

PACIFIC MEADOWS 3RD ADDITION

LOTS 1 THROUGH 49, INCLUSIVE, AND OUTLOT 1
BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE
6TH P.M., IN DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been set at all angle points and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all lot and street corners, angle points and ends of curves in said subdivision to be known as PACIFIC MEADOWS 3RD ADDITION (Lots 1 through 49, inclusive and Outlot 1) being a platting of the part of the Southwest Quarter of Section 22, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of the said SW 1/4 of Section 22, which is also the Southeast corner of Lot 227, PACIFIC MEADOWS 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Thence North 69°59'10" West (bearings referenced to the Final Plat of PACIFIC MEADOWS 2ND ADDITION) for 946.65 feet along the South line of said PACIFIC MEADOWS 2ND ADDITION and the North line of the said SW 1/4 of Section 22; Thence South 27°55'24" East for 143.85 feet; Thence South 20°00'46" East for 317.60 feet; Thence South 39°26'45" East for 212.99 feet; Thence South 30°11'02" East for 349.30 feet; Thence South 27°15'50" East for 436.06 feet; Thence South 64°44'09" East for 253.23 feet; Thence South 20°03'38" East for 63.60 feet to the East line of the said SW 1/4 of Section 22 and the West line of PACIFIC MEADOWS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 00°07'46" East for 1443.07 feet to the Point of Beginning. Contains 18.87 acres.

Date March 9, 1992

Robert D. Proett, L.S. #379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, PACIFIC MEADOWS III LIMITED PARTNERSHIP, a Nebraska Limited Partnership, OWNER, being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as PACIFIC MEADOWS 3RD ADDITION; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications, and to 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, downguts 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5) foot wide strip of land abutting all front and side boundary lot lines; an eight (8) foot wide strip of land adjoining the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and an eight (8) foot wide strip of land adjoining those boundary lines of Outlot 1 that are adjacent to platted 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, 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 buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described easement ways, but the same may be used to gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

PACIFIC MEADOWS III, LIMITED PARTNERSHIP,
A Nebraska Limited Partnership, OWNER
By: DODGE DEVELOPMENT, INC.
A Nebraska Corporation, General Partner
W. L. Morrison, Jr.
W. L. MORRISON, JR., President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)

On this 9 day of March, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appear W.L. MORRISON, JR. who is personally known to me to be the identical person whose name is affixed to the above instrument as President of DODGE DEVELOPMENT, INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as said Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
Donald W. Proett
Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of PACIFIC MEADOWS 3RD ADDITION was reviewed by the Douglas County Engineer's Office.
Date 3/9/92
Philip A. Runkle
Douglas County Engineer

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, this 9 day of March, 1992.
Date 3/10/92
James R. Bunker, Deputy
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of PACIFIC MEADOWS 3RD ADDITION (Lots 1 through 49 inclusive and Outlot 1) as to the design standards this 26 day of March, 1992.
David J. Johnson
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

JUNE 20, 1992
Date June 20, 1992
John Jack
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of PACIFIC MEADOWS 3RD ADDITION was approved by the City Planning Board of the City of Omaha this 1st day of April, 1992.

Robert P. Mancusor
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of PACIFIC MEADOWS 3RD ADDITION was approved and accepted by the City Council of Omaha on this 9th day of June, 1992.

Joseph P. Schindler
President
Robert P. Mancusor
Deputy City Clerk
Al Johnson
Mayor

FINAL PLAT

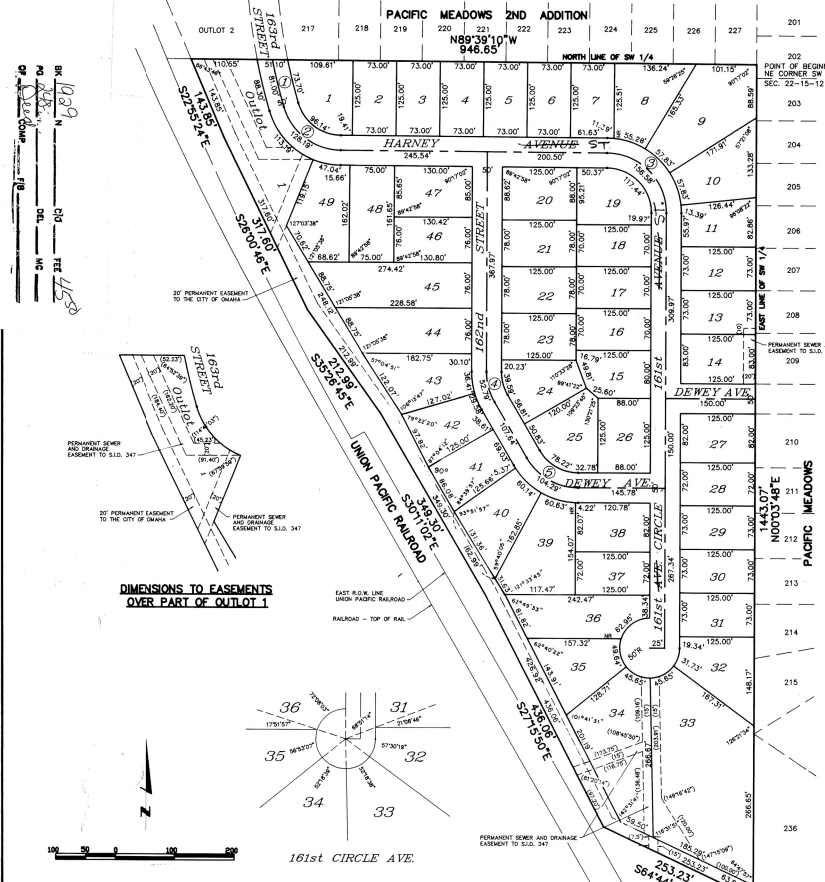
lamp, ryneason & associates, inc.
10707 California Street
Omaha, Nebraska 68131
402-496-7490

PACIFIC MEADOWS 3RD ADDITION
DOUGLAS COUNTY, NEBRASKA

designer
RDP
draftsman
EAM
revisions

job number
91051-7403
date
MARCH 4, 1992
sheet
1 of 1

9623
Read 4
1089
1158



**DIMENSIONS TO EASEMENTS
OVER PART OF OUTLOT 1**



STREET CENTERLINE CURVE DATA

LOT	CURVE	DELTA	RADIUS	CHORD	LENGTH	DEGREE
1.	1	04°38'28"	1000.00'	80.98'	81.00'	5.7298
2.	2	73°26'44"	100.00'	119.59'	128.19'	57.2958
3.	3	89°42'58"	100.00'	141.07'	156.58'	57.2958
4.	4	30°14'50"	100.00'	52.18'	52.79'	57.2958
5.	5	59°45'10"	100.00'	95.63'	104.25'	57.2958

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24