



MISC 2013105680



OCT 18 2013 10:21 P 2

misc 2
misc 3

FEE 1600

FB *OC-2918706* *New*

BKP EXAM *MB CC*

IND SCAN PRF

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/18/2013 10:21:57.02

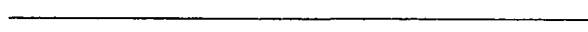


2013105680

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: *LA* LARA RYNEARSON
14710 WEST DODGE
OMAHA NE 68154

CHECK NUMBER

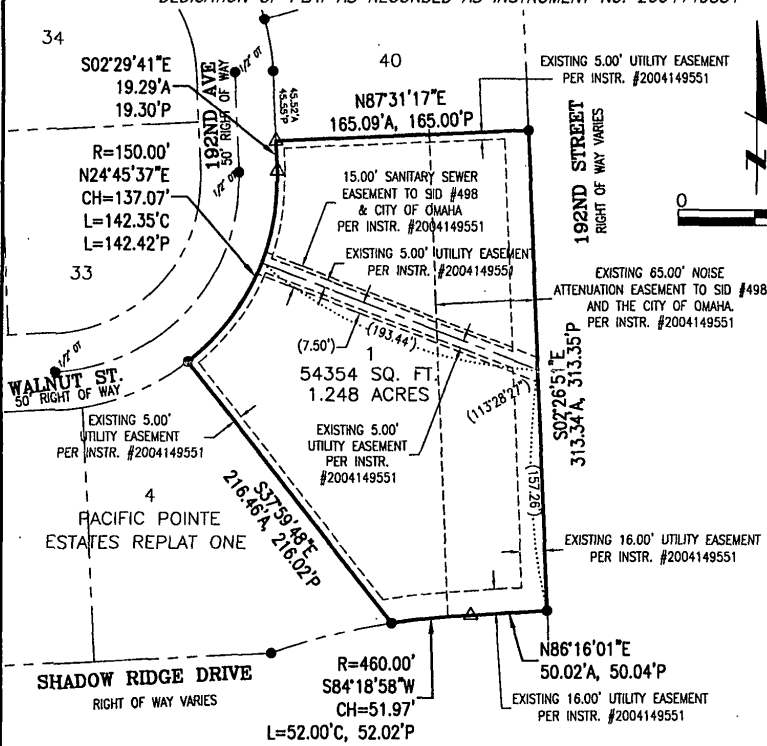


PACIFIC POINTE ESTATES REPLAT 3 4

LOT 1, PACIFIC POINTE ESTATES REPLAT 3 4 BEING A REPLATTING OF LOTS 41 AND 42, PACIFIC POINTE ESTATES, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA. OPPD, CENTURYLINK AND CABLE EASEMENTS ALONG LOT LINES AS SHOWN OR NOTED IN PLAT DEDICATION OF PLAT AS RECORDED AS INSTRUMENT NO. 2004149551

LEGEND

- A ACTUAL DIMENSIONS
- P PLAT DIMENSIONS
- C COMPUTED DIMENSIONS
- CORNER FOUND (5/8" REBAR W/1 1/4" PLASTIC CAP STAMPED LS-419, UNLESS NOTED OTHERWISE)
- △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-566, UNLESS NOTED OTHERWISE)
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
3. LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 192ND STREET OR SHADOW RIDGE DRIVE.
4. AN EXISTING PERMANENT NOISE ATTENUATION EASEMENT WAS GRANTED TO SID #498 AND TO THE CITY OF OMAHA PER INSTR. NO. 2004149551. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 192ND STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

CHAD E. LARSEN, OWNER DATE 9-17-13

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

17th DAY OF September, 2013

BY CHAD E. LARSEN
[Signature]
SIGNATURE OF NOTARY PUBLIC



LAND SURVEYOR'S CERTIFICATE

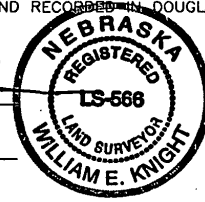
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITHIN THE SUBDIVISION TO BE KNOWN AS LOT 1, PACIFIC POINTE ESTATES REPLAT 3 4, BEING AN ADMINISTRATIVE REPLATTING OF LOTS 41 AND 42, PACIFIC POINTE ESTATES, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 1.248 ACRES

WILLIAM E. KNIGHT, L.S. 566

DATE

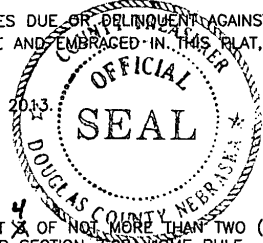
9-12-2013



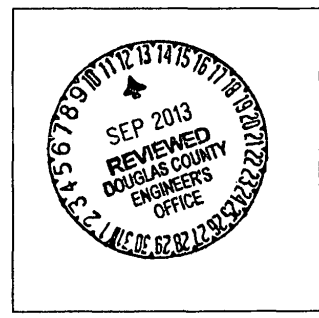
COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

26 DAY OF SEPT, 2013
[Signature]
DOUGLAS COUNTY TREASURER



DOUGLAS COUNTY ENGINEER REVIEW



PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF PACIFIC POINTE ESTATES REPLAT 3 4 OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.06, HOME RULE CHARTER OF THE CITY OF OMAHA 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

[Signature] DATE 10-1-2013
PLANNING DIRECTOR



14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-Inc.com

drawn by EAM	designed by WEK	reviewed by WEK	project - task number 0113066.01-404	date 9-10-2013	book and page 13-3, 29	revisions a5566
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