

PACIFIC HEIGHTS REPLAT III

(LOTS 1 thru 15 INCLUSIVE)

A REPLAT OF LOT 1, BLOCK 1, IN PACIFIC HEIGHTS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

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A REPLAT OF A PART OF LOT 1, BLOCK 1, IN PACIFIC HEIGHTS, A PLATTED
AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

DEDICATION AND RATIFICATION OF REPLAT

KNOW ALL MEN BY THESE PRESENTS:

That we, South Pacific Center Inc., a Nebraska corporation, John G. Peterson, President, sole owner and proprietor 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 Heights Replat III, the lots to be numbered as shown (Lots 1 through 15 inclusive), and we approve the disposition of the property as shown on this plat, and we hereby dedicate to the public for the public use the street as shown. We do grant a perpetual license 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 the Northwestern Bell Telephone Company their successors and assigns, to erect and operate, maintain, repair and, renew underground cables or conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for carrying and transmission of signals and sounds of all kinds including signals provided by a Cable Television System, for light, heat, power and for the transmission of signals and sounds of all kinds including signals provided by a Cable Television System, and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of all lots; and eight (8) foot wide strip of land abutting the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The area exterior lots is herein defined as those lots forming the outer perimeter of the described addition. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns to erect, install, operate, maintain, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets. No permanent building or retaining 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 21st day of June, 1983 A.D.

SOUTH PACIFIC CENTER INC.

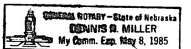
John G. Peterson
JOHN G. PETERSON, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

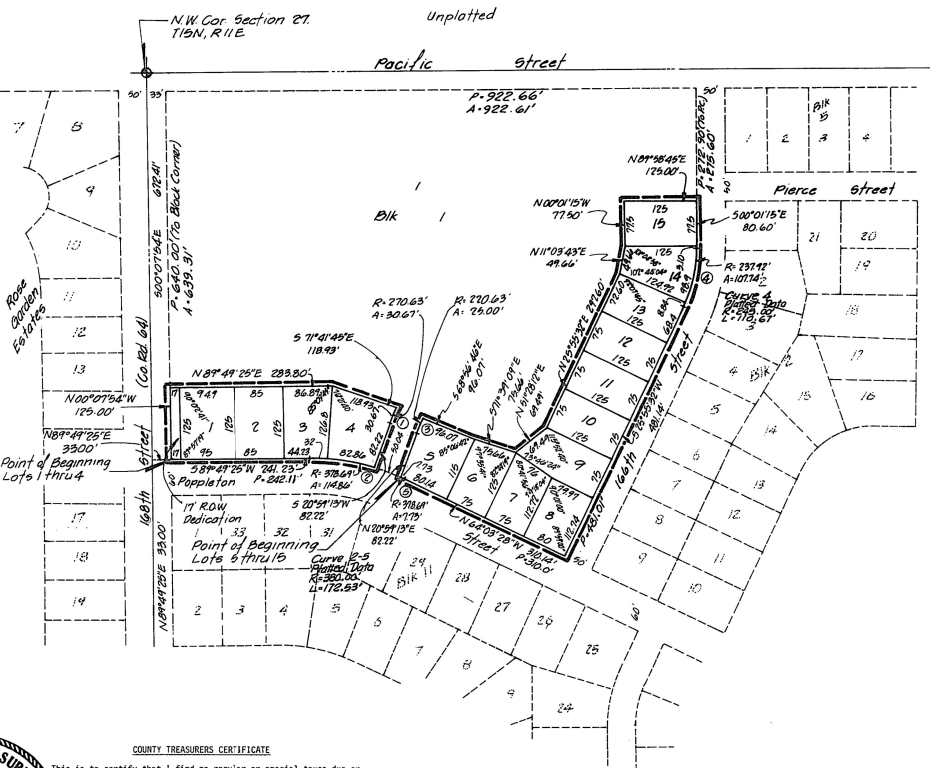
STATE OF Nebraska
COUNTY OF Douglas
On this 21st day of June, 1983, A.D. before me as a Notary Public in and for said county, personally came the above named John G. Peterson, President of South Pacific Center Inc. who is personally known to me to be the identical person whose name is affixed to the Dedication of this plat and he acknowledged the signing of said Dedication to be his voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal the last date of foresaid.

Dennis R. Miller
Dennis R. Miller
Notary Public
My commission expires on the 8th day of May, 1985 A.D.



SCALE: 1 INCH = 100 FEET
DWG. NO. 234502
DATE: JUNE 17, 1983



OMAHA CITY COUNCIL ACCEPTANCE

This plat of Pacific Heights Replat III (Lots 1 through 15 inclusive) was approved and accepted by the City Council of Omaha this 11th day of July, 1983, A.D.

Michael P. ...
City Clerk
Bernice Simon
City Council President

APPROVAL OF CITY PLANNING BOARD

This plat of Pacific Heights Replat III (Lots 1 through 15 inclusive) was approved by the City Planning Board of the City of Omaha this 13th day of JULY, 1983, A.D.

James F. Black
Chairman

COUNTY TREASURERS 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 is shown by the records of this office.

Dated this 21st day of June, 1983, A.D.
John J. Howell
County Treasurer

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Pacific Heights Replat III (Lots 1 through 15 inclusive) as to the Design Standards this day of July, 1983, A.D.

Roy A. Heumann
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 4th day of July, 1983, A.D.

Roy A. Heumann
City Engineer

CURVE NO.	DELTA	I	R	D	L
1	06°29'32"	15.35	270.63	21.7092	30.67
2	17°22'40"	57.87	378.69	15.12985	114.86
3	06°29'32"	12.51	220.63	25.96867	25.00
4	25°56'47"	54.81	237.92	24.08159	107.74
5	01°10'13"	3.87	378.69	15.12985	7.73

COUNTY SURVEYOR'S CERTIFICATE

This plat of Pacific Heights Replat III (Lots 1 through 15 inclusive) was reviewed by the Douglas County Surveyor's Office on this 26th day of July, 1983, A.D.



Shelby A. ...
Douglas County Surveyor

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE ACCURATELY SURVEYED AND STAKED THE SUBDIVISION DESCRIBED HEREIN WITH IRON PIPE AT ALL CORNERS OF ALL LOTS, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS PACIFIC HEIGHTS REPLAT III (LOTS 1 THROUGH 15, INCLUSIVE) AND IS A REPLAT OF A PART OF LOT 1, BLOCK 1, ALL IN PACIFIC HEIGHTS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 4, INCLUSIVE

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE SOUTH 00°07'54" EAST ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 672.41 FEET; THENCE NORTH 89°49'25" EAST A DISTANCE OF 33 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 166TH STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 00°07'54" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 166TH STREET A DISTANCE OF 125.00 FEET, THENCE NORTH 89°49'25" EAST A DISTANCE OF 283.80 FEET THENCE SOUTH 77°41'45" EAST A DISTANCE OF 318.93 FEET TO A POINT ON A CURVE, THENCE SOUTHWESTERLY ALONG A 270.63-FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 30.67 FEET (CHORD BEARING SOUTH 24°14'01" WEST AND CHORD DISTANCE 30.65 FEET) TO A POINT OF TANGENCY, THENCE SOUTH 20°59'13" WEST A DISTANCE OF 82.22 FEET TO A POINT ON A CURVE, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET, THENCE WESTERLY ALONG A 378.69-FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 114.86 FEET (CHORD BEARING NORTH 81°29'15" WEST AND CHORD DISTANCE 114.42 FEET) TO A POINT OF TANGENCY, THENCE SOUTH 89°49'25" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET A DISTANCE OF 241.23 FEET TO THE POINT OF BEGINNING.

LOTS 5 THROUGH 15, INCLUSIVE

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE SOUTH 00°07'54" EAST ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 672.41 FEET; THENCE NORTH 89°49'25" EAST A DISTANCE OF 33 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 166TH STREET, THENCE CONTINUING NORTH 89°49'25" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET A DISTANCE OF 241.23 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG A 378.69-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 164.90 (CHORD BEARING SOUTH 77°42'07" EAST AND CHORD DISTANCE 163.60 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 20°59'13" EAST A DISTANCE OF 82.22 FEET TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A 220.63-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 25.00 FEET (CHORD BEARING NORTH 24°13'53" EAST AND CHORD DISTANCE 24.99 FEET); THENCE SOUTH 68°56'45" EAST A DISTANCE OF 96.07 FEET, THENCE SOUTH 72°39'09" EAST A DISTANCE OF 75.66 FEET, THENCE NORTH 53°28'12" EAST A DISTANCE OF 69.46 FEET; THENCE NORTH 25°55'32" EAST A DISTANCE OF 297.60 FEET; THENCE NORTH 11°03'43" EAST A DISTANCE OF 49.66 FEET; THENCE NORTH 00°01'15" WEST A DISTANCE OF 77.50 FEET; THENCE NORTH 89°58'45" EAST A DISTANCE OF 125 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 166TH STREET; THENCE SOUTH 00°01'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 166TH STREET, A DISTANCE OF 80.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 237.92-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 107.74 FEET (CHORD BEARING SOUTH 12°57'08" WEST, CHORD DISTANCE 106.82 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 25°55'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 481.41 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 166TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET; THENCE NORTH 64°03'28" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF POPPLETON STREET A DISTANCE OF 310.14 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A 378.69-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 7.73 FEET (CHORD BEARING NORTH 64°28'40" WEST AND CHORD DISTANCE 7.73 FEET) TO THE POINT OF BEGINNING.

DATE: 6-21-83

Shelby A. ...
SURVEYOR
L.S. 125



RECORDED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
ON THE 22nd DAY OF November, 1983, BY P. V. ...
C. HAROLD OSTLER, REGISTER OF DEEDS