



DEED 2010057447



JUN 30 2010 09:12 P 9

deed ^{9/6}
 FEE 48.00 / 19.29/30 ^{New}
 FB 19.14880 ^{old}
 BKP _____ C/O _____ COMP A
 DEL LC SCAN _____ FM

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 6/30/2010 09:12:31.44

 2010057447

THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: Jeff Jorgensen
 c/o Tannenbaum Christmas Shop
1007 Howard St.
Omaha, NE 68102

Check Number
Cash



Pacific Gables Rowhouses Addition

Lots 1 through 4, inclusive

Being a replat of the East 99 feet of Lots 23 and 24, Block 4, Hanscom Place, an addition as surveyed, platted and recorded in Douglas County, Nebraska.

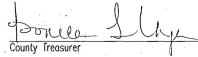
DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, the undersigned are the sole owners of the property as described in 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 "Pacific Gables Rowhouses Addition, Lots 1, 2, 3, and 4," and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do further hereby grant a perpetual easement to the Omaha Public Power District and 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, 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 foot (5') wide strip of land abutting the front and side boundary lot lines, and an eight foot (8') wide strip of land abutting the rear boundary lot line. 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 or other purposes, that do not then or later interfere with the aforesaid uses or rights herein granted.

 Date 6-28-2010
 Date 6-28-10

DOUGLAS COUNTY TREASURER'S CERTIFICATION


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.


 County Treasurer Date




APPROVAL OF THE OMAHA CITY ENGINEER

All required public improvements have been completed, inspected and approved by the Public Works Department.


 Omaha City Engineer Date

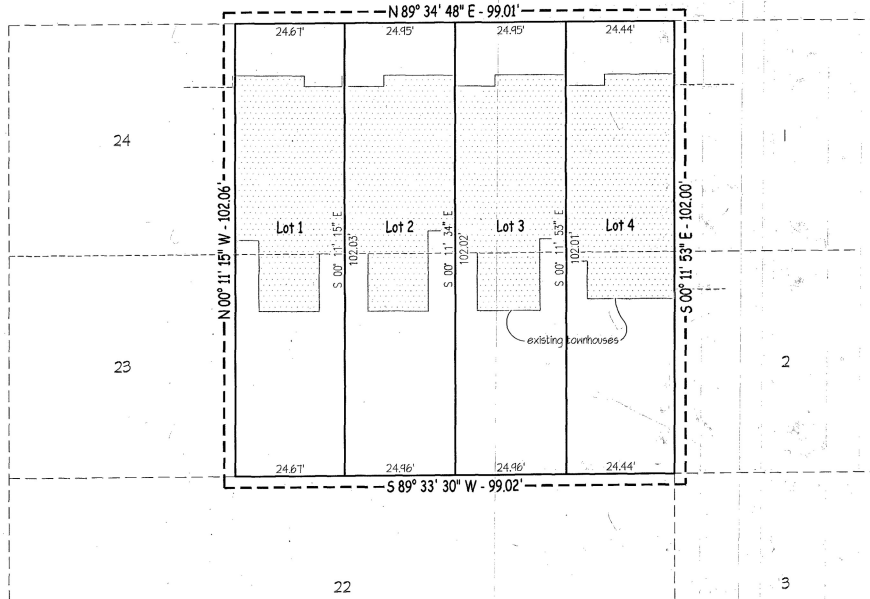
APPROVAL OF THE OMAHA PLANNING DIRECTOR

Approved as a subdivision of Pacific Gables Rowhouses Addition, in compliance with Section 52-10(3), Omaha Municipal Code, with plot requirements waived per Section 7.08, Home Rule Charter of the City of Omaha.

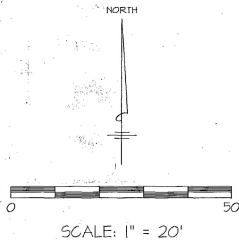

 Omaha Planning Director Date

Pacific Street

66' dedicated public right-of-way



NOTE:
Those areas that are, as of the date on this plat, occupied by existing building(s) are exempt from the easements granted in the dedication above.



Areas	
Lot 1	2,517 Sq. Ft.
Lot 2	2,546 Sq. Ft.
Lot 3	2,546 Sq. Ft.
Lot 4	2,493 Sq. Ft.

31st Street
66' dedicated public right-of-way

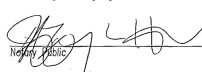
ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
 County of Douglas)
 On this 28 day of June, 2010, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Jeffrey L. Jorgensen who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they did acknowledge the signing of the same to be their voluntary act and deed.


 Notary Public
JEFFREY L. HARDY
 General Notary
 State of Nebraska
 My Commission Expires Mar 2, 2013


ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
 County of Douglas)
 On this 28 day of June, 2010, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Joseph Montello Jr. who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they did acknowledge the signing of the same to be their voluntary act and deed.


 Notary Public
JEFFREY L. HARDY
 General Notary
 State of Nebraska
 My Commission Expires Mar 2, 2013

SURVEYOR'S CERTIFICATION

I, Michael J. Oehme, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or set permanent markers at all corners of all lots in Pacific Gables Rowhouses Addition, Lots 1, 2, 3 and 4, being a replat of the East 99 feet of Lots 23 and 24, Block 4, Hanscom Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.


 Michael J. Oehme LS-532 Date June 28, 2010



Pacific Gables Rowhouses Addition
 2959 - 2967 Pacific Street
 Omaha, Nebraska
 Minor Plat - Administrative Approval

Boundarline Surveys
 OEHME-NIELSEN & ASSOCIATES, INC.
 1814 Babcock Drive - Omaha, NE 68107 (402) 394-9232 - fax: 334-1466

Drawn: MLO
 Checked: MLO
 Scale: 1" = 20'
 Field Book: 260
 Page: q
 Project: 09095
 Date: 6-28-10

Additional Corner:
 Property corner found:
 Property corner set:
 Computed location:
 DTM hole:

Record bearing/distance: (F)
 Measured bearing/distance: (A)
 Calculated bearing/distance: (C)
 Previous survey bearing/distance: (S)
 Governmental survey bearing/distance: (G)