

PACIFIC HEIGHTS REPLAT IV (LOTS 1 THRU 36 INCLUSIVE)

BOOK 1754 PAGE 605

A replat of a part of Lot 1, Block 1, in Pacific Heights, and Lot 4, Pacific Heights Replat III, both platted and recorded subdivisions in Douglas County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision embraced hereon and that a bond has been furnished to the City of Omaha to insure that permanent markers will be set at all boundary points, lot curves, angle points and ends of all curves in this subdivision to be known as Pacific Heights Replat IV, being a replat of that part of Lot 1, Block 1, Pacific Heights and all of Lot 4, Pacific Heights Replat III, being additions in the Northwest Quarter of Section 27, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 89°59'54" East (an assumed bearing) for 522.61 feet along the North line of said Lot 1; thence South 00°01'15" East for 195.0 feet along the West right-of-way line of 166th Street; thence South 89°58'44" West for 325.0 feet along the North line of Lot 15, Pacific Heights Replat III; thence South 00°01'15" East for 77.50 feet along the West line of said Lot 15; thence South 22°03'42" West for 49.65 feet along the West line of Lot 14, Pacific Heights Replat III; thence South 25°55'32" West for 237.60 feet along the West line of Lots 10 thru 13, inclusive, Pacific Heights Replat III; thence South 53°28'11" West for 69.49 feet along the West line of Lot 9, Pacific Heights Replat III; thence North 72°39'11" West for 75.66 feet along the North line of Lot 5, Pacific Heights Replat III; thence North 66°56'46" West for 96.07 feet along the North line of Lot 5, Pacific Heights Replat III; thence South 53°28'11" West for 25.00 feet along the West line of said Lot 5 and along a 220.63-foot radius curve to the left (having a chord bearing South 24°13'57" West for 24.99 feet) for an arc distance of 25.00 feet; thence continuing along the West line of said Lot 5, South 20°59'13" West for 82.22 feet; thence West along the Northernly right-of-way line of Poppleton Street and along a 378.69-foot radius curve to the left (having a chord bearing North 79°16'53" West for 132.22 feet) for an arc distance of 132.90 feet; thence North 04°39'54" East for 326.80 feet along the East line of Lot 3, Pacific Heights Replat III; thence South 89°49'25" West for 283.80 feet along the North line of Lots 1, 2 and 3, Pacific Heights Replat III; thence North 00°07'54" West for 514.31 feet along the West line of Lot 1, Block 1, Pacific Heights, to the Point of Beginning.

Date 3-14-84
Gary D. Tinkham R.L.S. No. 365



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 IV, the lots to be numbered as shown (Lots 1 through 36 inclusive), and we approve of the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets as shown. We do 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 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 electric current 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 term 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, repair and renew pipelines, hydrants, and other related facilities 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 3rd day of March, 1984 A.D.

SOUTH PACIFIC CENTER INC.

John G. Peterson
JOHN G. PETERSON, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska
COUNTY OF El Paso } 55

On this 13th day of March, 1984, before me, a Notary Public in and for said County and State, 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 acknowledges 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 aforesaid.

Carole Ann Hays
NOTARY PUBLIC

My Commission expires on the 17th day of December, 1985.

COUNTY TREASURER'S CERTIFICATE

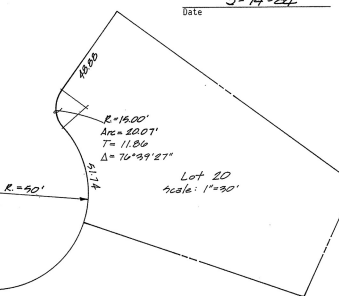
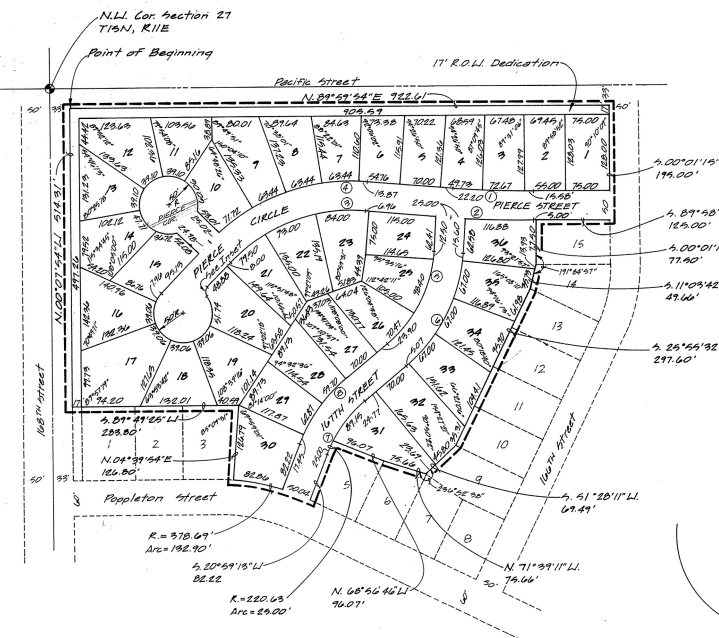
This is to certify that I find no regular or irregular or delinquent against the property described in this certificate and embraced in this plat as shown on this office.

Dated this 20th day of March, 1984.
John G. Peterson
County Treasurer

COUNTY SURVEYOR'S CERTIFICATE

This plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive) was reviewed by the Douglas County Surveyor's Office on this 2 day of April, 1984, A.D.

Alfred J. ...
County Surveyor



CURVE NO.	R	Δ	I	D	L
1.	1769.99'	4°27'59"	69.02	3°14'13"	137.98'
2.	1819.99'	4°27'59"	70.98	3°08'53"	141.88'
3.	288.65'	50°54'52"	137.41	19°50'59"	256.50'
4.	338.65'	50°54'52"	161.22	16°55'09"	300.93'
5.	225.00'	46°11'06"	95.94	25°27'53"	181.37'
6.	275.00'	46°11'06"	117.26	20°50'05"	221.67'
7.	220.63'	29°38'38"	58.38	25°58'07"	114.15'
8.	270.63'	29°38'38"	71.62	23°55'09"	140.02'

NOTE: No Ingress or Egress shall be permitted from the North or West sides of Lots 1 through 17, on the lots shown herein, to Pacific Street or 166th Street.

APPROVAL OF CITY PLANNING BOARD

This plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive), was approved by the City Planning Board of the City of Omaha this 11th day of April, 1984, A.D.

Leon F. Blah
Chairman

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive), was approved and accepted by the City Council of Omaha this 3 day of July, 1984.

Michael Boyle Mayor
Mary Jo Higgins Clerk
Bernie Simon City Council President

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive), as to the Design Standards this 5th day of April, 1984, A.D.

Ronald R. ...
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 26th day of April, 1985, A.D.

Ronald R. ...
City Engineer

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
DAY OF April, 1984 at 11:26 A.M. GEORGE J. BUSCH, CLERK, REGISTER OF DEEDS

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS • ENGINEERS • PLANNERS

DATE: March 27, 1984

JOB NO. 234502

SHEET

OF

NAME OF ADDITION: PACIFIC HEIGHTS REPLAT IV

LOTS 1 THRU 36 Inc.

Legal Description: A REPLAT OF A PART OF LOT 1, BLOCK 1 and LOT 4 in PACIFIC HEIGHTS REPLAT III both platted and recorded SUBDIVISION in DOUGLAS COUNTY, NEBRASKA.

PLAT IN BACK OF BOOK

DEED _____ BOOK 90 PAGE 189

MORTGAGE _____ BOOK 90 PAGE 189

PLAT _____ BOOK 1754 PAGE 605

PLAT CABINET
3-51

ROLODEX

#45

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

8 DAY OF May 1985 AT 1:26 PM. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS

\$24.00

PACIFIC HEIGHTS REPLAT IV

(LOTS 1 THRU 36 INCLUSIVE)

A replat of a part of Lot 1, Block 1, in Pacific Heights, and Lot 4, Pacific Heights Replat III, both platted and recorded subdivisions in Douglas County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision embraced hereon and that a bond has been furnished to the City of Omaha to insure that permanent markers will be set at all boundary points, lot curves, angle points and ends of all curves in this subdivision to be known as Pacific Heights Replat IV, being a replat of that part of Lot 1, Block 1, Pacific Heights and of Lot 4, Pacific Heights Replat III, being additions in the Northwest Quarter of Section 27, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, as more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 89°59'54" East (an assumed bearing) for 92.63 feet along the North line of said Lot 1; thence South 00°01'15" East for 195.0 feet along the West right-of-way line of 166th Street; thence South 89°58'44" West for 125.0 feet along the North line of Lot 15, Pacific Heights Replat III; thence South 00°01'15" East for 77.50 feet along the West line of said Lot 15; thence South 11°03'42" West for 49.66 feet along the West line of Lot 14, Pacific Heights Replat III; thence South 29°55'32" West for 297.60 feet along the West line of Lots 10 thru 13, inclusive, Pacific Heights Replat III; thence South 53°28'11" West for 69.49 feet along the West line of Lot 9, Pacific Heights Replat III; thence North 71°39'11" West for 75.66 feet along the North line of Lot 6, Pacific Heights, Replat III; thence North 66°56'46" West for 96.07 feet along the North line of Lot 5, Pacific Heights Replat III; thence Southerly along the West line of said Lot 5 and along a 220.63-foot radius curve to the left (having a chord bearing South 24°13'57" West for 24.99 feet) for an arc distance of 25.00 feet; thence continuing along the West line of said Lot 5, South 20°59'13" West for 82.22 feet; thence Westerly along the Northerly right-of-way line of Poppleton Street and along a 378.69-foot radius curve to the left (having a chord bearing North 79°14'53" West for 132.22 feet) for an arc distance of 132.90 feet; thence North 04°39'54" East for 126.80 feet along the East line of Lot 3, Pacific Heights Replat III; thence South 89°49'25" West for 283.80 feet along the North line of Lots 1, 2 and 3, Pacific Heights Replat III; thence North 00°07'54" West for 54.33 feet along the West line of Lot 1, Block 1, Pacific Heights, to the Point of Beginning.

5-14-84

Gary D. Thinkham
GARY D. THINKHAM
STATE OF 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 IV, the lots to be numbered as shown (Lots 1 through 36 inclusive), and we approve of the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets as shown. We do 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 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 electric current 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 term 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, repair and renew pipelines, hydrants, and other related facilities 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 12th day of March, 1984 A.D.

SOUTH PACIFIC CENTER INC.

John G. Peterson
JOHN G. PETERSON, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF Colorado
COUNTY OF El Paso

On this 13th day of March, 1984, before me, a Notary Public in and for said County and State, 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 acknowledges 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 aforesaid.
My Commission expires on the 17th day of Dec, 1985.

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.

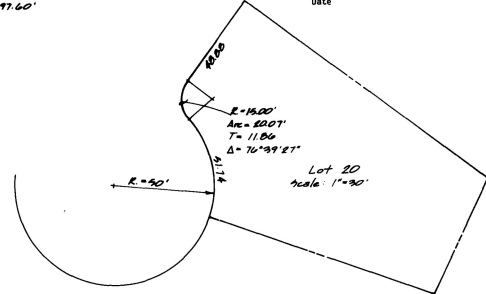
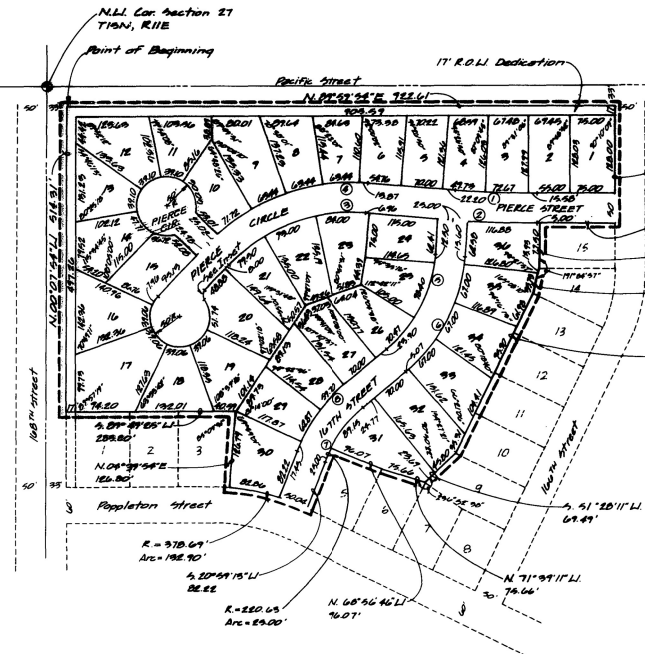
Dated this 20th day of March, 1984.
Sam J. Howell
S.A. J. HOWELL, County Treasurer

COUNTY SURVEYOR'S CERTIFICATE

This plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive) was reviewed by the Douglas County Surveyor's Office on this 2nd day of April, 1984 A.D.



Shirley A. Bunker
Douglas County Surveyor



CURVE DATA

CURVE NO	R	Δ	L	D	L
1.	1769.99'	4°27'59"	69.02	3°14'13"	137.98'
2.	1819.99'	4°27'59"	70.98	3°08'53"	141.88'
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8.	270.63'	29°38'38"	71.62	21°55'09"	140.02'

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APPROVAL OF CITY PLANNING BOARD
This plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive), was approved by the City Planning Board of the City of Omaha this 11th day of April, 1984, A.D.

John R. Blah
Chairman

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive), as to the Design Standards this 5th day of April, 1984, A.D.

Randy P. Heermann
City Engineer

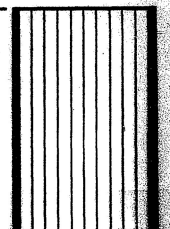
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 16th day of April, 1985, A.D.

Randy P. Heermann
City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Pacific Heights Replat IV (Lots 1 through 36, inclusive), was approved and accepted by the City Council of Omaha this 3rd day of July, 1984, A.D.

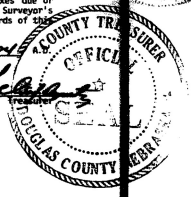
Nicholas Boyle
Barbie Lemm
City Council President



RECEIVED
1985 MAY 8 PM 1:26
GARY D. THINKHAM
REGISTERED PROFESSIONAL
LAND SURVEYOR
DOUGLAS COUNTY, NEBRASKA

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Comped 22-289
MC 1
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69-385-89-35



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