



DEED 2005017075



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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/14/2005 14:34:36.62



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 236 BKP 19-15-11<sup>BW</sup> C/O COMP PN AA

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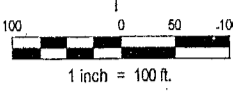
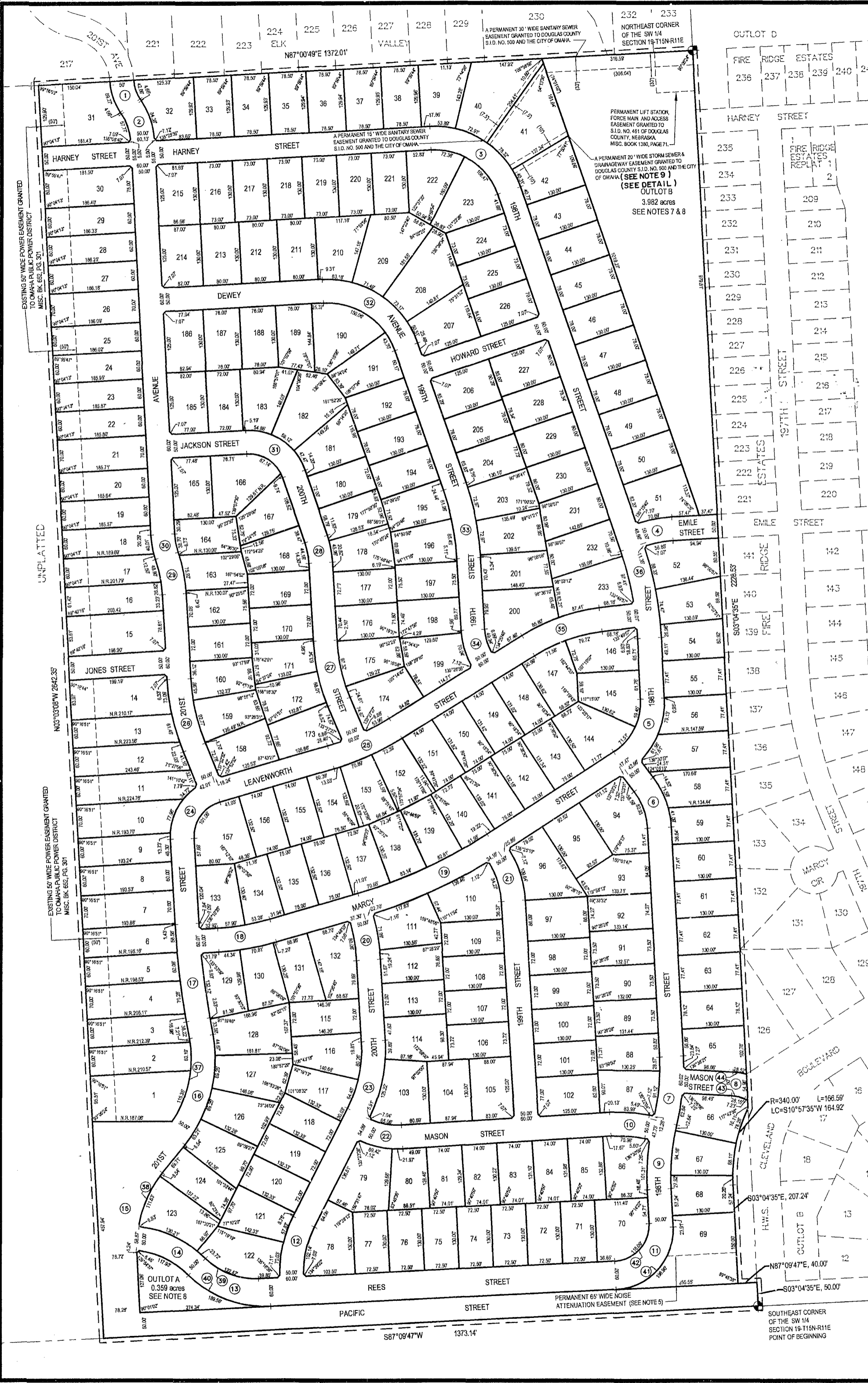
DEL ML SCAN FV  
 Klegg 2/15/05 AA

RETURN: Homer Hunt - E&A Consulting  
12001 Q Street Group  
Omaha NE 68137

# PACIFIC WOODS

LOTS 1 THRU 233 INCLUSIVE & OUTLOTS "A", "B"

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 19, AND ALSO TOGETHER WITH THE EAST 80.00 FEET OF THE WEST 1/2 OF THE SW 1/4 OF SAID SECTION 19, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.P.)
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO H.W.S. CLEVELAND BOULEVARD OR TO PACIFIC STREET FROM ANY LOTS ABUTTING SAID STREETS.
  5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 500 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF PACIFIC STREET 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.
  6. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  7. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 500 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOT "B".
  8. OUTLOTS "A", "B" 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. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
  9. POSITIVE DRAINAGE OVER THE EASEMENT BETWEEN LOTS 41 AND 42 SHALL BE PERPETUALLY MAINTAINED.

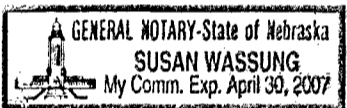
**DEDICATION**

Know all men by these presents that we, PAC 200, L.L.C., 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 hereinafter known as PACIFIC WOODS (lots to be numbered as shown), and we do hereby grant 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, West Communities 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 out-of-lot 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.  
 PAC 200, L.L.C.  
*Thomas R. Falcone*  
 THOMAS R. FALCONE, managing member

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 On this 19th day of July 2004, before me, the undersigned, a Notary Public in and for said County, personally came Thomas R. Falcone, managing member of PAC 200, L.L.C., 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 L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.  
*Susan Wassung*  
 Notary Public



**CENTER LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	165.17	55.97	28.86	37°29'38"
2	142.25	75.07	38.99	37°29'44"
3	165.00	213.14	124.37	74°00'42"
4	241.67	68.76	34.60	15°53'34"
5	150.00	157.17	86.65	60°10'17"
6	154.26	97.87	52.82	34°58'15"
7	435.44	139.14	70.00	16°25'22"
8	100.00	31.71	15.89	19°10'13"
9	458.00	141.86	71.42	16°25'22"
10	297.74	77.49	38.96	14°54'59"
11	150.00	157.17	86.65	60°10'17"
12	233.27	120.00	61.36	29°28'33"
13	196.84	155.99	82.87	47°50'09"
14	296.47	140.97	73.34	39°06'33"
15	228.97	164.00	85.77	41°02'59"
16	266.97	225.28	119.84	48°29'49"
17	1705.59	202.95	101.59	6°40'04"
18	522.77	116.76	58.62	12°47'50"
19	1034.04	305.57	153.09	16°55'02"
20	411.49	90.58	45.47	12°36'45"
21	158.97	101.79	52.02	29°18'17"
22	158.19	83.27	42.69	32°09'29"
23	300.07	157.87	80.81	30°39'02"
24	100.00	134.74	79.83	77°12'10"
25	535.96	149.35	75.16	15°57'56"
26	429.97	148.50	74.97	18°30'01"
27	393.22	132.47	68.86	19°17'54"
28	181.49	80.88	25.59	15°55'11"
29	335.98	82.30	41.42	15°29'10"
30	165.18	45.61	22.96	15°49'01"
31	102.97	129.18	75.37	74°00'42"
32	175.07	226.06	131.59	74°00'42"
33	566.90	154.22	77.60	15°55'11"
34	134.63	67.47	34.48	28°42'52"
35	373.81	162.19	82.37	24°52'25"
36	700.00	194.17	97.71	15°53'34"

**ROW CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
37	241.59	162.75	85.86	43°16'11"
38	243.17	179.07	93.56	41°22'50"
39	146.63	122.42	65.03	47°50'09"
40	227.68	189.56	100.70	47°50'09"
41	125.07	196.97	126.54	80°14'22"
42	74.98	118.00	75.29	90°14'22"
43	75.07	28.10	14.24	21°31'12"
44	125.07	28.82	14.32	13°04'20"

**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 WOODS (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 19, AND ALSO TOGETHER WITH THE EAST 80.00 FEET OF THE WEST 1/2 OF THE SW 1/4 OF SAID SECTION 19, 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 SOUTHEAST CORNER OF SAID SW 1/4 OF SECTION 19, THENCE S87°09'47"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW 1/4 OF SECTION 19, A DISTANCE OF 1373.14 FEET; THENCE N03°03'08"W ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE SW 1/4 OF SECTION 19, A DISTANCE OF 2642.35 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF SECTION 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 217, ELK VALLEY, A SUBDIVISION LOCATED IN THE NW 1/4 OF SAID SECTION 19; THENCE N87°00'49"E ALONG SAID NORTH LINE OF THE SW 1/4 OF SECTION 19, SAID LINE ALSO BEING THE SOUTH LINE OF SAID ELK VALLEY, A DISTANCE OF 1372.01 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF SECTION 19, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 223, SAID ELK VALLEY, SAID POINT ALSO BEING ON THE WEST LINE OF OUTLOT "D", FIRE RIDGE ESTATES, A SUBDIVISION LOCATED IN THE EAST 1/2 OF SAID SECTION 19; THENCE S03°04'35"E ALONG THE EAST LINE OF SAID SW 1/4 OF SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF SAID FIRE RIDGE ESTATES, A DISTANCE OF 2268.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HWS CLEVELAND BOULEVARD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HWS CLEVELAND BOULEVARD ON A CURVE TO THE LEFT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 166.59 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°57'35"W, A DISTANCE OF 164.92 FEET; THENCE S03°04'35"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HWS CLEVELAND BOULEVARD, A DISTANCE OF 107.24 FEET; THENCE N87°09'47"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HWS CLEVELAND BOULEVARD, A DISTANCE OF 40.00 FEET TO A POINT ON SAID EAST LINE OF THE SW 1/4 OF SECTION 19; THENCE S03°04'35"E ALONG SAID EAST LINE OF THE SW 1/4 OF SECTION 19, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

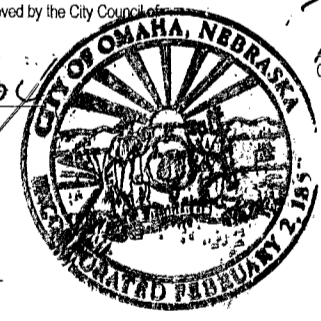
SAID TRACT OF LAND CONTAINS AN AREA OF 3,616,622 SQUARE FEET OR 83.027 ACRES, MORE OR LESS.  
*Eric A. Schaben* 07-15-2004  
 ERIC A. SCHABEN, L.S. 608 DATE



**APPROVAL OF CITY ENGINEER OF OMAHA**  
 I hereby approve this plat of PACIFIC WOODS (lots numbered as shown) as to the Design Standards.  
*Henry Kieraga* 8/10/04  
 CITY ENGINEER DATE

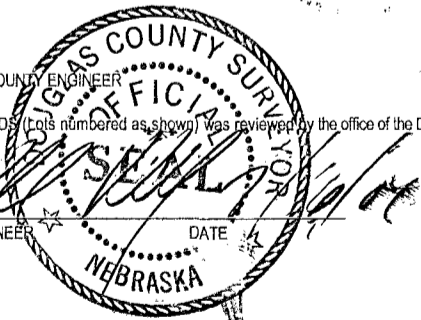
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*Charles Knapich* 2/10/05  
 CITY ENGINEER DATE

**OMAHA CITY COUNCIL ACCEPTANCE**  
 This plat of PACIFIC WOODS (lots numbered as shown) was approved by the City Council of Omaha.  
*Mike Johnny* 11/20/04  
 MAYOR DATE  
*Dwight Brown*  
 CITY CLERK  
*John Stohel*  
 PRESIDENT OF COUNCIL



**APPROVAL OF OMAHA CITY PLANNING BOARD**  
 This plat of PACIFIC WOODS (lots numbered as shown) was approved by the City Planning Board.  
*Ronald A. Mancoske* 10-6-04  
 CHAIRMAN OF CITY PLANNING BOARD DATE

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
 This plat of PACIFIC WOODS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.  
*John Stohel* 11/20/04  
 DOUGLAS COUNTY 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.  
*Julie M. Haney* 2-4-05  
 COUNTY TREASURER DATE

**E&A CONSULTING GROUP, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

PHYSICAL ADDRESS: 1100 SOUTH 10TH STREET, SUITE 100, OMAHA, NE 68102  
 PHONE: (402) 421-7171  
 FAX: (402) 421-7272

PROJECT: PACIFIC WOODS  
 DATE: 07-20-04  
 DESIGNED BY: MWW  
 DRAWN BY: LTD  
 SCALE: 1" = 100'

PHYSICAL ADDRESS: 1100 SOUTH 10TH STREET, SUITE 100, OMAHA, NE 68102  
 PHONE: (402) 421-7171  
 FAX: (402) 421-7272

PACIFIC WOODS  
 OMAHA, NEBRASKA

FINAL PLAT