

PACIFIC STREET WEST

LOTS 1 THRU 79 INCLUSIVE & OUTLOTS "A", "B" & "C"

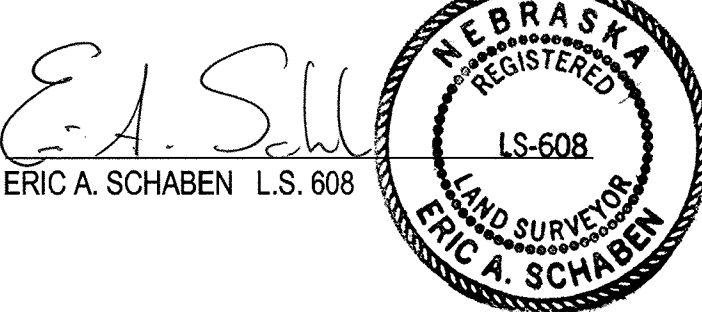
BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

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 (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 30; THENCE S02°35'09"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 30, A DISTANCE OF 273.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH H.W.S. CLEVELAND BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°35'09"E ALONG SAID EAST LINE OF SAID NW1/4 OF SECTION 30, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH H.W.S. CLEVELAND BOULEVARD, A DISTANCE OF 1728.06 FEET; THENCE S87°10'42"W, A DISTANCE OF 232.99 FEET; THENCE N32°10'18"W, A DISTANCE OF 586.68 FEET; THENCE N56°24'17"W, A DISTANCE OF 337.05 FEET; THENCE S78°35'43"W, A DISTANCE OF 672.24 FEET; THENCE N48°49'18"W, A DISTANCE OF 85.48 FEET; THENCE S38°59'57"W, A DISTANCE OF 289.55 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.17 FEET, A DISTANCE OF 675.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S93°11'46"W, A DISTANCE OF 655.94 FEET; THENCE S87°23'35"W, A DISTANCE OF 85.47 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #6 (204TH STREET); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #6 (204TH STREET) ON THE FOLLOWING DESCRIBED COURSES; THENCE N00°49'36"E, A DISTANCE OF 762.87 FEET; THENCE N13°39'08"W, A DISTANCE OF 411.18 FEET; THENCE N05°53'13"E, A DISTANCE OF 288.62 FEET; THENCE N09°59'05"W, A DISTANCE OF 281.22 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #6 (204TH STREET) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET ON THE FOLLOWING DESCRIBED COURSES; THENCE N89°52'45"E, A DISTANCE OF 466.46 FEET; THENCE N78°17'24"E, A DISTANCE OF 471.50 FEET; THENCE N02°50'13"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 OF SECTION 30; THENCE N87°09'47"E ALONG SAID NORTH LINE OF THE NW1/4 OF SECTION 30, A DISTANCE OF 1472.56 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH H.W.S. CLEVELAND BOULEVARD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH H.W.S. CLEVELAND BOULEVARD ON THE FOLLOWING DESCRIBED COURSES; THENCE S02°35'09"E, A DISTANCE OF 50.00 FEET; THENCE N87°09'47"E, A DISTANCE OF 30.00 FEET; THENCE S02°35'09"E, A DISTANCE OF 223.00 FEET; THENCE N87°09'47"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 3,722.205 SQUARE FEET, OR 85.450 ACRES, MORE OR LESS.



DEDICATION

Know all men by these presents that we, 204, 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 hereafter known as PACIFIC STREET WEST (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 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. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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, L.L.C.

Thomas R. Falcone, managing member

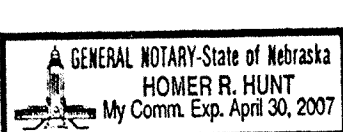
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 27th day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Thomas R. Falcone, managing member, of 204, 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.

Thomas R. Hunt  
Notary Public



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.

County Treasurer  
DATE



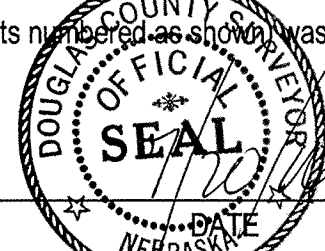
NOTES:

- 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 EXCEPT AT THE LOCATION OF A PRIVATE DRIVE ON THE COMMON LOT LINE BETWEEN LOTS 68 & 69 WILL HAVE RIGHT IN / RIGHT OUT ONLY TO SAID PACIFIC STREET, OR TO 201ST STREET FROM LOTS 1 & 2.
- 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 CHAMBERS 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.
- A PERMANENT NOISE ATTENUATION EASEMENT, AS SHOWN, IS HEREBY GRANTED TO S.I.D. NO. 539 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 PACIFIC 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.
- A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B" AND OUTLOT "C" TO S.I.D. NO. 539 AND CITY OF OMAHA.
- OUTLOTS "A", "B", "C", SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS 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.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 68 THRU 79 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 68 THRU 79 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 68 THRU 79 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- A PERMANENT TREE MITIGATION ACCESS EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "B".

REVIEW OF DOUGLAS COUNTY ENGINEER

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

Douglas County Engineer



APPROVAL OF CITY ENGINEER OF OMAHA

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

City Engineer  
DATE

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

City Engineer  
DATE

OMAHA CITY COUNCIL ACCEPTANCE

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

Mayor  
City Clerk  
President of Council



Proj. No.	200508.01	Revisions	Date
Date	4-29-06	1	7-19-06
Drawn By	JDE	1	7-19-06
Check By	JDE	1	7-19-06
Scale	1" = 100'	1	7-19-06



MISC 2008005155



JAN 18 2008 09:03 P 2

Handwritten: 1/18/08, 2/15, 3  
 Stamp: FB, C/O, COMP, SCAN, FV

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 1/18/2008 09:03:12.27



2008005155

SEE Sheet No. 1 of 2 FOR AFFIDAVIT OF CORRECTION NOTES AND SIGNATURES

# DEDICATION

Know all men by these presents that we, 204, 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 hereafter known as PACIFIC STREET WEST (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. ~~In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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.~~

Revised:01/10/2008



Drawn by: JAF Chkd by: unc 1-15-08 Chkd by: \_\_\_\_\_

Job No.: P2005.206.001 Date: 01/02/2008 Sheet No.: 2 of 2

## AFFIDAVIT OF CORRECTION PACIFIC STREET WEST

DOUGLAS COUNTY, NEBRASKA

**SEE Sheet No. 2 of 2 FOR AFFIDAVIT OF CORRECTION DRAWING**

**AFFIDAVIT OF CORRECTION**

To correct the DEDICATION note on the Plat of PACIFIC STREET WEST, (Lots 68 thru 79 inclusive & Outlots "A", "B" & "C"), a subdivision located in the NW1/4 of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

The following sentence/statement was included in the DEDICATION note by mistake and is hereby deleted:  
 In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs.

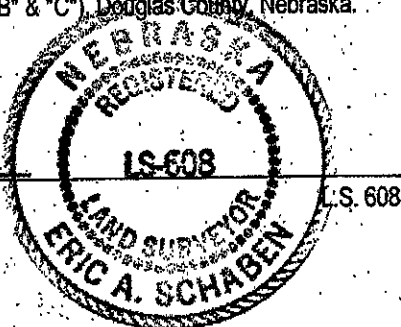
**AFFIDAVIT**

Correction to PACIFIC STREET WEST (Lots 68 thru 79 inclusive & Outlots "A", "B" & "C"), a subdivision located in the NW1/4 of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

I Eric A. Schaben, do hereby submit Sheet 2 of 2 in order to correct the DEDICATION note on the Plat of PACIFIC STREET WEST (Lots 1 thru 79 inclusive & Outlots "A", "B" & "C"), a subdivision located in Douglas County, Nebraska as recorded in Instrument No. 2006137078, in the Register of Deeds office, Douglas County, Nebraska.

I certify that I am the same identical person whose name appears in the Surveyor's Certificate of said PACIFIC STREET WEST (Lots 1 thru 79 inclusive & Outlots "A", "B" & "C") Douglas County, Nebraska.

*E. A. Schaben*  
 Eric A. Schaben



STATE OF NEBRASKA )  
 ) SS  
 COUNTY OF DOUGLAS )

On the 15<sup>TH</sup> day of JANUARY, 2008, before me a Notary Public, qualified and commissioned in and for said County, personally appeared Eric A. Schaben, who is personally known to me to be the same identical person whose name is affixed to the above Affidavit, and he acknowledged the signing thereof to be his voluntary act and deed.

Witness my hand and official seal at Omaha, Nebraska, on this date last aforesaid.

Commission Expires:

4-30-11

*Homer R. Hunt*

NOTARY PUBLIC



Revised:01/10/2008



**E&A CONSULTING GROUP, INC.**  
 ENGINEERING • PLANNING • FIELD SERVICES  
 330 NORTH 117TH STREET, OMAHA, NE 68154 PHONE: (402) 895-4700

Drawn by: JAF Chkd by: WAC 1-15-08 Chkd by: \_\_\_\_\_

Job No.: P2005.206.001 Date: 01/02/2008 Sheet No. 1 of 2

**AFFIDAVIT OF CORRECTION**  
**PACIFIC STREET WEST**  
 DOUGLAS COUNTY, NEBRASKA