

PACIFIC RESERVE

LOTS 1 THRU 5 AND OUTLOTS A THRU F

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 25
 TOWNSHIP 15 NORTH RANGE 10 EAST OF THE 6TH P M DOUGLAS COUNTY NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE PACIFIC RESERVE A NEBRASKA LIMITED LIABILITY COMPANY OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND STATEMENT OF WORK HAVE AGREED TO DEDICATE THE LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F AND DO HEREBY RATIFY AND APPROVE THE USE OF THE LOTS AND OUTLOTS AS SHOWN HEREON SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F AND DO HEREBY RATIFY AND APPROVE THE GRANTING TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS TO ERRECT OPERATE MAINTAIN REPAIR AND RENEW PALES WIRES CABLES CONDUITS AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON OVER THROUGH BOUNDARY LINES A 10 FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARIES OF ALL INTERIOR LOTS AND A 10 FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS SURVEYED PLATTED AND RECORDED NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS BUT THE SAME MAY BE USED FOR GARDENS SHRUBS EASEMENT USES OR RIGHTS HEREBY GRANTED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND ANY NATURAL GAS PROVIDER AND THEIR SUCCESSORS AND ASSIGNS TO ERRECT INSTALL OPERATE MAINTAIN REPAIR AND FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH UNDER AND ACROSS A 10 FOOT WIDE STRIP OF LAND ABUTTING ALL CURB SIDE STREETS AND ALONG ALL STREET AND SIDEWALKS AND EASEMENT WAYS BUT THE SAME MAY BE USED FOR GARDENS SHRUBS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED

IN WITNESS WHEREOF WE DO SET OUR HANDS
 PACIFIC RESERVE LLC
 JOSHUA GARTH
 MANAGER

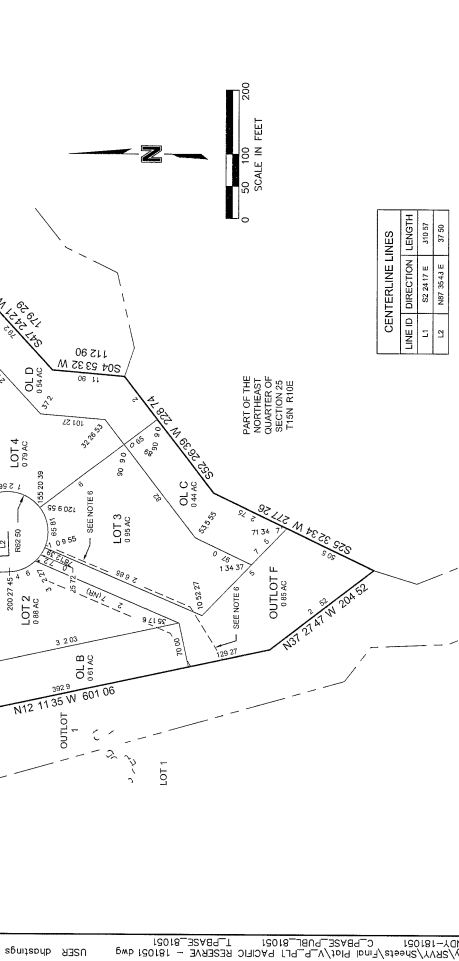
DOUGLAS COUNTY ENGINEER'S REVIEW
 THIS PLAT OF PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER

APPROVAL OF CITY PLANNING BOARD
 THIS PLAT OF PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F WAS APPROVED BY THE CITY PLANNING BOARD
 CHAIRMAN OF PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F AS TO THE DESIGN STANDARDS
 CITY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA NEBRASKA

REV	NO	DATE	REVISIONS DESCRIPTION



LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 15 NORTH RANGE 10 EAST OF THE 6TH P M DOUGLAS COUNTY NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF OUTLOT A, HAS A BEARING OF S 89° 45' 14\"/>

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 ON THIS 29th day of March 2019, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSHUA GARTH WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING INSTRUMENT AND WHOSE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE
- CURVE ACCESS SHALL BE PERMITTED ONTO PACIFIC STREET FROM LOTS 1 & 5 OUTLOTS A AND E
- A 115' NOI EASEMENT SHALL BE HEREBY GRANTED AS INDICATED ALONG CENTERLINE LINES OF THE EASEMENTS TO THESE STRUCTURES PATIOS DECKS STAIRS SETBACKS GARDENS OR OTHER STRUCTURES OCCUPIED BY OR SERVED AS A GATHERING PLACE OF PERSONS) AS FAR AWAY FROM TRAFFIC NOISE OF PACIFIC STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH STRUCTURES SHALL BE CONSIDERED TO BE IN COMPLIANCE WITH ALL APPLICABLE SANITARY SEWER EASEMENT WILL BE RECORDED, HAS SEPARATE DOCUMENT
- OUTLOT F WILL BE USED FOR STORM WATER FACILITIES. A BLANKET STORM AND DRAINAGE EASEMENT WILL BE RECORDED VIA SEPARATE DOCUMENT

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE (M)
- EXISTING EASEMENT LINE (R)
- DEEDED DISTANCE
- DEEDED DISTANCE (D)

CENTERLINE LINES

LINE ID	DIRECTION	LENGTH
L1	S 82° 24' 17\"/>	
L2	N 87° 54' 41\"/>	

REVISIONS

REV	NO	DATE	REVISIONS DESCRIPTION

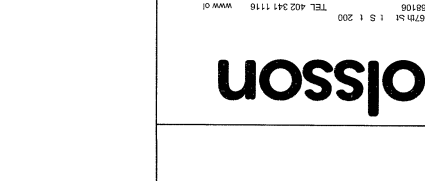
OMAHA NEBRASKA
 PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F
 FINAL PLAT

CITY ENGINEER
 J. Scott Clark
 3/28/19

CITY CLERK
 [Signature]
 3/28/19

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S PLAT AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE
 [Signature]
 3/28/19

SURVEYOR'S CERTIFICATION
 I, TERRY L. ROTHAZ, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREBY SHOWN WITH PERMANENT MONUMENTS, AS NOTED HEREON, HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS PACIFIC RESERVE LOTS 1 THRU 5 AND OUTLOTS A THRU F BEING A PART OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 15 NORTH RANGE 10 EAST OF THE 6TH P M DOUGLAS COUNTY NEBRASKA
 TERRY L. ROTHAZ
 2/26/19



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 WWW.O