PACIFIC SPRINGS VISTA

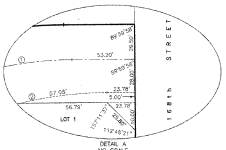
LOTS 1 THROUGH 15

A PLATTING OF PART OF THE SE 1/4 OF SECTION 21, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

NOTES:

1. THE INTERSECTION OF PACIFIC STREET AND 169TH STREET WILL BE A RIGHT-IN/RIGHT-OUT ENTRANCE.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO PACIFIC STREET ACROSS THE SOUTH LINES OF FROM LOTS 5 THROUGH 8.
3. THERE SHALL BE ONE DIRECT VEHICULAR ACCESS ONTO 168TH STREET AT THE COMMON LINE OF LOTS 2 AND 3.
4. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

SEWER EASEMENT (SEE RECORDED INSTRUMENT)

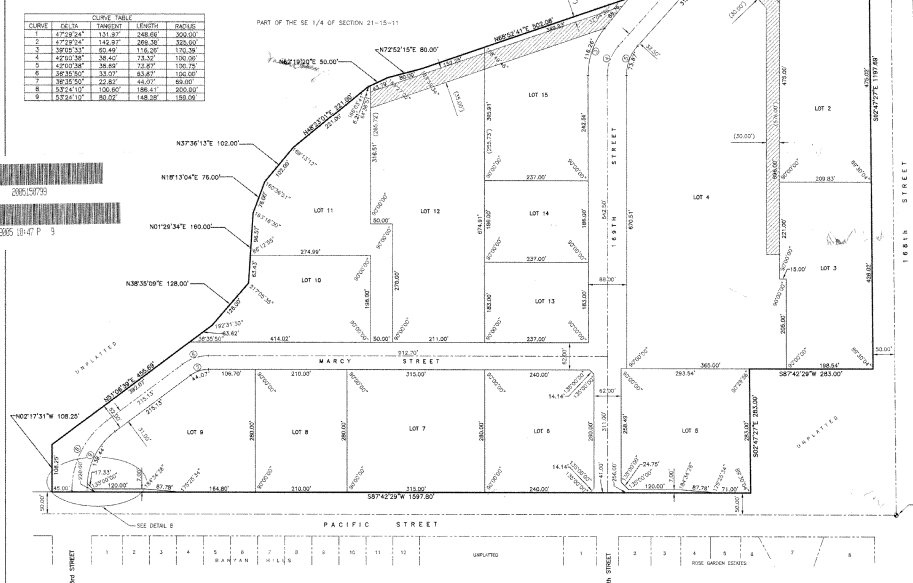


DETAIL A
NO SCALE

DETAIL B
NO SCALE

0' 50' 100' 200'
SCALE IN FEET

CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	47°28'24"	131.87'	248.68'	300.00'
2	47°28'24"	142.97'	269.36'	325.00'
3	59°05'33"	60.49'	116.09'	170.39'
4	42°10'38"	38.40'	73.32'	100.00'
5	42°10'38"	38.89'	73.87'	100.75'
6	36°35'50"	33.07'	63.67'	100.00'
7	36°35'50"	22.82'	44.07'	69.00'
8	53°24'10"	106.80'	186.41'	200.00'
9	53°24'10"	80.02'	148.38'	159.06'



DEED
2005150735
NOV 30 2005 10:47 P 3

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS PACIFIC SPRINGS VISTA, LOTS 1 THROUGH 15, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 21, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE 1/4; THENCE S87°49'58"W (ASSUMED BEARING) 50.00 FEET ON THE NORTH LINE OF SAID SE 1/4; THENCE S02°47'27"E 1104.33 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4; THENCE S02°47'27"E 1197.68 FEET ON A LINE 333.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 AND ON THE WEST LINE OF 168TH STREET TO THE POINT OF BEGINNING; THENCE CONTINUING S02°47'27"E 1197.69 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 AND ON THE WEST LINE OF 168TH STREET TO A POINT 333.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; THENCE S87°42'29"W 283.00 FEET ON A LINE 333.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4; THENCE S02°47'27"E 283.00 FEET ON A LINE 333.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; SAID POINT BEING ON THE NORTH LINE OF PACIFIC STREET; THENCE S87°42'29"W 1597.80 FEET ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF PACIFIC STREET TO A POINT 730.18 FEET EAST OF THE WEST LINE OF SAID SE 1/4; THENCE N02°17'31"W 108.28 FEET; THENCE N51°06'39"E 455.69 FEET; THENCE N38°35'09"E 128.00 FEET; THENCE N01°29'34"E 160.00 FEET; THENCE N18°13'04"E 78.00 FEET; THENCE N37°36'13"E 102.00 FEET; THENCE N48°23'01"E 221.00 FEET; THENCE N62°19'20"E 80.00 FEET; THENCE N72°52'15"E 80.00 FEET; THENCE N87°21'31"E 502.68 FEET; THENCE N38°48'02"E 330.00 FEET; THENCE N89°20'20"E 41.85 FEET; THENCE NORTHEASTERLY ON A NON-TANGENT 350.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N65°47'51"E, CHORD DISTANCE 255.54 FEET, AN ARC DISTANCE OF 261.59 FEET; THENCE N87°12'31"E 60.00 FEET TO THE POINT OF BEGINNING.

NEBRASKA SURVEYING
LS-475
DAVID H. NEFF
NEBRASKA R.L.S. 475

JANUARY 4, 2005
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, KS PHOENIX, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PACIFIC SPRINGS VISTA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE 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, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS (NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN UTILITY EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

KS PHOENIX, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

BY: FRANK R. KRIJCI, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2005 BY FRANK R. KRIJCI, MEMBER OF KS PHOENIX, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID NEBRASKA LIMITED LIABILITY COMPANY.

GENERAL NOTARY - State of Nebraska
MARILYN J. ELLINGSON
My Comm. Exp. March 3, 2008

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO RECORD OF SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 18 DAY OF Oct, 2005.

DEPUTY

SEAL

DOUGLAS COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING

THIS PLAT OF PACIFIC SPRINGS VISTA WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 2nd DAY OF February, 2005.

CHAIRMAN

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS VISTA ON THIS 27th DAY OF JULY, 2005.

CITY ENGINEER

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

November 22nd, 2005
DATE:

CITY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PACIFIC SPRINGS VISTA WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 4th DAY OF October, 2005.

MAYOR

PRESIDENT

CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

11/14/2005
DATE:

DOUGLAS COUNTY ENGINEER

SCALE:	1"=100'
DATE:	JAN. 4, 2005
DRAWN BY:	JKZ
CHECKED BY:	DRN
REVISION:	

PACIFIC SPRINGS VISTA

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TDD@TDD.COM WEB: WWW.TDD.COM

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A169173A.DWG

G21 #23
Pacific Springs Vista