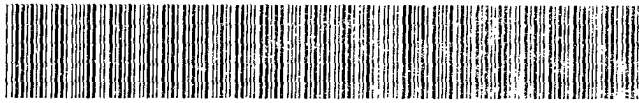


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OCT 14 2003 11:59 P 7

Nebr Doc
Stamp Tax

10/14/03

Date

\$ 22/64

By *mg*

RICHARD H. TARECHI
REGISTER OF DEEDS
NICOLAS COUNTY, NE.

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed FEE 67.00 FB NEW-OC-29221.
BKP 30-15-100 COMP W
DEL BM SCAN FV
7
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13Kpg
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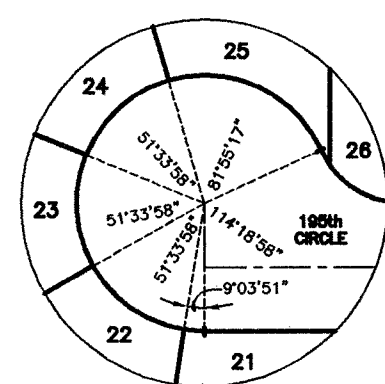
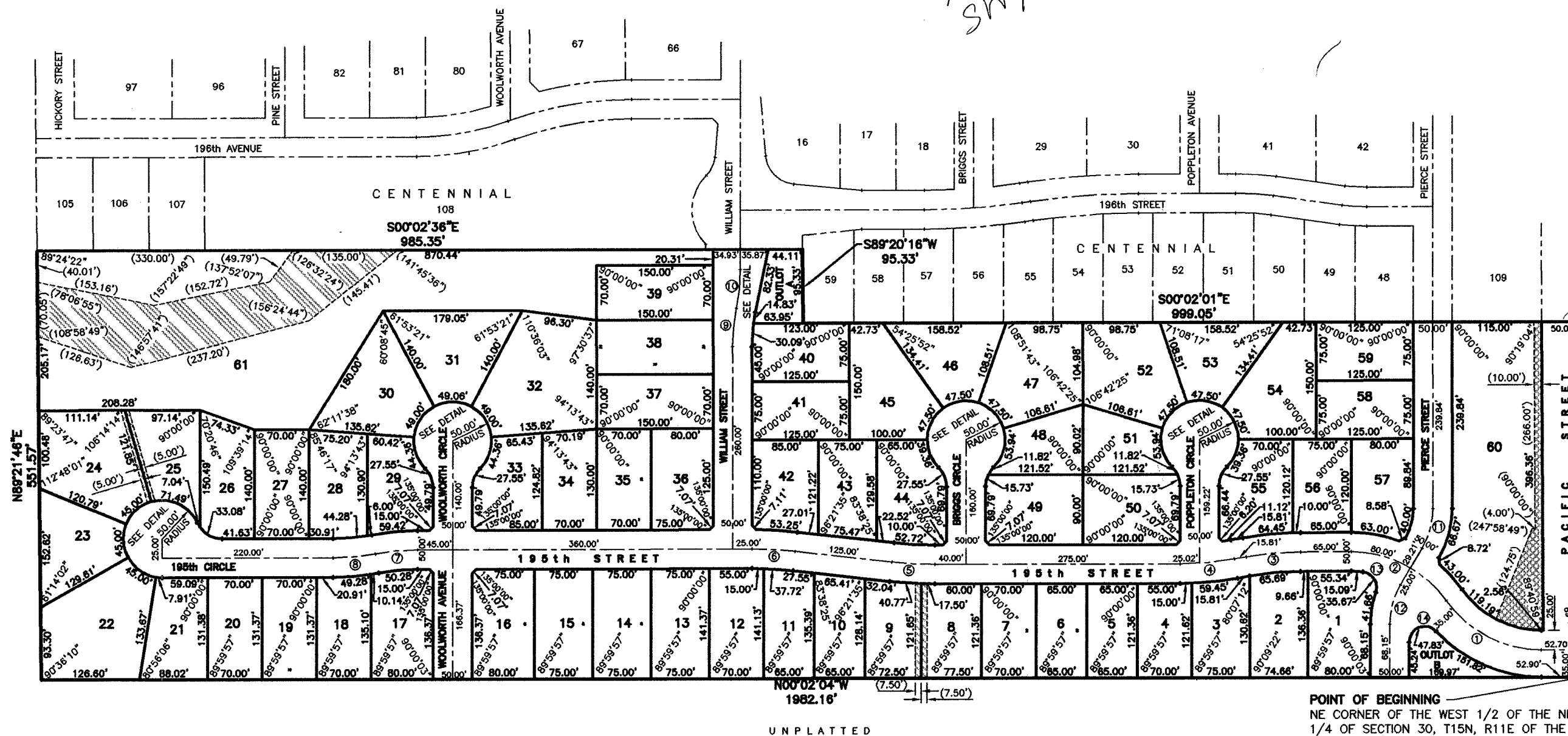
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TD²
10836 OLD MILL RD.
OMAHA, NE 68154
330-8860

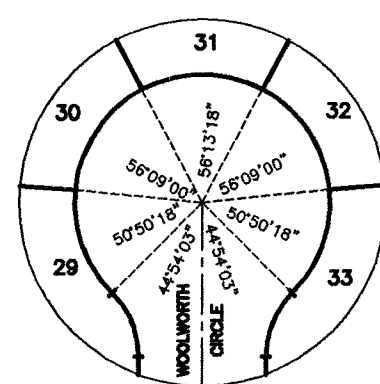
PACIFIC PINES

LOTS 1 THROUGH 61 AND OUTLOTS A AND B

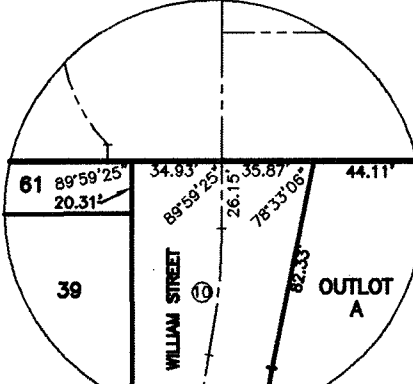
BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 30, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA



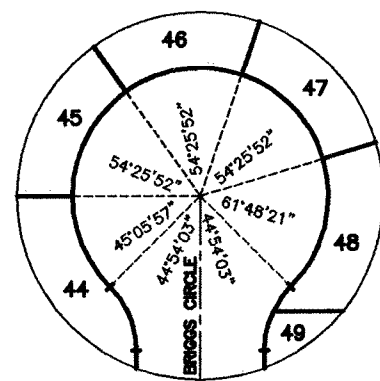
195th AVENUE CIRCLE DETAIL
SCALE: 1" = 50'



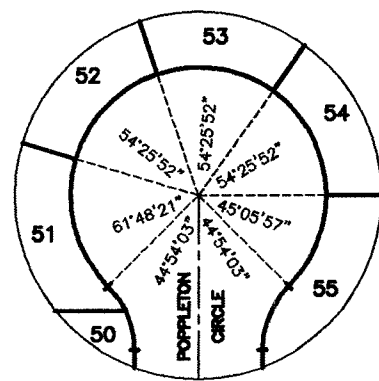
WOOLWORTH CIRCLE DETAIL
SCALE: 1" = 50'



WILLIAM STREET DETAIL
SCALE: 1" = 50'



BRIGGS CIRCLE DETAIL
SCALE: 1" = 50'



POPPLETON CIRCLE DETAIL
SCALE: 1" = 50'

- "EASEMENT AND RIGHT-OF-WAY" GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED IN MISC. BOOK 934 AT PAGE 386 OF THE DOUGLAS COUNTY RECORDS.
- DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)

CURVE	RADIUS	TANGENT	LENGTH	DELTA
1	150.00'	77.47'	143.03'	54°37'57"
2	150.00'	77.47'	143.03'	54°37'54"
3	400.00'	35.13'	70.07'	10°02'14"
4	400.00'	35.13'	70.07'	10°02'14"
5	500.00'	27.78'	55.50'	6°21'35"
6	500.00'	27.78'	55.50'	6°21'35"
7	300.00'	27.50'	54.85'	10°28'31"
8	300.00'	27.50'	54.85'	10°28'31"
9	250.00'	25.04'	49.91'	11°28'18"
10	250.00'	25.04'	49.91'	11°28'19"
11	100.00'	27.32'	53.33'	30°33'28"
12	100.00'	27.32'	53.33'	30°33'28"
13	20.00'	24.78'	15.67'	102°10'52"
14	20.00'	50.80'	47.83'	137°01'08"

NOTES

- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO PACIFIC STREET FROM LOT 60.
- ALL CUL-DE-SAC THROAT RADII ARE 35.00'.

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 7 DAY OF October, 2003.

Carl J. Parker
DEPUTY DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF PACIFIC PINES ON THIS 11 DAY OF March, 2003.

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

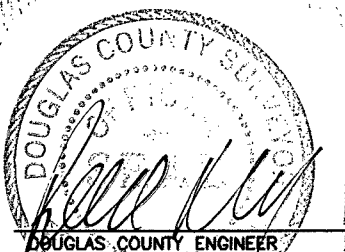
DATE 10/10/3

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF PACIFIC PINES WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 8 DAY OF January, 2003.

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF PACIFIC PINES WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 11 DAY OF February, 2003.

Mike Sahy MAYOR
Chris Byrd PRESIDENT

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF PACIFIC PINES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 27 DAY OF February, 2003.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS PACIFIC PINES, LOTS 1 THROUGH 61 AND OUTLOTS A AND B, BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 30, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID WEST 1/2;
THENCE S89°38'55"W (ASSUMED BEARING) 456.35 FEET ON THE NORTH LINE OF SAID WEST 1/2 TO THE NE CORNER OF CENTENNIAL, A SUBDIVISION IN SAID DOUGLAS COUNTY;
THENCE SOUTHERLY ON THE EAST LINE OF SAID CENTENNIAL ON THE FOLLOWING DESCRIBED 3 COURSES:
THENCE S00°02'01"E 999.05 FEET;
THENCE S89°20'16"W 95.33 FEET;
THENCE S00°02'36"E 985.35 FEET TO THE SOUTHEAST CORNER OF SAID CENTENNIAL;
THENCE N89°21'46"E 551.57 FEET TO THE EAST LINE OF SAID WEST 1/2;
THENCE N00°02'04"W 1982.16 FEET ON THE EAST LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING.



FEBRUARY 20, 2003
DATE:

DAVID H. NEEF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SULLIVAN LAND COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PACIFIC PINES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT 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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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 HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL EXTERIOR LOT LINES. CIRCLES, WHETHER 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 HEREIN GRANTED.

SULLIVAN LAND COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY
Charles Sullivan MANAGER
FIRST NATIONAL BANK OF OMAHA
Robert J. Horak SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

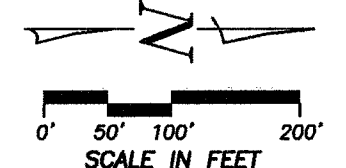
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF FEBRUARY, 2003 BY CHARLES SULLIVAN, MANAGER OF SULLIVAN LAND COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

GENERAL NOTARY-STATE OF NEBRASKA
JAMES WARNER
My Comm. Exp. Feb. 1, 2006

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF FEBRUARY, 2003 BY ROBERT J. HORAK, SENIOR VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID BANK.

GENERAL NOTARY-STATE OF NEBRASKA
JAMES WARNER
My Comm. Exp. Feb. 1, 2006



PACIFIC PINES

FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-8866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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