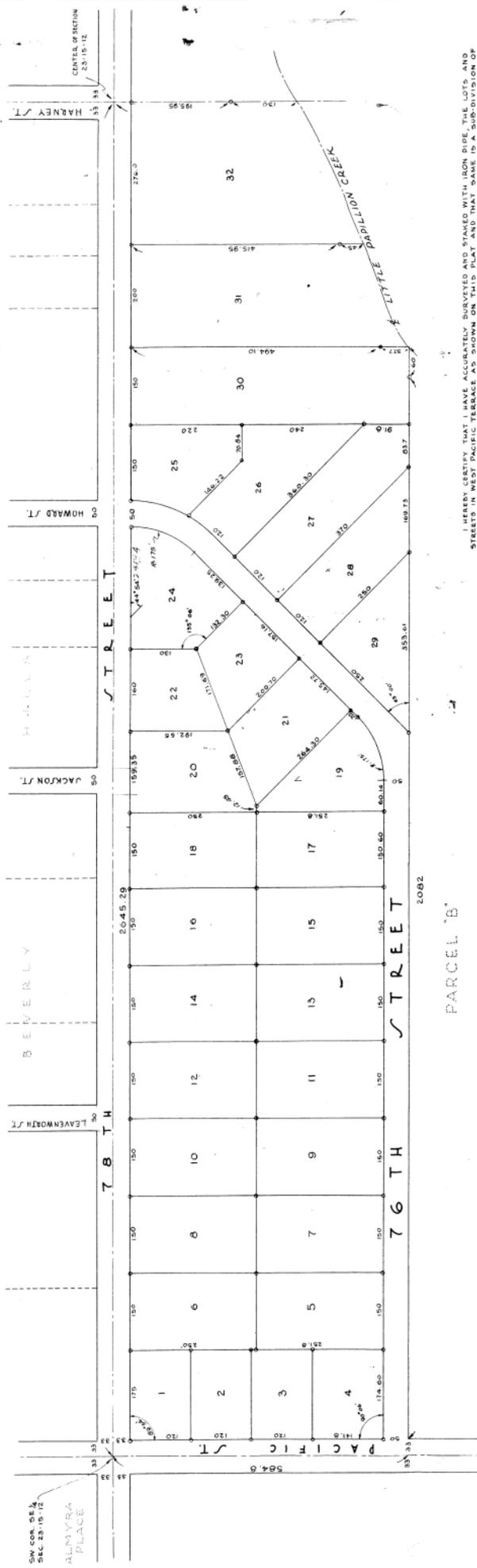


# WEST PACIFIC TERRACE

A SUBDIVISION OF A PART OF THE  
WEST 1/2 OF SE 1/4 - SEC. 23-T-15-N-R-12-E-6PM.



SCALE 1"=100'

PARCEL 'B'

2082

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PILES THE LOTS AND STREETS IN WEST PACIFIC TERRACE AS SHOWN ON THIS PLAT AND THAT SAME IS A SUBDIVISION OF THAT PART OF THE ONE-HALF (1/2) OF THE SE 1/4 OF SECTION TWENTY-THREE (23), TOWNSHIP FIFTEEN (15) NORTH, RANGE TWENTY-EIGHT (28) WEST, COUNTY OF DOUGLAS, NEBRASKA, BEGINNING AT A POINT SEVEN HUNDRED AND TWENTY FIVE (725) FEET WEST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND RUNNING THENCE NORTH TWENTY ONE HUNDRED AND SEVENTY TWO (2172) FEET TO THE CENTER LINE OF SAID CREEK TO THE EAST AND WEST CENTER SECTION NORTHWESTERLY ON THE CENTER LINE OF SAID CREEK TO THE EAST AND WEST CENTER SECTION OF SAID SECTION 23, THENCE WEST TO THE CENTER OF SAID SECTION 23, THENCE SOUTH TO THE CENTER OF SAID SECTION 23, THENCE EAST FIVE HUNDRED EIGHTY-FOUR (584) FEET TO THE POINT OF BEGINNING, CONTAINING 33.72 ACRES, MORE OR LESS, AND KNOWN AS PARCEL 'C'.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 27th DAY OF NOVEMBER A.D. 1947.

*Clarence Hill*  
SURVEYOR.

I KNOW ALL MEN BY THESE PRESENTS THAT WE ELLIOTT MALLICK AND EURENIA M. MALLICK, HUSBAND AND WIFE, OWNERS OF SAID PARCEL 'B' SHOWN ON THIS PLAT, HAVE VOLUNTARILY AND LEGALLY DEEDED SAID PARCEL 'B' TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND TO BE HEREAFTER KNOWN AS 'WEST PACIFIC TERRACE', AND THAT WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT WE HEREBY SUBMIT TO THE PUBLIC FOR PUBLIC USE, THE STREETS IN THE PRESENTS OF—

IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 6th DAY OF NOVEMBER A.D. 1947.

*Elliott A. Mallick*  
*Eurenia M. Mallick*

*Charles B. Conroy*  
*Clarence Hill*

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, HEREBY CAME TO THE ABOVE NAMED ELLIOTT A. MALLICK AND EURENIA M. MALLICK, WHO ARE PERSONALLY KNOWN TO ME, AND I HEREBY CERTIFY THAT THEY HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, DEDICATION AND THEY HAVE SIGNED SAID INSTRUMENT IN THE PRESENCE OF ME AND TWO OTHER NOTARIES PUBLIC.

IN WITNESS MY HAND AND OFFICIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

*Charles B. Conroy*  
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 27th DAY OF JANUARY A.D. 1948

THIS IS TO CERTIFY THAT THE DEEDS OF ANY SERIES SHOWN ON THIS PLAT, OR DELINQUENT TAXES AGAINST THE PROPERTY DESCRIBED IN THE ABOVE SURVAYORS CERTIFICATE.

DATE: November 6, 1947 A.D. 1947

I HEREBY APPROVE THIS PLAT OF 'WEST PACIFIC TERRACE'

*W. J. Woodbridge*  
CITY ENGINEER.

DATE: Nov. 7 A.D. 1947

2329 bk.19

APPROVED BY THE CITY PLANNING COMMISSION,  
THIS 7th DAY OF NOVEMBER, A.D. 1947

*George T. Norton*  
ACTING CHAIRMAN

THIS PLAT OF WEST PACIFIC TERRACE WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF OMAHA, DOUGLAS COUNTY NEBRASKA, THIS DAY OF NOVEMBER

*W. J. Woodbridge*  
ACTING MAYOR AND PRESIDENT OF CITY COUNCIL

*M. J. Conroy*  
CITY CLERK

- BUILDING RESTRICTIONS —
1. ALL LOTS IN WEST PACIFIC TERRACE WILL BE USED FOR RESIDENTIAL PURPOSES ONLY, INCLUDING AGRICULTURAL AND HORTICULTURAL USES CUSTOMARILY INCIDENT THERETO CONSISTENT WITH THE ZONING ORDINANCES OF THE CITY OF OMAHA.
  2. NO DWELLING SHALL EXCEED TWENTY-FIVE (25) FEET IN HEIGHT AND SHALL HAVE A GROUND FLOOR AREA OF AT LEAST SIX HUNDRED (600) SQUARE FEET IN THE CASE OF A ONE-STORY DWELLING AND AT LEAST ONE THOUSAND (1000) SQUARE FEET IN THE CASE OF A TWO-STORY STRUCTURE (EXCLUSIVE OF PORCHES OR GARAGES), SHALL NOT BE LESS THAN FORTY (40) FEET IN WIDTH, AND SHALL BE SET BACK FROM THE FRONT LOT LINE AND FROM THE SIDE OF THE LOT AS SHOWN ON THIS PLAT. ALL DWELLINGS SHALL BE SET ON A SOLID FOUNDATION, AND SHALL BE OF FINISHED CONSTRUCTION. NO DWELLING SHALL BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.
  3. ALL DWELLINGS SHALL BE PLACED AT LEAST FORTY (40) FEET FROM THE FRONT LOT LINE AND AT LEAST TWENTY (20) FEET FROM THE SIDE OF THE STREET LINE, AND NO BUILDING SHALL BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.
  4. ANY REAR OUTBUILDING OR OUTBUILDING MUST BE OF FINISHED CONSTRUCTION, SIGHTLY MATERIALS, AND BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.
  5. ANY REAR OUTBUILDING SHALL BE OF FINISHED CONSTRUCTION, SIGHTLY MATERIALS, AND BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.
  6. ANY REAR OUTBUILDING SHALL BE OF FINISHED CONSTRUCTION, SIGHTLY MATERIALS, AND BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.
  7. ANY REAR OUTBUILDING SHALL BE OF FINISHED CONSTRUCTION, SIGHTLY MATERIALS, AND BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.
  8. ANY REAR OUTBUILDING SHALL BE OF FINISHED CONSTRUCTION, SIGHTLY MATERIALS, AND BE NEARER TO THE FRONT LOT LINE THAN THE DWELLING ON THE ADJACENT LOT.

*Handwritten scribble*

RECEIVED

DEC 26 AM 11:42

CLERK OF DEEDS  
DOUGLAS COUNTY, NEBR.

FOR 825 of deeds  
~~4~~

*Handwritten signature*  
Clerk of Deeds

*Handwritten signature*  
Co Surveyor

1731517 ✓

750 ✓