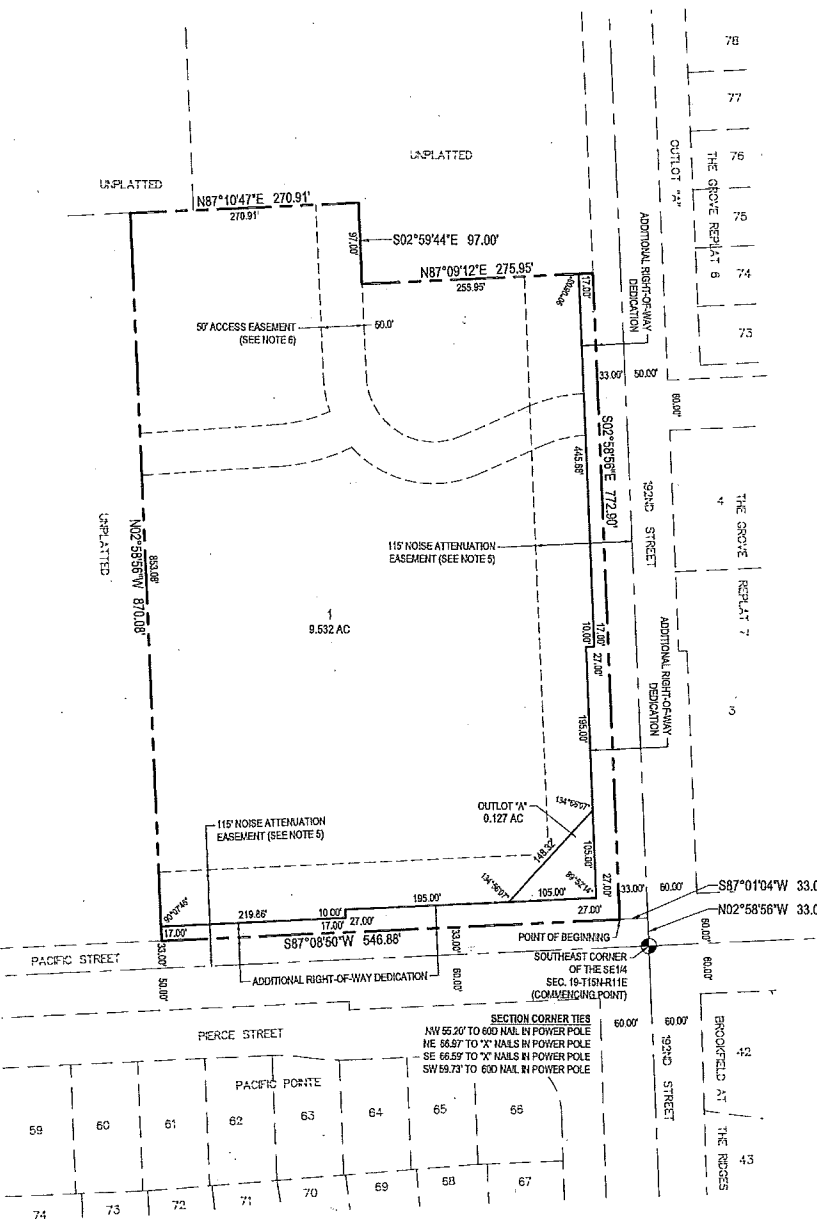


DEED Inst. # 2017088142, Pg: 1 of 1
Rec Date: 11/01/2017 10:50:52.443
Fee Received: \$52.00 By: BW
NE Doc Stamp Tax Fee:
Douglas County, NE Assessor/
Register of Deeds DIANE L. BATTIATO

PACIFIC RENAISSANCE

LOT 1 AND OUTLOT "A"

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4 OF SECTION 19, TOWNSHIP 15
NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.



- LEGEND
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - EXIST. SECTION CORNER
 - EXIST. SECTION LINES
 - EXIST. PROPERTY LINES
 - EXIST. EASEMENTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PACIFIC 192 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION 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 RENAISSANCE LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK 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 CURB-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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 HEREBY GRANTED.

PACIFIC 192 LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Kevin Irish 8/4/17
DATE
KEVIN IRISH, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 4 DAY OF August, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KEVIN IRISH, MANAGER OF PACIFIC 192 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Tom A. Grzebelski
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
TOM A. GRZEBELSKI
My Comm. Exp. July 30, 2022

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.

Tom A. Grzebelski 10-24-17 (GR)
DATE
COUNTY TREASURER



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED FROM OUTLOT "A" TO 192ND STREET OR PACIFIC STREET.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED FROM LOT 1 TO PACIFIC STREET.
- ONLY ONE ACCESS SHALL BE PERMITTED ONTO 192ND STREET FROM LOT 1 ADJACENT TO MARCY STREET. SAID ACCESS SHALL BE RESTRICTED TO A RIGHT-IN/RIGHT-OUT WITH THE FUTURE IMPROVEMENTS OF 192ND STREET.
- A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 192ND STREET AND PACIFIC STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF 192ND STREET AND PACIFIC STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.

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 THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN PACIFIC RENAISSANCE (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N02°58'56"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 33.07 FEET; THENCE S87°01'04"W, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 192ND STREET AND THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S87°08'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET, A DISTANCE OF 646.88 FEET; THENCE N02°58'56"W, A DISTANCE OF 870.08 FEET; THENCE N87°10'47"E, A DISTANCE OF 270.91 FEET; THENCE S02°58'44"E, A DISTANCE OF 97.00 FEET; THENCE N87°09'12"E, A DISTANCE OF 275.95 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 192ND STREET; THENCE S02°58'56"E ALONG SAID WEST RIGHT-OF-WAY LINE ON 192ND STREET, A DISTANCE OF 772.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 488,992 SQUARE FEET OR 10.397 ACRES, MORE OR LESS.

Eric A. Schaben 11/20/17
DATE
ERIC A. SCHABEN LS-608



OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF PACIFIC RENAISSANCE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Steve Stattel 10/20/17
MAYOR
ATTEST
Ben Bray
CITY CLERK
PRESIDENT OF COUNCIL



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PACIFIC RENAISSANCE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

David Pfliger 10/24/17
CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

David Pfliger 10/30/17
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF PACIFIC RENAISSANCE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

David C. Furr 10/11/17
CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF PACIFIC RENAISSANCE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

Samuel
DOUGLAS COUNTY ENGINEER



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
18199 Mill Valley Road, Suite 110 • Omaha, NE 68154
Phone: 402.885.7700 • Fax: 402.885.3599
www.eagc.com



PACIFIC RENAISSANCE
LOT 1 AND OUTLOT "A"
OMAHA, NEBRASKA

FINAL PLAT

Revision	Description	Date	Date

Drawn by: []
Checked by: []
Scale: 1" = 300'
Sheet: 1 of 1

BATTIATO BY LEADER