

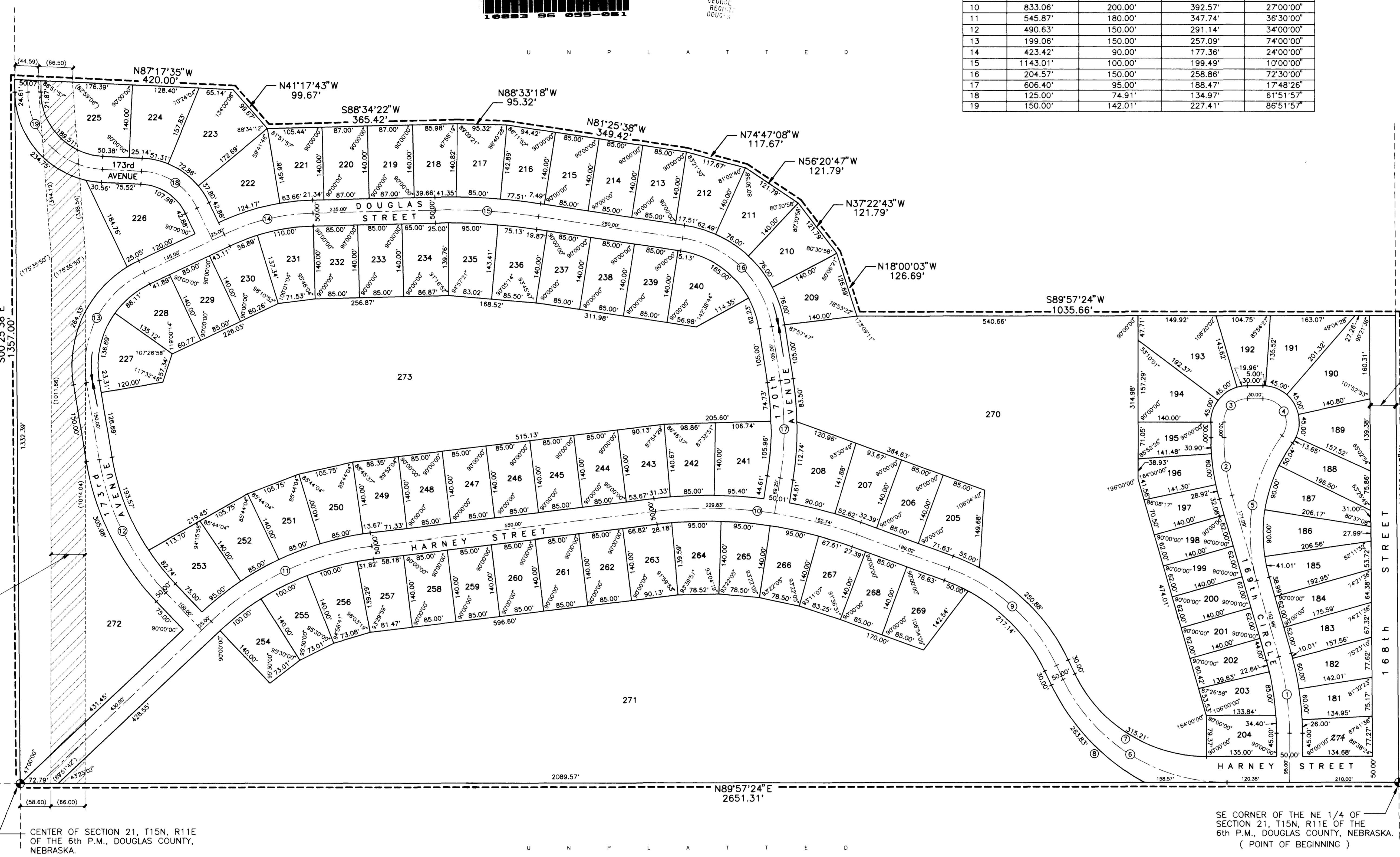
# PACIFIC SPRINGS

LOTS 181 THRU 274, INCLUSIVE  
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 21, T15N R11E  
OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SE 1/4 NE 1/4  
SW 1/4 NE 1/4  
NW 1/4 NE 1/4

10823 New #  
09577 OC-29197  
4877  
RECEIVED  
Aug 23 1 54 PM '96  
RECORDS  
DEPT. OF REGISTRY

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	533.65'	75.00'	149.02'	16°00'00"
2	404.07'	56.79'	112.84'	16°00'00"
3	45.00'	45.00'	70.69'	90°00'00"
4	45.00'	87.87'	98.78'	125°45'58"
5	325.00'	157.69'	293.63'	51°45'58"
6	348.90'	220.14'	392.77'	64°30'00"
7	280.00'	176.67'	315.21'	64°30'00"
8	417.80'	136.48'	263.83'	36°10'54"
9	369.86'	150.88'	286.51'	44°23'02"
10	833.06'	200.00'	392.57'	27°00'00"
11	545.87'	180.00'	347.74'	36°30'00"
12	490.63'	150.00'	291.14'	34°00'00"
13	199.06'	150.00'	257.09'	74°00'00"
14	423.42'	90.00'	177.36'	24°00'00"
15	1143.01'	100.00'	199.49'	10°00'00"
16	204.57'	150.00'	258.86'	72°30'00"
17	606.40'	95.00'	188.47'	17°48'26"
18	125.00'	74.91'	134.97'	61°51'57"
19	150.00'	142.01'	227.41'	86°51'57"



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NE 1/4 OF SECTION 21, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES AND AT ALL BOUNDARY CORNERS OF THE SUBDIVISION WITHIN SAID NE 1/4. SAID SUBDIVISION TO BE KNOWN AS PACIFIC SPRINGS, LOTS 181 THRU 274, INCLUSIVE, BEING A PLATTING OF THAT PART OF SAID NE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE 1/4; THENCE N00°24'12"W (ASSUMING) 500.02 FEET ON THE EASTERLY LINE OF SAID NE 1/4; THENCE S89°57'24"W 1035.66 FEET ON A LINE 900.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID NE 1/4; THENCE N1°00'03"W 126.69 FEET; THENCE N37°22'43"W 121.79 FEET; THENCE N56°20'47"W 121.79 FEET; THENCE N74°47'08"W 117.67 FEET; THENCE N81°25'38"W 349.42 FEET; THENCE N88°33'18"W 99.67 FEET; THENCE S88°34'22"W 365.42 FEET; THENCE N87°17'35"W 420.00 FEET; THENCE N87°17'35"W 420.00 FEET TO THE WESTERLY LINE OF SAID NE 1/4; THENCE S00°25'38"E 1357.00 FEET ON THE WESTERLY LINE OF SAID NE 1/4 TO THE SW CORNER THEREOF; THENCE N89°57'24"W 1035.66 FEET TO THE SOUTHERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

NOVEMBER 1, 1995  
DATE

DAVID H. NEEF  
NEBRASKA R.L.S. 475

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, U.S. DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PACIFIC SPRINGS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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 SAID 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 FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN 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 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. PERPETUAL EASEMENTS SHALL BE GRANTED TO 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 GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL CURB-TO-CURB STREETS, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS AND DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

U.S. DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY  
BY: *Maurice Udes* MAURICE UDES, MANAGER  
FIRST NATIONAL BANK OF OMAHA  
BY: *Robert J. Horak* ROBERT J. HORAK, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 1996 BY MAURICE UDES, MANAGER OF U.S. DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.  
NOTARY PUBLIC: *Donna M. Nelson*

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 1996 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.  
NOTARY PUBLIC: *Donna M. Nelson*

**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 ON THE RECORDS OF THIS OFFICE THIS 31st DAY OF July 1996.  
DEPUTY: *David M. Honey* DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**  
I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS ON THIS 29th DAY OF February, 1996.  
CITY ENGINEER: *Donna M. Nelson*

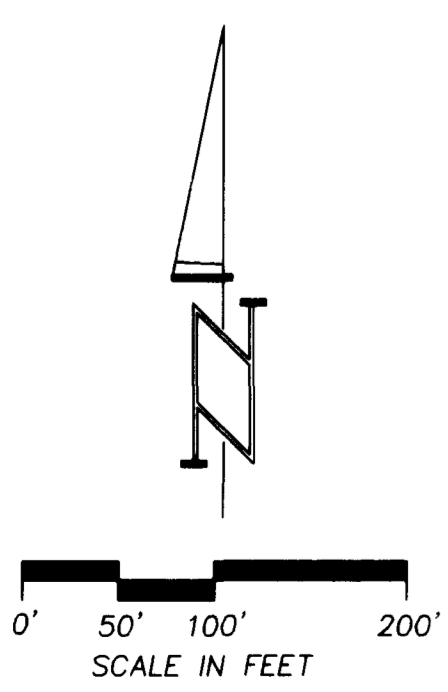
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.  
DATE: 8/23/96  
CITY ENGINEER: *Shawn Elliott*

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
THIS PLAT OF PACIFIC SPRINGS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6th DAY OF December, 1995.  
CHAIRMAN: *Arnold C. Neeth*

**APPROVAL OF OMAHA CITY COUNCIL**  
THIS PLAT OF PACIFIC SPRINGS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 15th DAY OF June 1996.  
MAYOR: *Hal Daub* PRESIDENT: *John S. ...* CLERK: *...*

**REVIEW BY DOUGLAS COUNTY ENGINEER**  
THIS PLAT OF PACIFIC SPRINGS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 20th DAY OF December 1995.  
DOUGLAS COUNTY ENGINEER: *...*

- NOTES:**
- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
  - ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 168th STREET ACROSS THE EAST LINES OF LOTS 181 THRU 190, INCLUSIVE, AND LOT 274.



AS SHOWN: NOVEMBER 1, 1995  
date: NOVEMBER 1, 1995  
drawn by: RJR  
checked by: DJN  
revision:   
  
FINAL PLAT  
  
PACIFIC SPRINGS  
  
THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 350-8860  
  
172-131  
A172131A.DWG