



BK 2033 PG 102



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RECEIVED
MAY 23 2 45 PM '96

GEORGE J. BROWN, JR.
REGISTER OF DEEDS
DOUGLAS

PACIFIC SPRINGS LOTS 1 THRU 33, INCLUSIVE

PART OF THE SW 1/4 OF SECTION 21, T 15 N, R 11 E OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA

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 26 DAY OF May, 1995 A.D.

David Leader
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 17 DAY OF May, 1995 A.D.

John J. Spence
CHAIRPERSON

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS (LOTS 1 THRU 33, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 28 DAY OF September, 1995 A.D.

Robert J. Horak
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 27 DAY OF May, 1995 A.D.

Ray P. Whumann
CITY ENGINEER

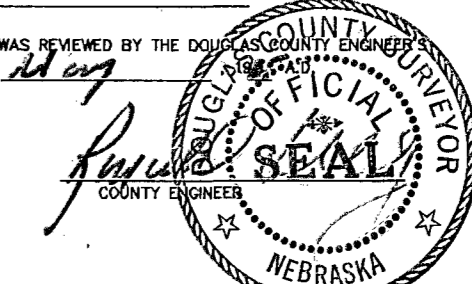
OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF PACIFIC SPRINGS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 10 DAY OF November, 1995 A.D.

Hal Stach
CITY COUNCIL PRESIDENT

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF PACIFIC SPRINGS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 10 DAY OF May, 1995 A.D.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, LANOHA-PACIFIC DEVELOPMENT, INC., DAVID F. LANOHA, PRESIDENT, OWNERS AND PROPRIETORS, AND FIRST NATIONAL BANK OF OMAHA, ROBERT J. HORAK, VICE-PRESIDENT, MORTGAGEE, OF THE LAND EMBRACED 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 SHOWN (LOTS 1 THRU 33, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR 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 AND 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 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; 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 CUL-DE-SAC STREETS. WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 12 DAY OF May, 1995 A.D.

FOR: *David F. Lanoha*
DAVID F. LANOHA, PRESIDENT
LANOHA-PACIFIC DEVELOPMENT, INC.

Robert J. Horak
ROBERT J. HORAK, VICE-PRESIDENT
FIRST NATIONAL BANK OF OMAHA

SHEET 1 OF 1
KM M940738

NOTES

- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 398 UNLESS SHOWN OTHERWISE.
- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- DIRECT VEHICULAR ACCESS FROM LOTS 30, 31 AND 32 ONTO PACIFIC STREET AND FROM LOTS 32 AND 33 ONTO 180TH STREET WILL NOT BE ALLOWED.

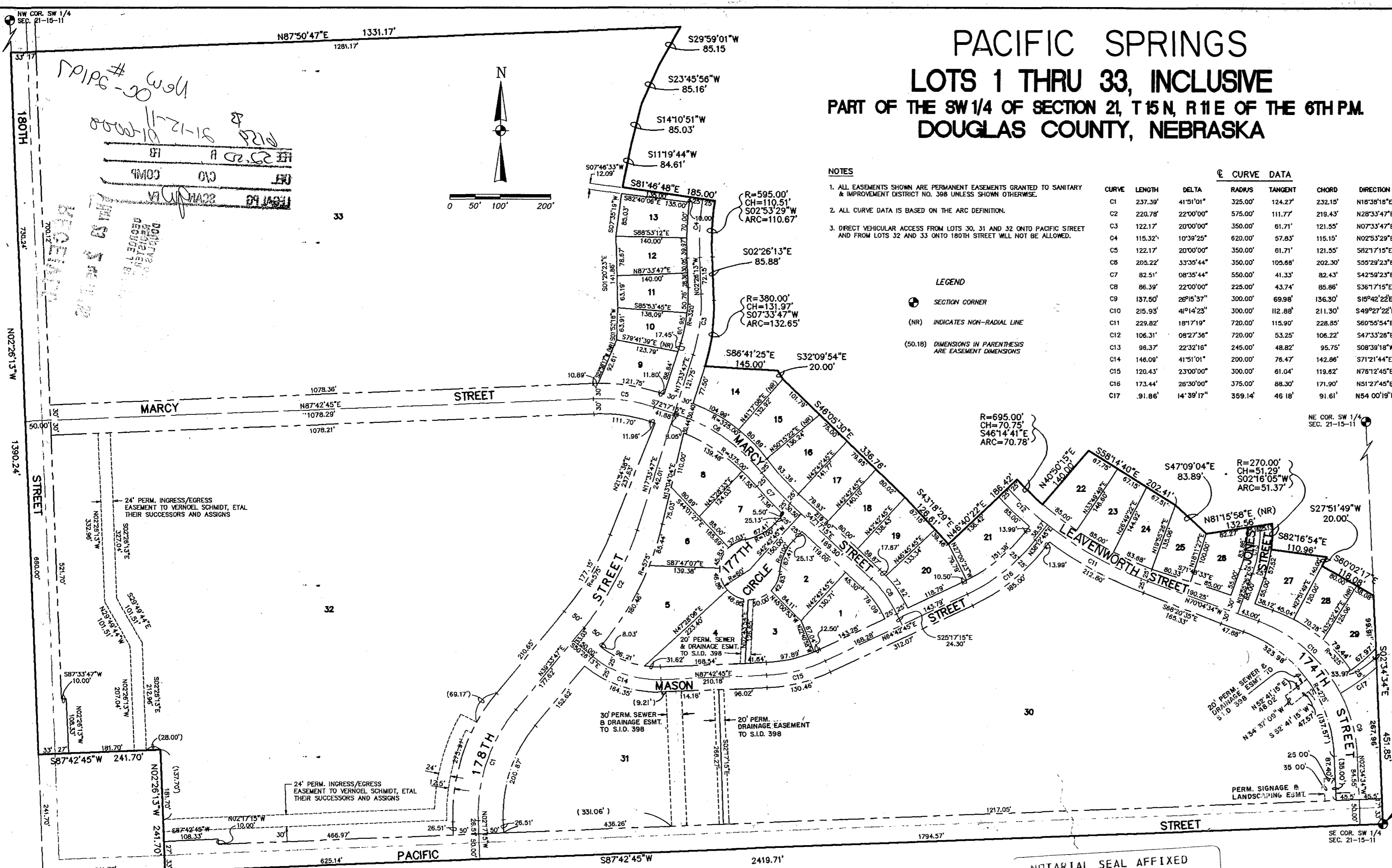
CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD	DIRECTION
C1	237.39'	41°31'01"	325.00'	124.27'	232.15'	N18°38'18"E
C2	228.78'	22°00'00"	575.00'	111.77'	219.43'	N28°33'47"E
C3	122.17'	20°00'00"	350.00'	61.71'	121.55'	N07°33'47"E
C4	115.32'	10°38'25"	620.00'	57.83'	115.15'	N02°53'29"E
C5	122.17'	20°00'00"	350.00'	61.71'	121.55'	S82°17'15"E
C6	205.22'	33°35'44"	350.00'	109.88'	202.30'	S02°29'23"E
C7	82.51'	08°35'44"	550.00'	41.33'	82.43'	S42°59'23"E
C8	86.39'	22°00'00"	225.00'	43.74'	85.88'	S36°17'15"E
C9	197.60'	26°16'37"	300.00'	69.98'	196.30'	S18°42'22"E
C10	215.93'	4°14'23"	300.00'	112.88'	211.30'	S49°27'22"E
C11	229.82'	18°17'19"	720.00'	115.90'	228.85'	S69°55'54"E
C12	106.31'	08°27'36"	720.00'	53.25'	106.22'	S47°33'28"E
C13	98.37'	22°32'16"	245.00'	48.82'	95.75'	S08°38'18"W
C14	146.09'	41°51'01"	200.00'	76.47'	142.06'	S71°21'44"E
C15	120.43'	23°00'00"	300.00'	61.04'	118.42'	N78°12'45"E
C16	173.44'	28°30'00"	375.00'	88.30'	171.90'	N51°27'45"E
C17	91.86'	14°39'17"	359.14'	46.18'	91.61'	N54°00'19"E

LEGEND

SECTION CORNER

(NR) INDICATES NON-RADIAL LINE

(50.18) DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS



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 (3/8-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 SOUTHEAST 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 SOUTH LINE OF SAID SECTION 21, S87°42'45"W (ASSUMED BEARING), 2419.71' FEET; THENCE N02°26'13"W, 241.70' FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N02°28'13"W, 1390.24' FEET; THENCE S29°59'01"W, 85.15' FEET; THENCE S22°45'56"W, 85.16' FEET; THENCE S14°10'51"W, 85.03' FEET; THENCE S11°19'44"W, 84.61' FEET; THENCE S07°46'33"W, 12.09' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 595.00' FEET AND A CHORD BEARING S02°53'29"W, 110.51' FEET, AN ARC DISTANCE OF 110.67' FEET; THENCE S02°26'13"E, 85.88' FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 380.00' FEET AND A CHORD BEARING S07°33'47"W, 138.09' FEET, AN ARC DISTANCE OF 132.65' FEET; THENCE S86°41'25"E, 145.00' FEET; THENCE S32°09'54"E, 20.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 895.00' FEET AND A CHORD BEARING S46°14'41"E, 70.75' FEET, AN ARC DISTANCE OF 70.78' FEET; THENCE S46°14'41"E, 70.75' FEET; THENCE S47°09'04"E, 83.89' FEET; THENCE N81°55'58"E (NR), 20.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 270.00' FEET AND A CHORD BEARING S02°16'05"W, 51.29' FEET, AN ARC DISTANCE OF 51.37' FEET; THENCE S82°16'05"W, 51.29' FEET; THENCE S27°51'49"W, 20.00' FEET; THENCE S02°21'7"E, 118.00' FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S02°34'34"E, 451.80' FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 69.59 ACRES, MORE OR LESS.

DATED THIS 12 DAY OF May, 1995 A.D.



Charles W. Ahern
CHARLES W. AHERN
REGISTERED LAND SURVEYOR L.S. 112

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 12 DAY OF May, 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 22 DAY OF Nov, 1994 A.D.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 12 DAY OF May, 1995 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED ROBERT J. HORAK, VICE-PRESIDENT, FIRST NATIONAL BANK OF OMAHA, 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 10 DAY OF December, 1995 A.D.

KIRKHAM MICHAEL AND ASSOCIATES
910 WEST DODGE ROAD - P.O. BOX 24829, OMAHA, NE 68124-0029
402-383-5630 FAX NO. 402-255-3860

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

EXPIRES NOV. 20, 1996
EXPIRES DEC. 29, 1999