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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

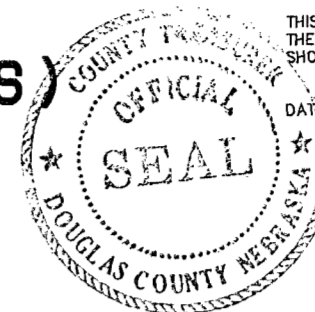
#94

PACIFIC SPRINGS VILLAS WEST LOTS 1 THRU 21, INCLUSIVE

(A REPLAT OF LOTS 1 THRU 8, INCLUSIVE, AND 14 THRU 20, INCLUSIVE, PACIFIC SPRINGS)

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 16 DAY OF July 1996 A.D.

Julie M. Haney
COUNTY TREASURER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF PACIFIC SPRINGS VILLAS WEST WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 15 DAY OF May 1996 A.D.

Chapman
CHAIRPERSON

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PACIFIC SPRINGS VILLAS WEST (LOTS 1 THRU 21, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 22 DAY OF May 1996 A.D.

Randy Schumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 22 DAY OF July 1996 A.D.

Randy Schumann
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF PACIFIC SPRINGS VILLAS WEST WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 15 DAY OF May 1996 A.D.

Hal David
MAYOR
James D. Dwyer
CITY CLERK
CITY COUNCIL PRESIDENT

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF PACIFIC SPRINGS VILLAS WEST WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 9 DAY OF April 1996.

Randy Schumann
COUNTY ENGINEER
NEBRASKA

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 VILLAS WEST, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 21, 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 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, 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 STREETS, AVENUES AND CIRCLES (EXCEPT 178TH STREET AND PACIFIC STREET) WHETHER PUBLIC OR PRIVATE; NO PERMANENT BUILDINGS 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 FORESAID USES OR RIGHTS HEREN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND THIS 16 DAY OF April 1996 A.D.

David F. Lanoha
Robert J. Horak
DAVID F. LANOHA, PRESIDENT
ROBERT J. HORAK, VICE-PRESIDENT
LANOHA-PACIFIC DEVELOPMENT, INC.
FIRST NATIONAL BANK OF OMAHA

SHEET 1 OF 1
KM M940738

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 19th DAY OF April 1996 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 LEGAL 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 19th DAY OF October 1997 A.D.

GENERAL NOTARY STATE OF NEBRASKA
JOHN L. ADLER
My Comm. Exp. Oct. 17, 1997

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 21st DAY OF April 1996 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 LEGAL 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 24th DAY OF December 1999 A.D.

GENERAL NOTARY STATE OF NEBRASKA
Randy Schumann
My Comm. Exp. Dec 24, 1999

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD	DIRECTION
C1	183.26'	30°00'00"	350.00'	93.78'	181.17'	S53°41'31"E
C2	82.51'	08°35'44"	550.00'	41.33'	82.43'	S42°59'23"E
C3	85.69'	21°49'16"	225.00'	43.37'	85.17'	S38°22'37"E

- NOTES
1. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 398 UNLESS SHOWN OTHERWISE.
 2. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
 3. NO VEHICULAR DRIVE ACCESS WILL BE ALLOWED TO MASON STREET FROM LOTS 4, 5, 6 OR TO 178TH STREET FROM LOTS 6, 7 & 8.

- LEGEND
- CORNER FOUND
 - CORNER SET
 - (NR) INDICATES NON-RADIAL LINE

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 VILLAS WEST HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-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 VILLAS WEST. THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, PACIFIC SPRINGS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, SAID POINT ALSO BEING ON THE EASTERLY LINE OF 178TH STREET; THENCE ALONG SAID EASTERLY LINE, N45°23'47"E, 8.03 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID EASTERLY LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING N26°18'56"E, 263.53 FEET, AN ARC DISTANCE OF 263.50 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE AND ITS NORTHEASTERLY EXTENSION, N13°04'04"E, 186.17 FEET; THENCE N47°33'47"E, 137.21 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 14 OF SAID PACIFIC SPRINGS SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FOUR (4) COURSES: 1) S86°41'25"E, 145.00 FEET; 2) S32°09'54"E, 20.00 FEET; 3) S48°05'30"E, 336.76 FEET; 4) S43°18'29"E, 126.61 FEET TO THE MOST WESTERLY CORNER OF LOT 21 OF SAID PACIFIC SPRINGS SUBDIVISION; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, S27°02'27"E, 78.79 FEET TO THE NORTHERLY LINE OF MASON STREET; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTHERLY LINE OF MASON STREET, THE FOLLOWING FIVE (5) COURSES: 1) ALONG SAID CURVE, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING S89°11'11"W, 10.50 FEET, AN ARC DISTANCE OF 10.50 FEET; 2) S64°42'45"W, 312.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 3) ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING S76°12'45"W, 109.65 FEET, AN ARC DISTANCE OF 110.39 FEET; 4) S87°42'45"W, 210.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 5) ALONG SAID CURVE, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING N71°21'44"W, 125.00 FEET, AN ARC DISTANCE OF 127.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.83 ACRES, MORE OR LESS.

DATED THIS 8th DAY OF April 1996 A.D.



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

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guy

