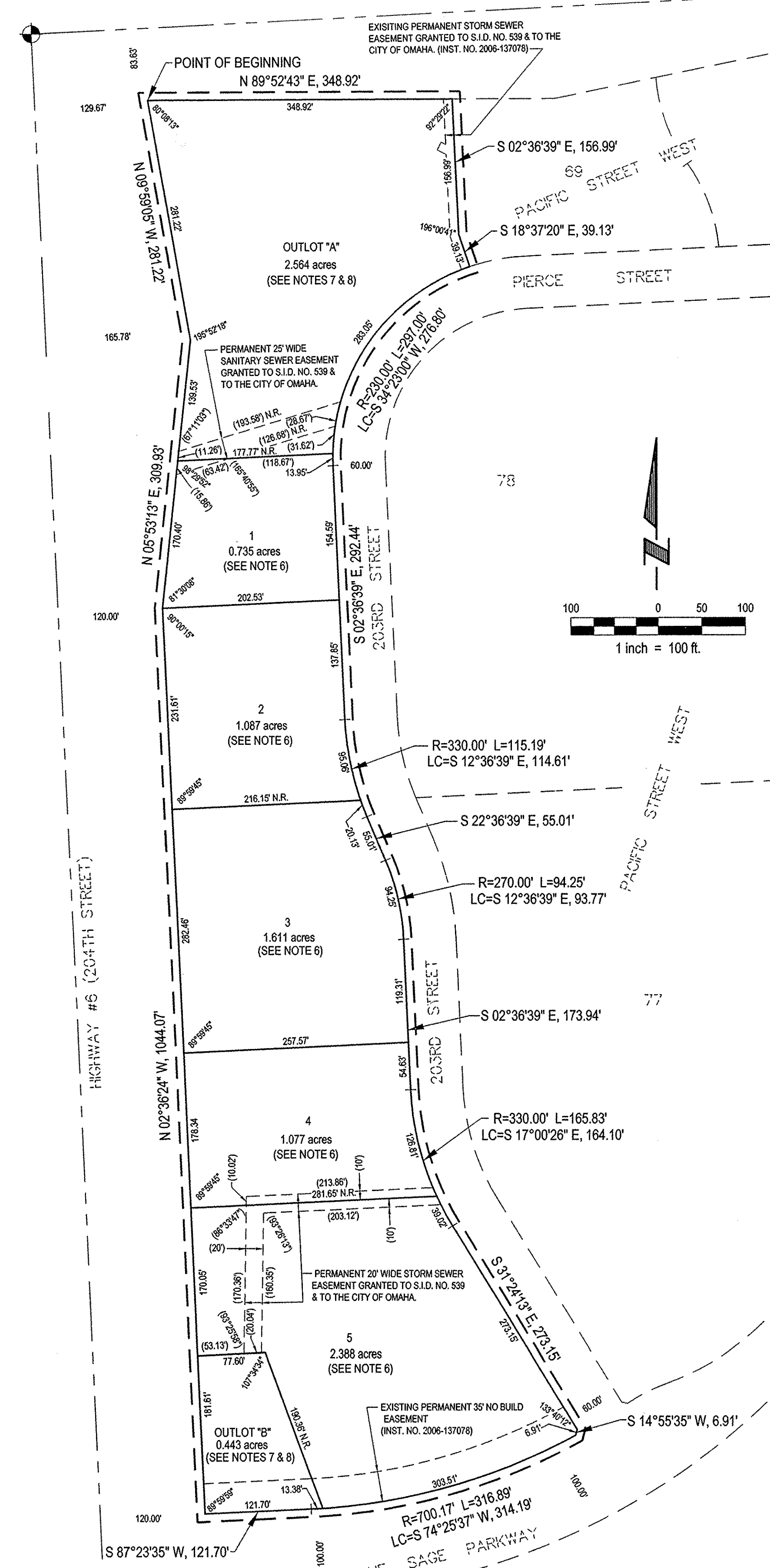


NORTHWEST CORNER  
SECTION 30, T15N, R11E



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PACIFIC STREET OR TO 204TH STREET FROM ANY LOTS ABUTTING SAID STREETS.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- 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.
- AN EXISTING PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 68 THRU 78 INCLUSIVE, PACIFIC STREET WEST, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 68 THRU 78 INCLUSIVE, PACIFIC STREET WEST, EXCEPT THOSE PARTS OF SAID LOTS 68 THRU 78 INCLUSIVE, PACIFIC STREET WEST, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. (INST. NO. 2006-137078) SAID LOTS 70 THRU 76, INCLUSIVE, PACIFIC STREET WEST, REPLATTED TO LOTS 1 THRU 5 INCLUSIVE AND OUTLOTS "A" & "B", PACIFIC STREET WEST REPLAT THREE

DEDICATION

Know all men by these presents that we, 204, 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 THREE (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.

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.

204, LLC

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 7<sup>TH</sup> day of Nov, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Thomas R. Falcone, managing member, of 204, 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.

*Thomas R. Hunt*  
Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of PACIFIC STREET WEST REPLAT THREE (lots numbered as shown) as to the Design Standards.

*Charles Kuykendall* 11/13/07  
CITY ENGINEER DATE

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

*Charles Kuykendall* 11-13-07  
CITY ENGINEER DATE

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.

*David R. ...* 11-1-08  
COUNTY TREASURER DATE

7. OUTLOTS "A" AND "B" ARE STORM WATER DETENTION AREAS THAT SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION.

8. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO S.I.D. NO. 539 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" AND "B".

9. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BLUE SAGE PARKWAY FROM LOT 5 OR OUTLOT "B".

# PACIFIC STREET WEST REPLAT THREE

LOTS 1 THRU 5 INCLUSIVE AND OUTLOTS "A" & "B"

BEING A REPLATTING OF ALL OF LOTS 70 THRU 76 INCLUSIVE, PACIFIC STREET WEST, A SUBDIVISION LOCATED OF THE NW1/4 OF SECTION 30; AND ALSO BEING A PLATTING OF THE ACQUIRED 204TH STREET RIGHT-OF-WAY, LOCATED IN SAID NW1/4 OF SECTION 30; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

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, ANGLE POINTS AND ENDS OF ALL CURVES IN PACIFIC STREET WEST REPLAT THREE (THE LOTS NUMBERED AS SHOWN). BEING A REPLATTING OF ALL OF LOTS 70 THRU 76 INCLUSIVE, PACIFIC STREET WEST, A SUBDIVISION LOCATED OF THE NW1/4 OF SECTION 30; AND ALSO BEING A PLATTING OF THE ACQUIRED 204TH STREET RIGHT-OF-WAY, LOCATED IN SAID NW1/4 OF SECTION 30; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 71, PACIFIC STREET WEST, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID 204TH STREET, AND THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE N89°52'43"E (ASSUMED BEARING) ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 71 AND 70, PACIFIC STREET WEST, A DISTANCE OF 348.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 70, PACIFIC STREET WEST; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 70, PACIFIC STREET WEST, SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 69, SAID PACIFIC STREET WEST ON THE FOLLOWING DESCRIBED COURSES; THENCE S02°36'39"E, A DISTANCE OF 156.99 FEET; THENCE S18°37'20"E, A DISTANCE OF 39.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 69, PACIFIC STREET WEST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 70, PACIFIC STREET WEST, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PIERCE STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PIERCE STREET, AND ALSO THE WESTERLY RIGHT-OF-WAY LINE OF 203RD STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 70, PACIFIC STREET WEST, AND ALSO THE EASTERLY LINE OF SAID LOTS 71 THRU 76 INCLUSIVE, PACIFIC STREET WEST ON THE FOLLOWING DESCRIBED COURSES; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET, A DISTANCE OF 297.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S 34°23'00" W, A DISTANCE OF 276.80 FEET; THENCE S02°36'39"E, A DISTANCE OF 292.44 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 115.19 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S12°36'39"E, A DISTANCE OF 114.61 FEET; THENCE S22°36'39"E, A DISTANCE OF 55.01 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 94.25 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S12°36'39"E, A DISTANCE OF 93.77 FEET; THENCE S02°36'39"E, A DISTANCE OF 173.94 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 165.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S17°00'26"E, A DISTANCE OF 164.10 FEET; THENCE S31°24'13"E, A DISTANCE OF 273.15 FEET; THENCE S14°55'35"W, A DISTANCE OF 6.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 76, PACIFIC STREET WEST, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 203RD STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF BLUE SAGE PARKWAY; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BLUE SAGE PARKWAY, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 76, PACIFIC STREET WEST ON A CURVE TO THE RIGHT WITH A RADIUS OF 700.17 FEET, A DISTANCE OF 316.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S74°25'37"W, A DISTANCE OF 314.19 FEET; THENCE S87°23'35"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BLUE SAGE PARKWAY, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 76, PACIFIC STREET WEST, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 121.70 FEET; THENCE N02°36'24"W, A DISTANCE OF 1044.07 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 72, PACIFIC STREET WEST; THENCE N06°58'13"E ALONG SAID WESTERLY LINE OF LOT 72, PACIFIC STREET WEST, AND THE SOUTHERLY EXTENSION THEREOF, AND ALSO THE WESTERLY LINE OF SAID LOT 71, PACIFIC STREET WEST, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 204TH STREET, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 309.93 FEET; THENCE N09°59'05"W ALONG SAID WESTERLY LINE OF LOT 71, PACIFIC STREET WEST, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 281.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 431,479 SQUARE FEET OR 9.905 ACRES, MORE OR LESS.

*Eric A. Schaben* 11-13-07  
ERIC A. SCHABEN L.S. 608 DATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of PACIFIC STREET WEST REPLAT THREE (Lots numbered as shown) was approved by the City Council of Omaha.

*Mike Doherty* February 26, 2008  
MAYOR DATE

*Brenda Brown*  
CITY CLERK

*David ...*  
PRESIDENT OF COUNCIL

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of PACIFIC STREET WEST REPLAT THREE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*David ...* 11-1-07  
DOUGLAS COUNTY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

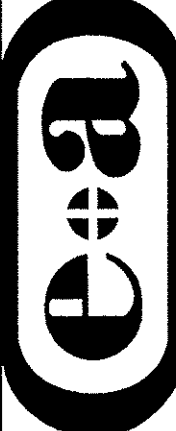
This plat of PACIFIC STREET WEST REPLAT THREE (Lots numbered as shown) was approved by the City Planning Board.

*David ...* 12-5-2007  
CHAIRMAN OF CITY PLANNING BOARD DATE

DEED 2008036417

PPR 15 2008 11:05 P 7

E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES



330 NORTH 117TH STREET OMAHA NE 68154  
PHONE: (402) 895-4700 FAX: (402) 895-5699  
WWW.EAGC.COM

PACIFIC STREET WEST REPLAT THREE

FINAL PLAT

Proj No:	Date:	Desig By:	Drawn By:	Scale:	Sheet
P2005.006.001	07/09/2007	JDE	LDD	1"=100'	1 of 1

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