ON BEHALF OF SAID BANK.



James Warner
NOTARY PUBLIC



APPROVAL OF OMA

THIS PLAT OF GITTER PLACE
THIS 6TH DAY OF Oct

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 WITHIN THIS PLAT, AS
SHOWN ON THE RECORDS OF THIS OFFICE THIS 8TH DAY OF
Oct, 2004.



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF GITTER PLACE REPLAT 2 ON THIS
7 DAY OF Oct, 2004.

Sammy Viegner
CITY ENGINEER

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

DATE: 12/20/04
for Michael Mackena
CITY ENGINEER

APPROVAL OF OMA

THIS PLAT OF GITTER PLACE R
COUNCIL THIS 6TH DAY OF Oct

Mike Jahay
MAYOR

REVIEW BY DOUGL

THIS PLAT OF GITTER PLACE R
DOUGLAS COUNTY ENGINEER'S
OF Sept-2004, 2004.

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WIFE,
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CHORD BEARING = S29°55'02"E
 CHORD DISTANCE = 137.44'
 ARC DISTANCE = 137.50'

LOT 8

S26°51'25"E, 77.73'

RADIUS = 769.43'
 CHORD BEARING = S08°22'06"E
 CHORD DISTANCE = 192.67'
 ARC DISTANCE = 193.18'

LOT 9

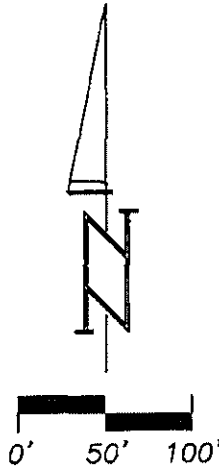
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193.18'
 66°
 47th STREET
 S15°53'40"E, 275.98'
 275.98'
 112°51'19"
 112°51'19"
 300.46'
 112°51'19"
 112°51'19"

SNOW DRIFT LANE

TAX LOT 5

TAX LOT 4



GITTER PLACE REPLAT 2

FINAL PLAT

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

OF OMAHA CITY PLANNING BOARD

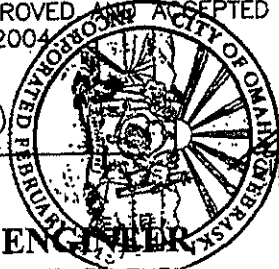
REPLAT 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD
 ON October, 2004.

Robert J. Manam
 CHAIRMAN

OF OMAHA CITY COUNCIL

REPLAT 2 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY
 COUNCIL ON November, 2004.

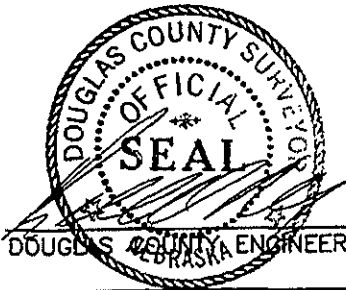
J. J. [Signature]
 PRESIDENT



[Signature]
 CITY CLERK

DOUGLAS COUNTY ENGINEER

REPLAT 2 WAS REVIEWED BY THE
 ENGINEER'S OFFICE ON THIS 13th DAY
 OF October, 2004.



DOUGLAS COUNTY ENGINEER
 NEBRASKA



200-324-234

A200324234A.DWG