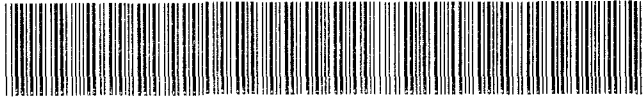




DEED 2010089955



OCT 01 2010 09:56 P 7

*Deed 4750 OC-29201 New*  
*OC-24207*

FEE \_\_\_\_\_ FB *01-60000/old*  
BKB *21.15.11/MB* COMP \_\_\_\_\_  
DEL *MB* SCAN \_\_\_\_\_ FV *PA*

*SWSW*

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/1/2010 09:56:11.39  
  
2010089955

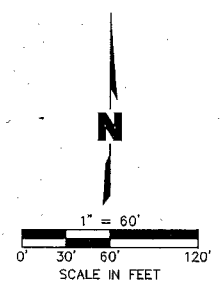
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Check Number  
*01514*

# 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
- o SECTION CORNER
- o FOUND PROPERTY CORNER
- o SET PROPERTY CORNER 5/8" REBAR 24" IN LENGTH W/2" ALUMINUM CAP LS 526
- x 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.

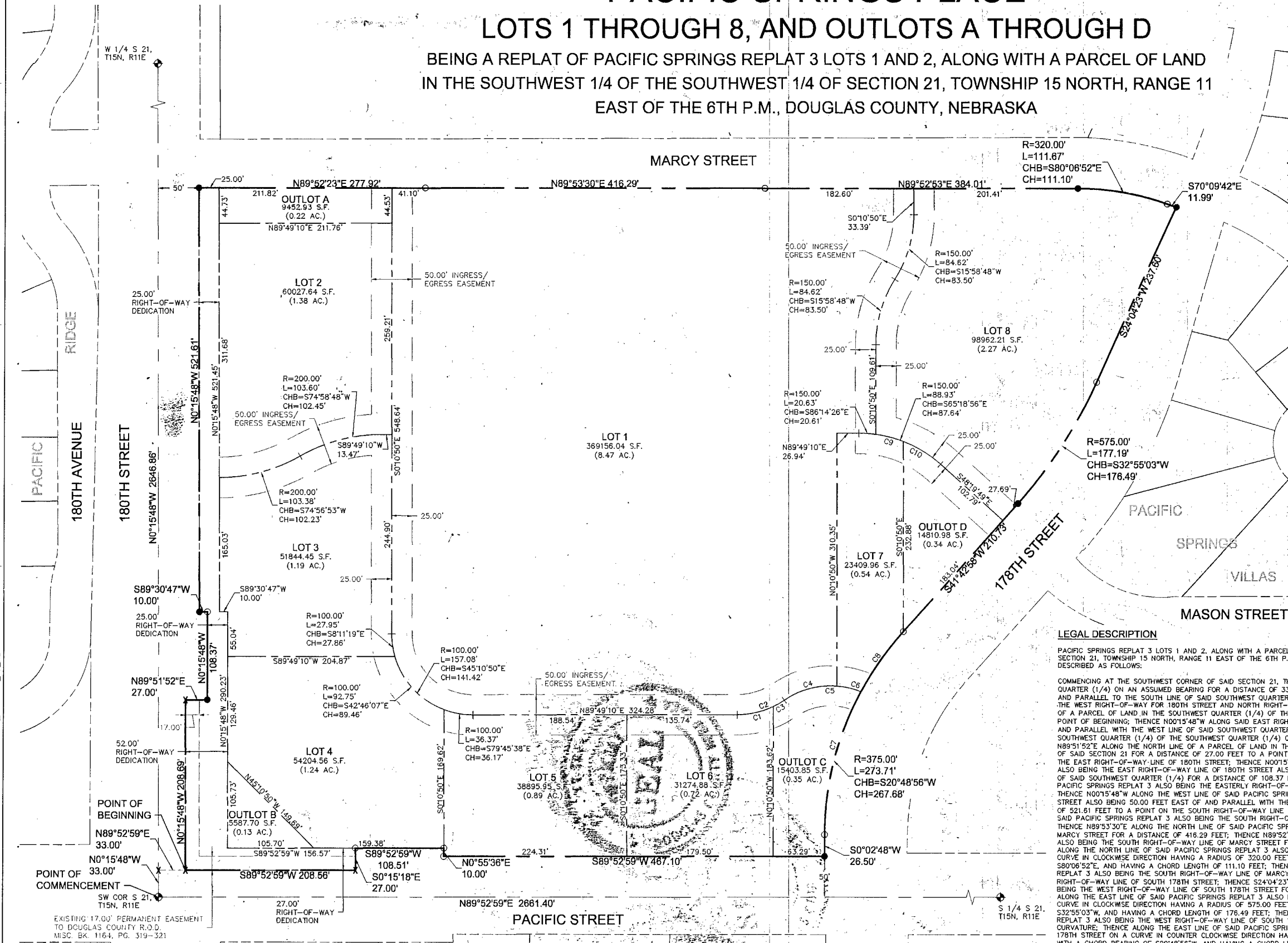
**CURVE TABLE**

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 FOR 180TH STREET AND NORTH RIGHT-OF-WAY FOR PACIFIC STREET ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER (1/4) OF 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 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; 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 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°30'47"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 SOUTH RIGHT-OF-WAY LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC 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 ON A CURVE IN COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 375.00 FEET, FOR A DISTANCE OF 210.73 FEET TO POINT OF CURVATURE; 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; THENCE N00°15'48"W ALONG THE SOUTH LINE OF SAID PACIFIC SPRINGS REPLAT 3 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF PACIFIC STREET FOR A DISTANCE OF 27.00 FEET; THENCE N89°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 NORTH 18°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 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET FOR A DISTANCE OF 27.00 FEET; 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 208.56 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*  
MICHAEL R. JOHNSON  
NEBRASKA L.S. 526

DATE: April 22nd 2010



**REVISIONS DESCRIPTION**

REV. NO.	DATE	DESCRIPTION

PACIFIC SPRINGS PLACE  
FINAL PLAT  
PACIFIC SPRINGS  
180TH STREET AND PACIFIC STREET

OMAHA, NEBRASKA

2009

drawn by: MDA  
checked by: KLN  
approved by: LJR  
QA/QC by:  
project no.: 008-0947  
drawing no.:  
date: 04-22-2010

**SHEET**  
1 OF 2

DWG. F:\Projects\008-0947\008-0947\_VFinal\_Plat\_180947\_PLAT.dwg USER: mbickford  
 DATE: Apr 22, 2010 2:10pm REFERENCE: 60947\_PBASE MICHAEL\_R\_JOHNSON\_L.S.526

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