

RECEIVED
JUN 7 2 52 PM '96

GEORGE J. AHERN
REGISTERED
SURVEYOR
DOUGLAS COUNTY, NEBRASKA

34
180
LOTS 33 THRU 180 INCLUSIVE AND OUTLOTS "A", "B", "C", AND "D"
A REPLAT OF LOT 33, PACIFIC SPRINGS AND PART OF THE SW 1/4 OF SECTION 21, T 15 N, R 11 E OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA
DEED NO. 2034-336
FILED FOR RECORD
JUN 7 1996
DOUGLAS COUNTY, NEBRASKA

PACIFIC SPRINGS

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LOTS 33 THRU 180 INCLUSIVE AND OUTLOTS "A", "B", "C", AND "D"
A REPLAT OF LOT 33, PACIFIC SPRINGS AND PART OF THE SW 1/4 OF SECTION 21, T 15 N, R 11 E OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA

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REGISTERED
SURVEYOR
DOUGLAS COUNTY, NEBRASKA

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 NORTHWEST 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 NORTH LINE OF SAID SOUTHWEST QUARTER, N87°50'47"E, 2655.02' TO THE NORTHEAST CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S02°34'34"E, 2188.93' TO A POINT ON THE NORTH LINE OF LOT 29, PACIFIC SPRINGS, A PLATTED AND RECORDED SUBDIVISION IN SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID PACIFIC SPRINGS SUBDIVISION, FOLLOWING COURSES (18) COURSES: (1) N02°02'17"W, 118.08' FEET; (2) N02°51'49"E, 20.00' FEET; (3) N82°16'54"W, 110.96' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; (4) ALONG SAID CURVE, HAVING A RADIUS OF 270.00' FEET AND A CHORD BEARING N02°16'05"E, 51.29' FEET, AN ARC DISTANCE OF 61.37' FEET; (5) S08°15'58"W, 132.56' FEET; (6) N47°09'04"W, 83.89' FEET; (7) N08°14'40"W, 202.41' FEET; (8) S40°50'15"W, 140.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; (9) ALONG SAID CURVE, HAVING A RADIUS OF 688.00' FEET AND A CHORD BEARING N48°14'41"W, 70.75' FEET, AN ARC DISTANCE OF 70.78' FEET; (10) S46°40'22"W, 186.42' FEET; (11) N43°18'29"W, 126.61' FEET; (12) N46°05'30"W, 336.76' FEET; (13) N32°08'54"W, 20.00' FEET; (14) N88°12'58"W, 145.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; (15) ALONG SAID CURVE, HAVING A RADIUS OF 380.00' FEET AND A CHORD BEARING N07°33'47"E, 131.97' FEET, AN ARC DISTANCE OF 132.65' FEET; (16) N02°26'13"W, 85.88' FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (17) ALONG SAID CURVE, HAVING A RADIUS OF 595.00' FEET AND A CHORD BEARING N02°32'29"E, 110.51' FEET, AN ARC DISTANCE OF 110.87' FEET; (18) N81°48'48"W, 50.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 33 OF SAID PACIFIC SPRINGS; THENCE ALONG THE EASTERLY LINE OF SAID LOT 33, FOLLOWING SIX (6) COURSES: (1) ALONG SAID CURVE, HAVING A RADIUS OF 645.00' FEET AND A CHORD BEARING S07°46'33"W, 10.00' FEET, AN ARC DISTANCE OF 10.00' FEET; (2) ALONG THE NORTHERLY LINE OF LOT 13 OF SAID PACIFIC SPRINGS, N62°40'06"W, 135.00' FEET; (3) S07°51'58"W, 85.03' FEET; (4) S01°20'37"E, 141.86' FEET; (5) S01°52'18"W, 63.91' FEET; (6) S22°38'17"W, 92.61' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; SAID POINT BEING ON THE SOUTHERLY LINE OF SAID LOT 33; THENCE ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 380.00' FEET AND A CHORD BEARING S88°32'02"W, 10.89' FEET, AN ARC DISTANCE OF 10.90' FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 33 AND ITS WESTERLY EXTENSION, S87°42'45"W, 1128.36' FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, N02°28'13"W, 1715.25' FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 109.42 ACRES, MORE OR LESS.

DATED THIS 4th DAY OF October, 1995 A.D.
Charles W. Ahern
REGISTERED LAND SURVEYOR L.S. 112

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, LANOHA-PACIFIC DEVELOPMENT, INC., DAVID F. LANOHA, PRESIDENT, AND ELKHORN SCHOOL DISTRICT, DR. ROGER BREED, SUPERINTENDENT, OWNERS AND PROPRIETORS, AND FIRST NATIONAL BANK OF OMAHA, ROBERT J. HORAK, VICE-PRESIDENT, MORTGAGEE, OF THE LAND EMERGED 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 AS SHOWN ON LOTS 34 THRU 180 INCLUSIVE AND OUTLOTS "A", "B", "C" AND "D", AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE 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, 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 OF 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 CIRCLES, 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, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APFORESAID USES OR RIGHTS HEREIN GRANTED.
IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND THIS 4th DAY OF October, 1995 A.D.
FOR: David F. Lanoha, President, Lanoha-Pacific Development, Inc.
Robert J. Horak, Vice-President, First National Bank of Omaha

DAVID F. LANOHA, PRESIDENT
LANOHA-PACIFIC DEVELOPMENT, INC.
ROBERT J. HORAK, VICE-PRESIDENT
FIRST NATIONAL BANK OF OMAHA

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 25th DAY OF May, 1996 A.D.
County Treasurer

APPROVAL OF CITY PLANNING BOARD
THIS PLAT OF PACIFIC SPRINGS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 1st DAY OF January, 1996 A.D.
Chairperson

OMAHA CITY COUNCIL ACCEPTANCE
THIS PLAT OF PACIFIC SPRINGS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 1st DAY OF April, 1996 A.D.
Mayor

APPROVALS OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS (LOTS 34 THRU 180 INCLUSIVE, AND OUTLOTS "A", "B", "C" AND "D") AS TO THE DESIGN STANDARDS THIS 16th DAY OF February, 1996 A.D.
City Engineer

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 4th DAY OF June, 1996 A.D.
City Engineer

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 5th DAY OF October, 1995 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY 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 THEREOF 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.
My Commission Expires on the 29th DAY OF November, 1996 A.D.

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 6th DAY OF October, 1995 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED DR. ROGER BREED, SUPERINTENDENT, ELKHORN SCHOOL DISTRICT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF 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.
My Commission Expires on the 2nd DAY OF December, 1995 A.D.

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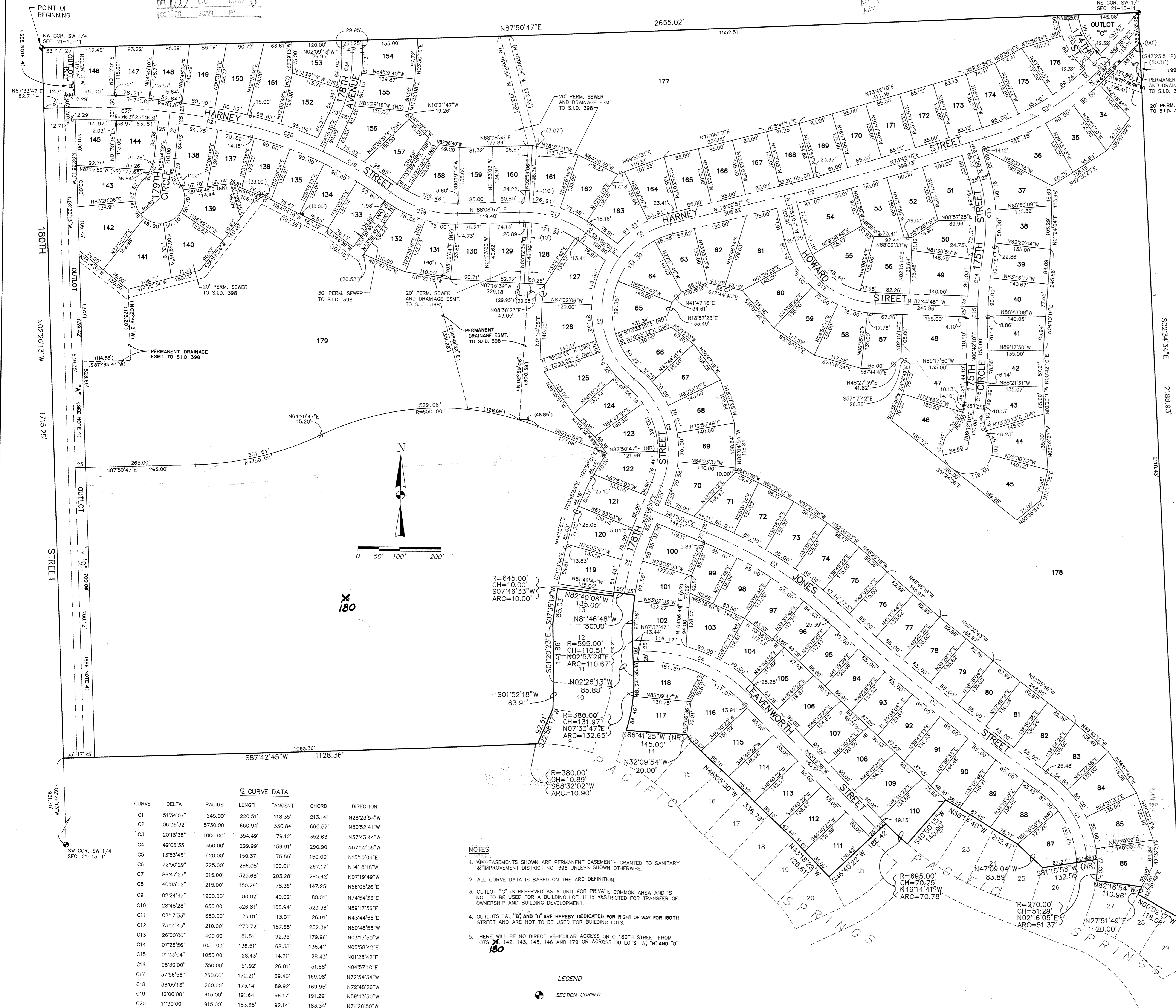
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@ CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	51°34'07"	245.00'	220.51'	118.35'	213.14'
C2	68°36'32"	5730.00'	660.94'	330.84'	660.57'
C3	201°8'38"	1000.00'	354.49'	179.12'	352.63'
C4	49°06'35"	350.00'	299.99'	159.91'	290.90'
C5	135°34'45"	620.00'	150.37'	75.55'	150.00'
C6	72°50'29"	225.00'	286.05'	166.01'	267.17'
C7	86°47'27"	215.00'	325.68'	203.28'	295.42'
C8	40°03'02"	215.00'	150.29'	78.36'	147.25'
C9	02°24'47"	1900.00'	80.02'	40.02'	80.01'
C10	28°48'28"	650.00'	326.81'	166.94'	323.38'
C11	0217'33"	650.00'	26.01'	13.01'	26.01'
C12	73°51'43"	210.00'	270.72'	157.85'	252.36'
C13	26°00'00"	400.00'	181.51'	92.35'	179.86'
C14	07°28'56"	1050.00'	136.51'	68.35'	136.41'
C15	01°33'04"	1050.00'	14.21'	28.43'	14.21'
C16	08°30'00"	350.00'	51.92'	26.01'	51.88'
C17	37°56'58"	280.00'	172.21'	89.40'	169.08'
C18	38°09'13"	280.00'	173.14'	89.92'	169.95'
C19	12°00'00"	915.00'	191.64'	96.17'	191.29'
C20	11°30'00"	915.00'	183.65'	92.14'	183.34'
C21	06°51'12"	1680.00'	198.56'	99.40'	198.44'
C22	08°21'11"	1680.00'	242.01'	122.22'	241.80'
C23	38°35'10"	175.00'	117.85'	61.26'	115.64'
C24	26°25'23"	350.00'	161.41'	82.17'	159.88'

- 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. OUTLOT "C" IS RESERVED AS A UNIT FOR PRIVATE COMMON AREA AND IS NOT TO BE USED FOR A BUILDING LOT. IT IS RESTRICTED FOR TRANSFER OF OWNERSHIP AND BUILDING DEVELOPMENT.
 4. OUTLOTS "A", "B", AND "D" ARE HEREBY DEDICATED FOR RIGHT OF WAY FOR 180TH STREET AND ARE NOT TO BE USED FOR BUILDING LOTS.
 5. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 180TH STREET FROM LOTS 142, 143, 145, 146 AND 179 OR ACROSS OUTLOTS "A", "B" AND "D".

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