

# PACIFIC SPRINGS PLACE

## LOTS 1 THROUGH 8, AND OUTLOTS A THROUGH D

BEING A REPLAT OF PACIFIC SPRINGS REPLAT 3 LOTS 1 AND 2, ALONG WITH A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

### LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION CORNER
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER 5/8" REBAR 24" IN LENGTH W/2" ALUMINUM CAP LS 526
- CALCULATED POINT

### GENERAL NOTES

- NO DIRECT VEHICULAR ACCESS WILL BE PERMITTED ONTO 180TH STREET FROM LOTS 2-4 AND OUTLOTS A AND B; EXCEPT AS SHOWN.
- NO DIRECT VEHICULAR ACCESS WILL BE PERMITTED ONTO PACIFIC STREET FROM LOTS 4-6 AND OUTLOTS B AND C; EXCEPT AS SHOWN.
- NO DIRECT VEHICULAR ACCESS WILL BE PERMITTED ONTO 178TH STREET FROM LOTS 7 AND 8 AND OUTLOTS C AND D; EXCEPT AS SHOWN.
- NO DIRECT VEHICULAR ACCESS WILL BE PERMITTED ONTO MARCY STREET FROM LOTS 1 AND 8, AND OUTLOT A; EXCEPT AS SHOWN.

### CURVE TABLE

NO.	RADIUS	LENGTH	BEARING	CHORD
C1	100.00'	45.30'	N76°50'31"E	44.91'
C2	100.00'	60.79'	N72°24'20"E	59.85'
C3	100.00'	15.49'	N59°25'41"E	15.47'
C4	100.00'	68.29'	N74°33'20"E	66.97'
C5	100.00'	98.70'	N83°15'59"E	94.74'
C6	100.00'	30.41'	S77°10'11"E	30.29'
C7	375.00'	183.08'	S13°53'30"W	181.27'
C8	375.00'	90.64'	S34°48'07"W	90.42'
C9	150.00'	35.05'	S75°36'22"E	34.97'
C10	150.00'	53.88'	S58°37'15"E	53.59'

### LEGAL DESCRIPTION

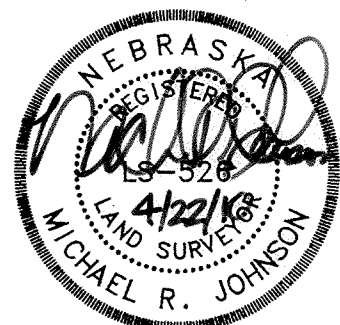
PACIFIC SPRINGS REPLAT 3 LOTS 1 AND 2, ALONG WITH A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE N00°15'48"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) ON AN ASSUMED BEARING FOR A DISTANCE OF 33.00 FEET; THENCE N89°52'59"E ALONG A LINE 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) FOR A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE FOR 180TH STREET AND NORTH RIGHT-OF-WAY LINE FOR PACIFIC STREET ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21 AND THE TRUE POINT OF BEGINNING; THENCE N00°15'48"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET ALSO BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) ALSO BEING THE WEST LINE OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21 FOR A DISTANCE OF 208.69 FEET; THENCE N89°51'52"E ALONG THE NORTH LINE OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21 FOR A DISTANCE OF 27.00 FEET TO A POINT ON THE WEST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 180TH STREET ALSO BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) FOR A DISTANCE OF 108.37 FEET; THENCE S89°50'47"W ALONG THE WESTERLY LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF 180TH STREET FOR A DISTANCE OF 10.00 FEET; THENCE N00°15'48"W ALONG THE WEST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 180TH STREET ALSO BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) FOR A DISTANCE OF 521.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MARCY STREET; THENCE N89°52'23"E ALONG THE NORTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MARCY STREET FOR A DISTANCE OF 277.92 FEET; THENCE N89°53'30"E ALONG THE NORTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MARCY STREET FOR A DISTANCE OF 416.29 FEET; THENCE N89°52'53"E ALONG THE NORTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MARCY STREET FOR A DISTANCE OF 384.01 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MARCY STREET ON A CURVE IN CLOCKWISE DIRECTION HAVING A RADIUS OF 320.00 FEET, FOR A DISTANCE OF 111.67 FEET, WITH A CHORD BEARING OF S80°06'52"E, AND HAVING A CHORD LENGTH OF 111.10 FEET; THENCE S70°09'42"E ALONG THE NORTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MARCY STREET FOR A DISTANCE OF 11.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 178TH STREET; THENCE S24°04'23"W ALONG THE EAST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 178TH STREET FOR A DISTANCE OF 237.60 FEET TO POINT OF CURVATURE; THENCE ALONG THE EAST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 178TH STREET ON A CURVE IN CLOCKWISE DIRECTION HAVING A RADIUS OF 575.00 FEET, FOR A DISTANCE OF 177.19 FEET, WITH A CHORD BEARING OF S32°55'03"W, AND HAVING A CHORD LENGTH OF 176.49 FEET; THENCE S41°42'58"W ALONG THE EAST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 178TH STREET FOR A DISTANCE OF 210.73 FEET TO POINT OF CURVATURE; THENCE ALONG THE EAST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 178TH STREET ON A CURVE IN COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 375.00 FEET, FOR A DISTANCE OF 273.71 FEET, WITH A CHORD BEARING OF S20°48'56"W, AND HAVING A CHORD LENGTH OF 267.68 FEET; THENCE S00°02'48"W ALONG THE EAST LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 178TH STREET FOR A DISTANCE OF 26.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4); THENCE S89°52'59"W ALONG THE SOUTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) FOR A DISTANCE OF 467.10 FEET; THENCE N00°55'36"E ALONG THE SOUTHERLY LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET FOR A DISTANCE OF 10.00 FEET; THENCE S89°52'59"W ALONG THE SOUTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET ALSO BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) FOR A DISTANCE OF 108.51 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21; THENCE S00°15'18"E ALONG THE EAST LINE OF SAID PARCEL IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21; THENCE S89°52'59"W ALONG THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET, ALSO BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) ALSO BEING THE SOUTH LINE OF A PARCEL IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21 FOR A DISTANCE OF 208.66 FEET TO THE POINT OF BEGINNING CONTAINING 803,860.14 SQUARE FEET OR 18.45 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATION

I, MICHAEL R. JOHNSON, A PROFESSIONAL REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ON APRIL 22, 2010. THE MONUMENTS AND DISTANCES SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR ESTABLISHED AS DESCRIBED ON THIS PLAT. ALL DISTANCES SHOWN ARE REPRESENTED IN U.S. SURVEY FEET AND DECIMALS OF A FOOT.

MICHAEL R. JOHNSON  
NEBRASKA L.S. 526  
DATE: April 22nd, 2010



DWG: F:\Projects\008-0947\LDVP\Final\_Plat\0947\_PLAT.dwg USER: mbickford  
DATE: Apr 22, 2010 2:10pm XREFS: 80947\_XBASE 80947\_PBASE MICHAEL JOHNSON L.S. NE

**WOLSSON**  
**ASSOCIATES**

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Omaha, NE 68106

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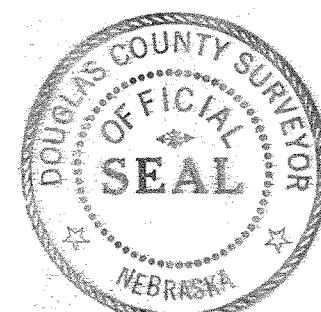
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Omaha, NE 68106  
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KNOW ALL MEN BY THESE PRESENTS: THAT WE, HY-YEE, INC.; BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PACIFIC SPRINGS PLACE, (THE LOTS NUMBERED AS SHOWN) AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT; AND WE HEREBY GRANT THE EASEMENTS SHOWN ON THE PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OWNERS OF COMMUNICATIONS, AND TO ANY COMPANY WHICH MAY BE HEREINAFTER GRANTED THE RIGHT OF USE OF ANY DITCH OR DRAINAGE, 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, DOWNGUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEMS, AND TO ERECT AND MAINTAIN THEREON OVERHEAD WIRES, UNDER AND ACROSS ANY OF THE WIDE STRIPS OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED SUBDIVISIONS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO EIGHT FOOT (8') WIDE WHEN THE ADJACENT PROPERTY IS SURVEYED, PLATTED, AND RECORDED. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT SOME 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.

THIS PLAT OF PACIFIC SPRINGS PLACE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

G. Lewis  
DOUGLAS COUNTY ENGINEER

DATE 24



THIS PLAT OF PACIFIC SPRINGS PLACE WAS APPROVED BY THE  
CITY PLANNING BOARD.

*John Lee Hoich*  
CHAIRMAN OF PLANNING BOARD

DATE 20

THIS PLAT OF PACIFIC SPRINGS PLACE WAS APPROVED AND  
ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR

ATTESTED: [Signature]  
CITY CLERK

*Kern Landis*  
PRESIDENT OF CITY COUNCIL



I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS PLACE  
(LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS

*Charles Keayuk*  
CITY ENGINEER


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

Link R Pfaff  
CITY ENGINEER

DATE 7/2

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND LIENHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.


HY-VEE, INC.

  
DENNIS AUSENHUS  
SENIOR VICE PRESIDENT,  
REAL ESTATE AND ENGINEERING

DATE           

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND LIENHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

HY-VEE, INC.

  
STEPHEN MEYER  
SECRETARY

DATE \_\_\_\_\_

STATE OF IOWA        )  
                              ) SS  
COUNTY OF POLK     )

ON THIS 26<sup>th</sup> DAY OF April, 2010, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DENNIS AUSENHUS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Notaria D. Massman  
NOTARY PUBLIC

2454

STATE OF IOWA )  
 ) SS  
COUNTY OF POLK )

ON THIS 26<sup>th</sup> DAY OF April, 2019, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEPHEN MEYER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Martina D. Grossman  
NOTARY PUBLIC

2/15/11

[illegible]PACIFIC SPRINGS PLACE  
FINAL PLAT

PACIFIC SPRINGS  
180TH STREET AND PACIFIC STREET

OMAHA, NEBRASKA

drawn by: \_\_\_\_\_ MDB  
checked by: \_\_\_\_\_ KLN  
approved by: \_\_\_\_\_ TJR  
QA/QC by: \_\_\_\_\_  
project no.: \_\_\_\_\_ 008-0947  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_ 04.22.2010

SHEET  
2 OF 2



DEED 2010089955



OCT 01 2010 09:56 P 7

Deed 4250 OC-29201 New  
OC-29202 old  
FEE FB 01-60000  
BKP 21.15 Unit COMP  
DEL MS SCAN FV BA

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PAGE DOWN FOR BALANCE OF INSTRUMENT

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