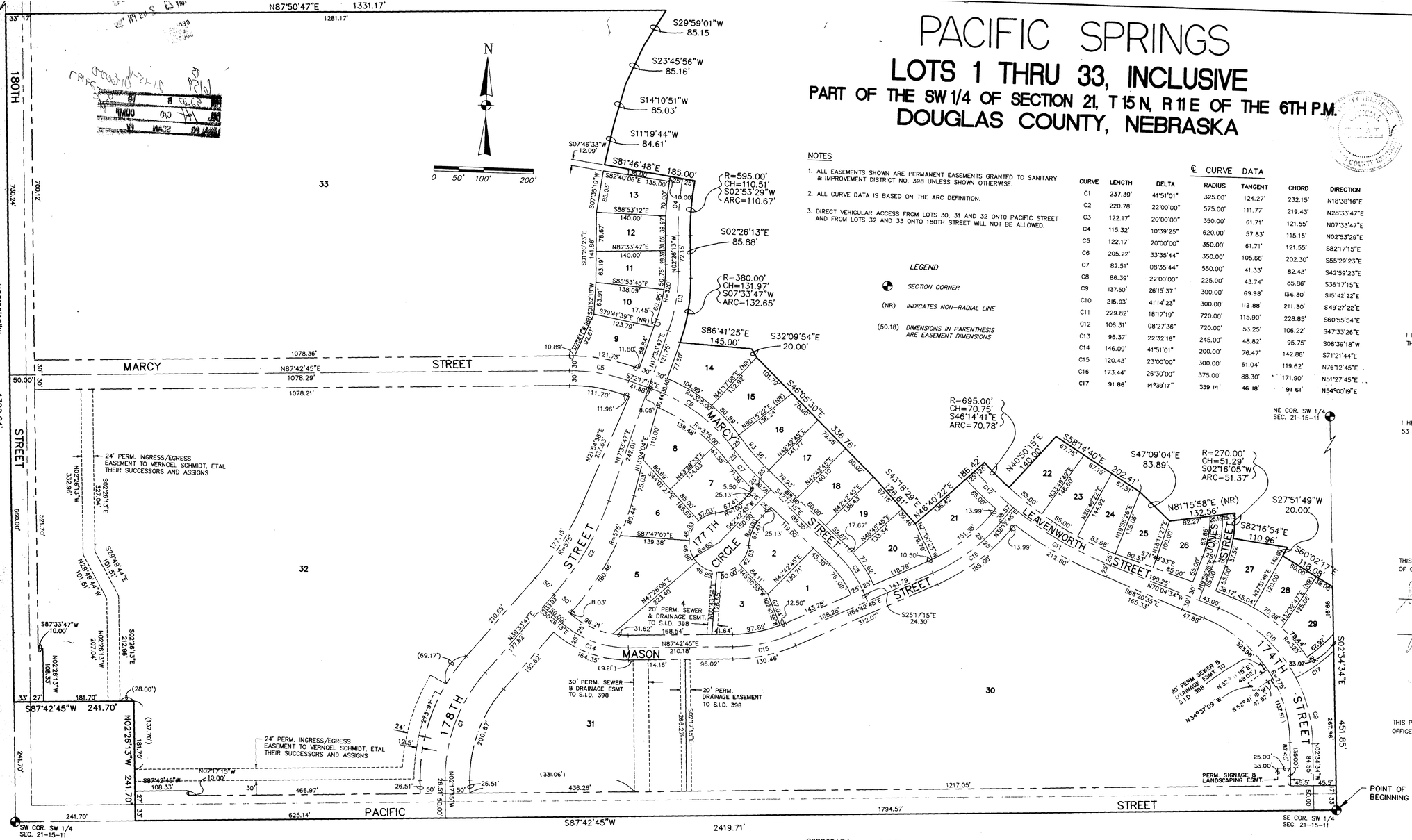
PACIFIC SPRINGS

LOTS 1 THRU 33, INCLUSIVE

PART OF THE SW 1/4 OF SECTION 21, T 15 N, R 11 E OF THE 6TH P.M.

DOUGLAS COUNTY, NEBRASKA



NOTES

1. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 398 UNLESS SHOWN OTHERWISE.
2. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
3. DIRECT VEHICULAR ACCESS FROM LOTS 30, 31 AND 32 ONTO PACIFIC STREET AND FROM LOTS 32 AND 33 ONTO 180TH STREET WILL NOT BE ALLOWED.

LEGEND

- *SECTION CORNER*
- (NR) *INDICATES NON-RADIAL LINE*
- (50.18) *DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS*

CURVE	LENGTH	DELTA	℄ CURVE DATA RADIUS	TANGENT	CHORD	DIRECTION
C1	237.39'	41°51'01"	325.00'	124.27'	232.15'	N18°38'16"E
C2	220.78'	22°00'00"	575.00'	111.77'	219.43'	N28°33'47"E
C3	122.17'	20°00'00"	350.00'	61.71'	121.55'	N07°33'47"E
C4	115.32'	10°39'25"	620.00'	57.83'	115.15'	N02°53'29"E
C5	122.17'	20°00'00"	350.00'	61.71'	121.55'	S82°17'15"E
C6	205.22'	33°35'44"	350.00'	105.66'	202.30'	S55°29'23"E
C7	82.51'	08°35'44"	550.00'	41.33'	82.43'	S42°59'23"E
C8	86.39'	22°00'00"	225.00'	43.74'	85.86'	S36°17'15"E
C9	137.50'	26°15'37"	300.00'	69.98'	136.30'	S15°42'22"E
C10	215.93'	41°14'23"	300.00'	112.88'	211.30'	S49°27'22"E
C11	229.82'	18°17'19"	720.00'	115.90'	228.85'	S60°55'54"E
C12	106.31'	08°27'36"	720.00'	53.25'	106.22'	S47°33'26"E
C13	96.37'	22°32'16"	245.00'	48.82'	95.75'	S08°39'18"W
C14	146.09'	41°51'01"	200.00'	76.47'	142.86'	S71°21'44"E
C15	120.43'	23°00'00"	300.00'	61.04'	119.62'	N76°12'45"E
C16	173.44'	26°30'00"	375.00'	88.30'	171.90'	N51°27'45"E
C17	91.86'	14°39'17"	359.14'	46.18'	91.61'	N54°00'19"E

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.

DATED THIS 20th DAY OF May, 1995 A.D.

COUNTY TREASURER
JULIE M. HANCY

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF PACIFIC SPRINGS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 24 DAY OF June, 1995, A.D.

CHAIRPERSON

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS (LOTS 1 THRU 33, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS ___ DAY OF _____, 19__, A.D.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 22 DAY OF May, 1995 A.D.

CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF PACIFIC SPRINGS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 28 DAY OF November, 1995 A.D.

MAYOR

CITY CLERK

CITY COUNCIL PRESIDENT

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF PACIFIC SPRINGS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 12th DAY OF May, 1995.

COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I, CHARLES W. AHERN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF PACIFIC SPRINGS HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AS SHOWN ON THIS PLAT OF PACIFIC SPRINGS THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, T. 15 N., R. 11. E. OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 21, S87°42'45"W (ASSUMED BEARING), 2419.71' FEET; THENCE N02°26'13"W, 241.70 FEET; THENCE S87°42'45"W, 241.70 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N02°26'13"W, 1390.24 FEET; THENCE N87°50'47"E, 1331.17 FEET; THENCE S29°59'01"W, 85.15 FEET; THENCE S23°45'56"W, 85.16 FEET; THENCE S14°10'51"W, 85.03 FEET; THENCE S11°19'44"W, 84.61 FEET; THENCE S81°46'48"E, 185.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 595.00 FEET AND A CHORD BEARING S02°53'29"W, 110.51 FEET, AN ARC DISTANCE OF 110.67 FEET; THENCE S02°26'13"E, 85.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 380.00 FEET AND A CHORD BEARING S07°33'47"W, 131.97 FEET, AN ARC DISTANCE OF 132.65 FEET; THENCE S86°41'25"E, 145.00 FEET; THENCE S32°09'54"E, 20.00 FEET; THENCE S46°05'30"E, 336.76 FEET; THENCE S43°18'29"E, 126.61 FEET; THENCE N46°40'22"E, 186.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 695.00 FEET AND A CHORD BEARING S46°14'41"E, 70.75 FEET, AN ARC DISTANCE OF 70.78 FEET; THENCE N40°50'15"E, 140.00 FEET; THENCE S38°14'40"E, 202.41 FEET; THENCE S47°09'04"E, 83.89 FEET; THENCE N81°15'58"E, 132.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING S02°16'05"W, 51.29 FEET, AN ARC DISTANCE OF 51.37 FEET; THENCE S27°51'49"W, 20.00 FEET; THENCE S82°16'54"E, 110.96 FEET; THENCE S60°02'17"E, 118.08 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S02°34'34"E, 451.85 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF OF 69.59 ACRES, MORE OR LESS.

DATED THIS 12th DAY OF May, 1995 A.D.

NEBRASKA REGISTERED LAND SURVEYOR LS-112 CHARLES W. AHERN

CHARLES W. AHERN
REGISTERED LAND SURVEYOR L.S. 112

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 12 DAY OF May, 1995 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PESONALLY CAME THE ABOVE NAMED DAVID F. LANOHA, PRESIDENT, LANOHA-PACIFIC DEVELOPMENT, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Patricia A. Lawrence
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 29 DAY OF Nov., 1996 A.D.

EXPIRES May 29, 1996

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 12th DAY OF May, 1995 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PESONALLY CAME THE ABOVE NAMED ROBERT J. HORAK, VICE-PRESIDENT, FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Lloyd Morrison
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 24th DAY OF DECEMBER, 1995 A.D.

EXPIRES DEC 24, 1995

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

KIRKHAM MICHAEL AND ASSOCIATES
9110 WEST DODGE ROAD - P.O. BOX 24129, OMAHA, NE 68124-0129
402 - 393 - 5630 FAX NO. 402 - 255 - 3850

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LANOHA-PACIFIC DEVELOPMENT, INC., DAVID F. LANOHA, PRESIDENT, OWNERS AND PROPRIETORS, AND FIRST NATIONAL BANK OF OMAHA, ROBERT J. HORAK, VICE-PRESIDENT, MORTGAGEE, OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS PACIFIC SPRINGS. THE LOTS TO BE NUMBERED SHOWN (LOTS 1 THRU 33, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AN TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND THIS 12 DAY OF May, 1995 A.D.

FOR:

DAVID F. LANOHA, PRESIDENT
LANOHA-PACIFIC DEVELOPMENT, INC.

ROBERT J. HORAK, VICE-PRESIDENT
FIRST NATIONAL BANK OF OMAHA

PACIFIC SPRINGS

SHEET 1 OF 1