



DEED 2007016670



FEB 12 2007 11:25 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/12/2007 11:25:53.87



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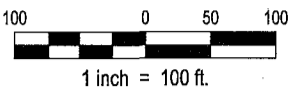
FEE 85.50 FB OC-29228-new  
 FB OC-29228-old  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP SL  
 DEL ML SCAN \_\_\_\_\_ FV H

ERAC 6/1

# PACIFIC STREET WEST REPLAT ONE

LOTS 1 THRU 51 INCLUSIVE

BEING A REPLATTING OF ALL OF LOTS 3 THRU 28 INCLUSIVE, AND LOTS 42 THRU 67 INCLUSIVE,  
PACIFIC STREET WEST, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 30,  
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



- BOUNDARY LABELS
- 1 N 02°35'09" W, 94.26'
  - 2 R=639.58' L=485.31'  
LC=N 24°19'25" W, 473.75'
  - 3 R=589.58' L=408.31'  
LC=S 22°25'32" E, 400.20'
  - 4 S 02°35'09" E, 117.00'
  - 5 R=223.31' L=38.32'  
LC=S 02°19'47" W, 38.27'
  - 6 S 07°14'44" W, 5.78'
  - 7 S 49°52'26" W, 7.36'
  - 8 R=332.50' L=27.03'  
LC=S 89°44'35" W, 27.02'
  - 9 S 87°24'51" W, 222.48'
  - 10 N 47°35'09" W, 7.07'
  - 11 N 02°35'09" W, 159.21'
  - 12 R=325.00' L=247.31'  
LC=N 24°23'09" W, 241.39'
  - 13 R=275.00' L=303.15'  
LC=S 34°09'58" E, 288.03'
  - 14 S 02°35'09" E, 159.21'
  - 15 S 42°24'51" W, 7.07'
  - 16 S 87°24'51" W, 96.73'
  - 17 R=732.50' L=28.27'  
LC=S 86°18'30" W, 28.27'
  - 18 N 65°30'03" W, 139.64'
  - 19 S 00°42'05" E, 28.70'
  - 20 S 78°35'43" W, 125.00'
  - 21 N 56°24'17" W, 7.07'
  - 22 N 11°24'17" W, 14.17'
  - 23 R=125.00' L=19.24'  
LC=N 06°59'43" W, 19.22'
  - 24 N 02°35'09" W, 389.53'
  - 25 R=175.00' L=81.86'  
LC=N 10°50'09" E, 81.23'
  - 26 N 24°15'14" E, 76.70'
  - 27 N 69°15'14" E, 7.07'
  - 28 S 20°44'46" E, 7.07'
  - 29 S 24°15'14" W, 76.70'
  - 30 R=225.00' L=105.40'  
LC=S 10°50'09" W, 104.44'
  - 31 S 02°35'09" E, 389.53'
  - 32 R=175.00' L=26.94'  
LC=S 06°59'43" E, 26.91'
  - 33 S 11°24'17" E, 14.17'
  - 34 S 33°35'43" W, 7.07'
  - 35 S 78°35'43" W, 118.16'
  - 36 R=108.77' L=39.09'  
LC=S 75°51'20" W, 39.08'

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN PACIFIC STREET WEST REPLAT ONE (LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF ALL OF LOTS 3 THRU 28 INCLUSIVE, AND LOTS 42 THRU 67 INCLUSIVE, PACIFIC STREET WEST, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 14.658 ACRES, MORE OR LESS.

*E.A. Schaben*  
ERIC A. SCHABEN L.S. 608  
DATE: JANUARY 12, 2007



**DEDICATION**

Know all men by these presents that we, SNGF DEVELOPMENT, LLC, owners of the property described in the Certification of Survey and embraced within the 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 STREET WEST REPLAT ONE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, 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-foot (5') wide strip of land abutting all cul-de-sac streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent buildings or retaining walls shall be placed in the said 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 set our hands.

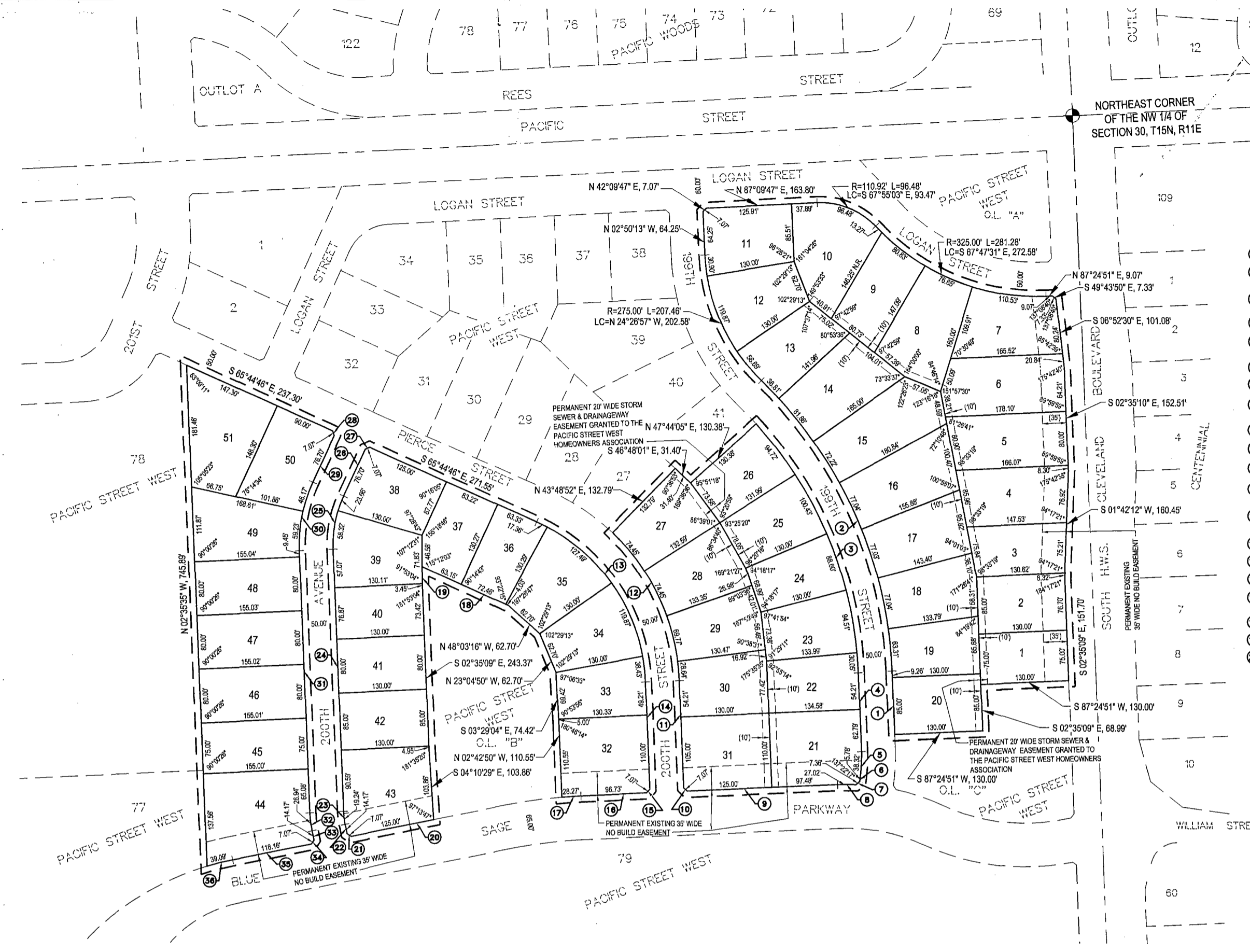
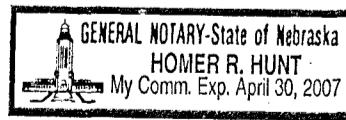
SNGF DEVELOPMENT, LLC

*Thomas R. Falcone*  
THOMAS R. FALCONE, Managing member

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)  
On this 23<sup>RD</sup> day of JANUARY, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Thomas R. Falcone, managing member, SNGF DEVELOPMENT, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.  
*Homer R. Hunt*  
Notary Public



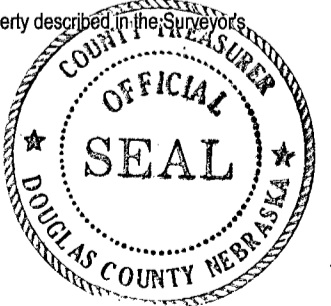
- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

APPROVAL OF OMAHA CITY PLANNING DIRECTOR  
This plat of PACIFIC STREET WEST REPLAT ONE was approved as a subdivision of Pacific Street West in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature

*Chad Wilman*  
CITY PLANNING DIRECTOR DATE: 2/7/07

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 Survey Certificate and embraced in this plat as shown by the records of this office.

*Homer R. Hunt*  
COUNTY TREASURER DATE: 1-26-07



APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

*Charles Krajcik*  
CITY ENGINEER DATE: 2/05/07

**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
308 NORTH 14TH STREET, OMAHA, NE 68104  
PHONE: (402) 685-2070 FAX: (402) 685-3889  
www.eagroup.com

PACIFIC STREET WEST REPLAT ONE  
OMAHA, NEBRASKA

MINOR PLAT

Revision	No.	Date
1	1	1/12/2007
Designed By:	JDE	
Drawn By:	LDD	
Scale:	1" = 100'	
Sheet:	1	of 1

M4910