



N.E. 1/4 SEC. 30-15-11



DOUGLAS COUNTY ENGINEER
 156TH & W. MAPLE RD. OMAHA NE. 68116

DRAWN BY:	DATE	COMMENTS
BB	1-19-2004	PACIFIC POINTE (LOTS 1-155, D.L. A,B)
BB	11-29-2004	PACIFIC POINTE ESTATES L-1-58
BB	2-13-2005	PACIFIC POINTE REPLAT ONE

SCALE: 1" = 100'

NORTH

INFORMATION ON THIS SHEET SHOULD BE VERIFIED WITH THE FINAL PLAT BEFORE BEING USED.

Easement and Right of Way dated August 17, 1990 filed August 23, 1990 in Book 935 at Page 607 of the Records of Douglas County, Nebraska, grants to Metropolitan Utilities District permanent and temporary easements for installation and maintenance of facilities over and through a portion of property as described therein.

Plat and Dedication filed June 7, 2002 in Book 2212 at Page 369 of the Records of Douglas County, Nebraska, which grants easements to Omaha Public Power District, QWEST Corporation and any company which has been granted a franchise to provide a cable television for installation and maintenance of facilities on, over, through, under and across a five foot strip of land abutting all front and side boundary lines; an eight foot strip of land abutting the rear boundary lines of all interior lots and a sixteen foot strip of land abutting the rear boundary lines of all exterior lots; with provision for said sixteen foot easement to be reduced to eight feet upon platting of the adjacent land thereto and if said sixteen foot easement is not occupied by utility facilities and if requested by the owner. Dedication further reveals that no permanent buildings, trees, retaining walls or loose rock walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping, sidewalks, driveways, and other purposes that do not then or later interfere with the aforesaid uses or rights granted. Perpetual easements granted to Metropolitan Utilities District of Omaha, their successors and assigns, for installation and maintenance of facilities on, through, under and across a five foot wide strip of land abutting all streets, avenues and circles, public or private. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping, sidewalks, driveways and other purposes that do not then or later interfere with the aforesaid uses or rights. Plat reveals that there shall be no direct vehicular access to South H.W.S. Cleveland Boulevard from Lots 1 through 10 inclusive, Lots 60, 73, 74, 88, 89 and 104 as shown thereon. Plat reveals provision that the homes on Lots 1 through 10 inclusive shall have front yards facing South H.W.S. Cleveland Boulevard. Plat reveals the drainage easement shown on Lot 109 shall be graded to maintain surface flow from Pacific Street to Pierce Street. Plat reveals a sewer and drainage easement granted to Sanitary and Improvement District No. 474 and to The City of Omaha over a portion of Lots 7, 8, 97, 108 and 109 as shown thereon. Plat reveals a Pedestrian Easement granted to Sanitary and Improvement District No. 474 and to The City of Omaha over a portion of Lot 109 as shown thereon.

Ratification of Plat dated May 29, 2002 filed June 7, 2002 in Book 1443 at Page 714 of the Records of Douglas County, Nebraska.

Ratification of Plat dated June 6, 2002 filed June 7, 2002 in Book 1443 at Page 726 of the Records of Douglas County, Nebraska.

Ratification of Plat dated June 6, 2002 filed June 7, 2002 in Book 1443 at Page 729 of the Records of Douglas County, Nebraska.

Declaration of Covenants, conditions, restrictions and easements of Lots 1 thru 107, inclusive, in Centennial, a Subdivision, in Douglas County, Nebraska dated February 1, 2001 filed June 7, 2002 in Book 1443 at Page 703 of the Records of Douglas County, Nebraska, which contains certain terms, provisions, conditions, restrictions, reservations and limitations as set forth therein.

Easement granted to Omaha Public Power District, Omaha Public Power District, Northwestern Bell Telephone Company, and any company which have been granted a franchise to provide a cable television system within the lots, Metropolitan Utilities Company and Sanitary and Improvement District No. 474 of Douglas County, Nebraska, their successors and assigns for installation and maintenance of facilities on, over, through, under and across a five foot strip of land abutting the front and side boundary lines; an eight foot strip of land abutting the rear boundary lines of all interior lots and a sixteen foot strip of land and abutting the rear boundary lines of all exterior lots. (The term exterior lots is defined as those lots forming the outer perimeter of the lots; the sixteen foot wide easement will be reduced to an eight foot strip when such adjacent land is surveyed, platted and recorded) Additionally, a Perpetual Easement is further reserved to Metropolitan Utilities District of Omaha, their successors and assigns, for installation and maintenance of facilities on, through, under and across a five foot strip of land abutting all cull-de-sac streets. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the easement ways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforementioned uses or rights. Provision for Homeowners Association together with dues and assessments as set forth therein. Provision for potential connection charge by U.S. West Communications, Inc., and/or any other telecommunications company on some or all of the Lots at the time service is requested.

Amended and Restated Declaration of Covenants dated February 3, 2003 filed February 3, 2003 in Book 1491 at Page 228 of the Records of Douglas County, Nebraska.

Appointment of Successor Declarant dated May 3, 2003 filed November 14, 2003 at instrument number 2003222327 of the Records of Douglas County, Nebraska, wherein Spence Title Services, Inc., Trustee, a Nebraska corporation is appointed as Successor Declarant.

Second amended and restated declaration of covenants, conditions, restrictions and easements of Lots 1-107, inclusive, in Centennial, a subdivision in Douglas County, Nebraska, dated May 3, 2003 filed November 14, 2003 as instrument number 2003222333 of the Records of Douglas County, Nebraska, which contains certain terms, conditions, restrictions, reservations and limitations as described therein. Easements granted for utilities set forth therein, on, over, through and under a five foot strip of land abutting all front and side boundary lines; an eight foot strip of land adjoining the rear boundary lines of all interior lots and a sixteen foot strip of land adjoining the rear boundary lines of all exterior lots with provision for said sixteen foot easement to be reduced to eight feet. Provision for homeowners association dues and assessments as set forth therein.

Assignment and assumption of declarant rights pursuant to the second amended and restated declaration of covenants conditions, restrictions and easements of Lots 1 through 107, inclusive, Centennial, a subdivision in Douglas County, Nebraska, recorded December 12, 2003 at Instrument Number 2003239588 of the Records of Douglas County, Nebraska, wherein Spence Title Services, Inc., Trustee, as successor Declarant assigns all its rights as Declarant to Centennial Homeowners Association, a Nebraska nonprofit corporation.

Easement and Right of Way dated August 17, 1990 filed August 23, 1990 in Book 935 at Page 607 of the Records of Douglas County, Nebraska, grants to Metropolitan Utilities District permanent and temporary easements for installation and maintenance of facilities over and through a portion of property as described therein.

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