

**CENTER-LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	94.82'	51.19'	54°12'21"
2	100.00'	94.59'	51.17'	54°11'53"
3	100.00'	99.11'	54.06'	56°47'19"
4	100.00'	99.11'	54.06'	56°47'19"
5	795.78'	187.06'	93.96'	13°28'06"
6	701.70'	199.47'	100.41'	16°17'15"
7	533.25'	151.31'	76.17'	16°15'27"
8	210.00'	165.15'	87.11'	45°03'28"
9	300.00'	170.09'	87.40'	32°20'08"
10	100.00'	155.31'	98.25'	88°59'17"
11	125.00'	35.47'	17.86'	16°15'37"
12	125.00'	35.47'	17.86'	16°15'37"
13	125.00'	93.45'	49.03'	42°50'00"
14	100.00'	74.76'	39.22'	42°50'00"
15	100.00'	72.30'	37.81'	41°25'40"
16	125.00'	181.54'	111.01'	83°12'50"
17	100.00'	72.93'	38.17'	41°47'10"
18	110.36'	80.43'	42.10'	41°45'23"
19	976.75'	151.24'	75.77'	8°52'18"
20	527.98'	153.10'	77.09'	16°38'50"
21	210.00'	176.36'	93.76'	48°07'01"
22	500.00'	124.57'	62.81'	14°18'27"
23	510.00'	407.47'	215.31'	45°46'38"
24	100.00'	102.04'	55.97'	58°28'02"

**NOTES:**

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PACIFIC STREET OR TO 180TH STREET FROM ANY LOTS ABUTTING SAID STREETS.
- A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 486 & TO THE CITY OF OMAHA OVER ALL OF OUTLOT "D".
- THE PERMANENT NOISE ATTENUATION EASEMENT SHOWN ON THE PLAT IS HEREBY GRANTED TO S.I.D. NO. 486 AND THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF PACIFIC STREET AND 180TH STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR 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.
- THE ELEVATIONS FOR LOTS 86, AND 87 ARE TO USGS DATUM AND ARE THE LOWEST ALLOWABLE WINDOW OR DOOR OPENINGS ELEVATION. ELEVATIONS LISTED AS FOLLOWS.

**OMAHA CITY COUNCIL ACCEPTANCE**

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

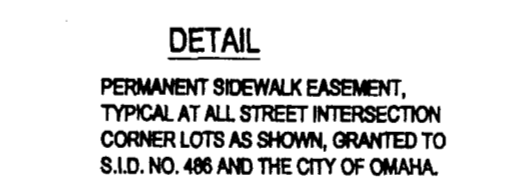
*Mike Jolley* Mayor  
*April 8, 2003* DATE  
*Chuck Brown* PRESIDENT OF COUNCIL

**CITY CLERK**

**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.

*Carol J. Parker* COUNTY TREASURER  
*4-29-03* DATE



**MINIMUM BASEMENT FLOOR ELEVATION (USGS DATUM)**

LOT NUMBER	LOWEST FLOOR ELEVATION
61	1159.26
62	1162.63
63	1169.60
64	1172.16
65	1173.61
66	1174.00
67	1176.00
68	1178.33
69	1180.00
70	1185.90
71	1187.59
72	1191.10
73	1196.60
74	1198.50
75	1202.50
76	1207.00
77	1211.00
78	1212.00
90	1188.00
91	1188.00
92	1189.00
93	1196.00

# PACIFIC RIDGE

LOTS 1 THRU 93 INCLUSIVE & OUTLOTS "A", "B", "C", & "D"  
 Being a platting of all of the SE 1/4 of the SE 1/4 of Section 20, 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 temporary 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 Ridge (the lots numbered as shown), being a platting of all of the SE 1/4 of the SE 1/4 of Section 20, 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 Section 20; thence S87°09'07"W (assumed bearing) along the South line of said Section 20, a distance of 1319.52 feet to the Southwest corner of said SE 1/4 of the SE 1/4 of Section 20; thence N02°51'41"W along the West line of said SE 1/4 of Section 20, a distance of 1324.14 feet to the Northwest corner of said SE 1/4 of the SE 1/4 of Section 20, said point also being the Southwest corner of Lot 444, The Grove, a subdivision located in said SE 1/4 of Section 20, said point also being the Southeast corner of Outlot "Z", said The Grove; thence N87°10'53"E along the North line of said SE 1/4 of the SE 1/4 of Section 20, said line also being the South line of said Lot 444, The Grove, and also the South right-of-way line of 182nd Street, and also the South line of Lot 443, said The Grove, and also the South line of Lots 430 thru 439, inclusive, said The Grove, and also the South right-of-way line of 180th Avenue, and also the South line of Lot 402, said The Grove, and the Easterly extension thereof, a distance of 1321.19 feet to the Northeast corner of said SE 1/4 of the SE 1/4 of Section 20; thence S 02°47'20" E along the East line of said Section 20, a distance of 1323.46 feet to the point of beginning.

Said SE 1/4 of the SE 1/4 of Section 20 contains an area of 1,747,890 square feet or 40.126 acres, more or less.

*Robert Clark*  
 Robert Clark, L.S. 419  
 Date: *JAN 6 2003*

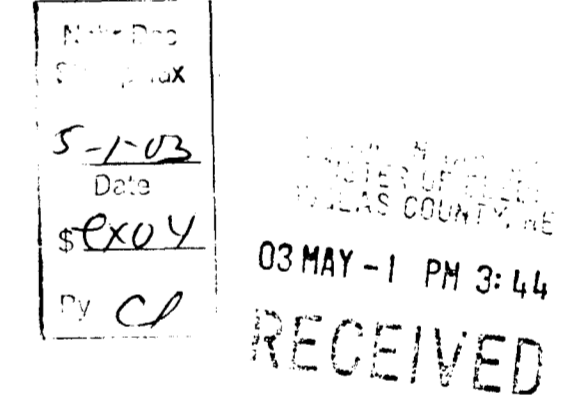


**DEDICATION**

Know all men by these presents that we, PAC 180, 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 RIDGE (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, West 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. 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 180, L.L.C.  
*Thomas R. Falcone*  
 THOMAS R. FALCONE, managing member



**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )

On this *6th* day of *JAN*, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Thomas R. Falcone, managing member, of PAC180, 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. Falcone*  
 Notary Public

My commission expires *4-30-03*

**REVIEW OF DOUGLAS COUNTY ENGINEER**

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

*Robert Clark*  
 DOUGLAS COUNTY ENGINEER  
 DATE: *1/6/03*

**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of PACIFIC RIDGE (Lots numbered as shown) as to the Design Standards.

*Henry Kieggel*  
 CITY ENGINEER  
 DATE: *1/8/03*

**APPROVAL OF OMAHA CITY PLANNING BOARD**

This plat of PACIFIC RIDGE (Lots numbered as shown) was approved by the City Planning Board.

*John R. Yoich*  
 CHAIRMAN OF CITY PLANNING BOARD  
 DATE: *1/8/03*

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

12001 Q STREET  
 OMAHA, NE 68137  
 PHONE: (402) 885-4700  
 FAX: (402) 885-3599

PACIFIC RIDGE  
 OMAHA, NEBRASKA

FINAL PLAT

Revisions

No.	Date
1	01/02/2003
2	3/03/03

Proj No: 2002134.01  
 Date: 12/09/2002  
 Designed By: JDE  
 Drawn By: LDO  
 Checked By (Dsgn):  
 Checked By (Insp):  
 Checked By (Cad Mgr):  
 Scale: 1" = 100'  
 Sheet 1 of 1