



2113 514 DEED



01798 99 514-519

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 FEB 17 AM 11:24

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

58-43384-7 new

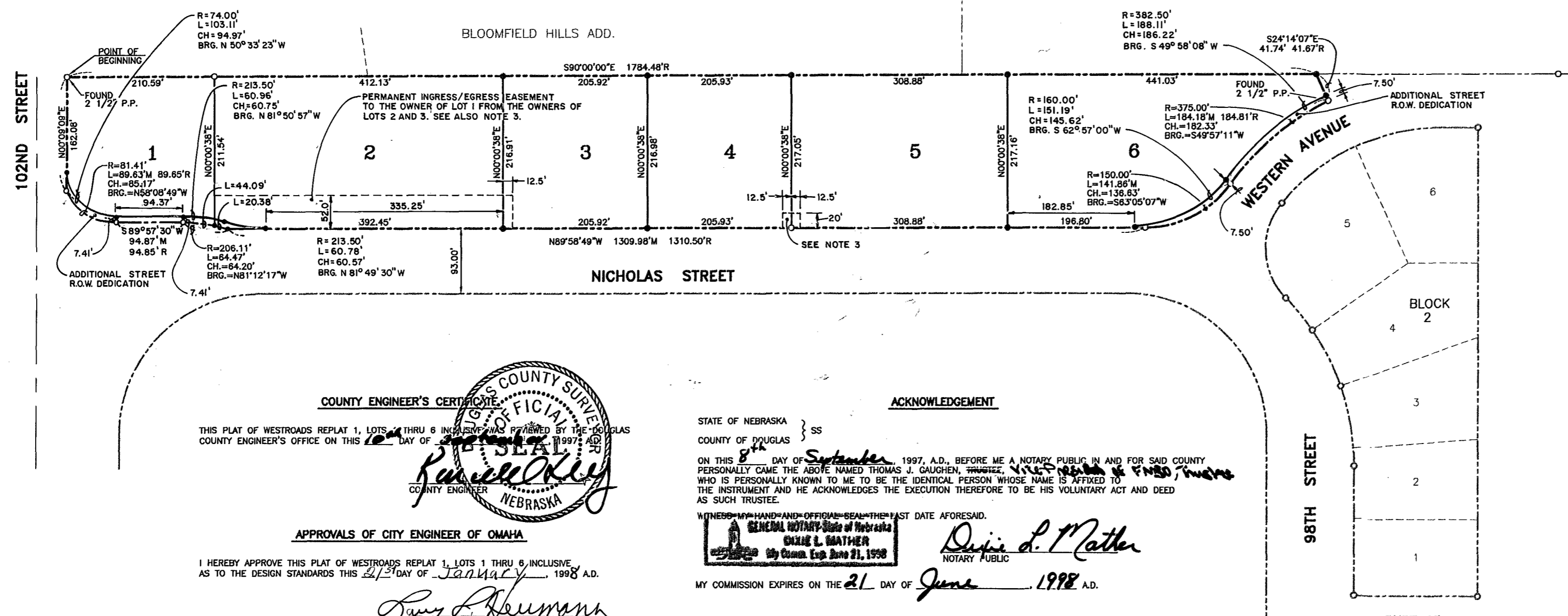
1798 B 58-43380 old

FEE 41- FB _____
BKP _____ C/O _____ COMP *mb*
DEL 47 SCAN ds FV _____

FINAL PLAT WESTROADS REPLAT 3

LOTS 1 THRU 6 INCLUSIVE

A REPLAT OF LOTS 1-16 INCLUSIVE, EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES,
OF BLOCK 1 OF WESTROADS, ALL LOCATED IN THE SE 1/4, SECTION 16, T 15 N, R 12 E
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF WESTROADS REPLAT 3, LOTS 1 THRU 6, INCLUSIVE, A REPLAT OF LOTS 1-16 INCLUSIVE, EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES, OF BLOCK 1 OF WESTROADS, HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I HAVE INSTALLED PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT OF WESTROADS REPLAT 3, LOTS 1 THRU 6 INCLUSIVE, A REPLAT OF LOTS 1-16 INCLUSIVE, EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES, OF BLOCK 1 OF WESTROADS.

A TRACT OF LAND BEING A PART OF THE SE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THE OUTER BOUNDARIES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1 OF WESTROADS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE S90°00'00"E ALONG THE NORTH LINE OF SAID WESTROADS SUBDIVISION, 1784.48 FEET; THENCE S24°14'07"E, 41.74 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 184.18 FEET AND A CHORD BEARING S49°07'11"W, 182.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 141.86 FEET AND A CHORD BEARING S63°05'07"W, 138.83 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NICHOLAS STREET; THENCE N89°58'49"W ALONG SAID RIGHT OF WAY LINE, 1508.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 208.11 FEET, AN ARC DISTANCE OF 84.47 FEET AND CHORD BEARING N81°12'17"W, 84.20 FEET; THENCE S89°57'30"W ALONG SAID RIGHT OF WAY LINE, 94.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 81.41 FEET, AN ARC LENGTH OF 89.63 FEET AND A CHORD BEARING N58°08'49"W, 85.17 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 102ND STREET; THENCE N00°09'09"E ALONG SAID RIGHT OF WAY LINE, 182.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.431 ACRES (387,260 S.F.), MORE OR LESS.

DATE THIS 8th DAY OF September, 1997, A.D. *Robert M. Tichy*
ROBERT M. TICHY
REGISTERED LAND SURVEYOR LS-542



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF WESTROADS REPLAT 1, LOTS 1 THRU 6 INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 21st DAY OF September, 1997, A.D.

Russell J. ...
COUNTY ENGINEER
NEBRASKA

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WESTROADS REPLAT 1, LOTS 1 THRU 6 INCLUSIVE AS TO THE DESIGN STANDARDS THIS 21st DAY OF January, 1998, A.D.

Russell J. ...
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 17th DAY OF February, 1997, A.D.

Russell J. ...
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WESTROADS REPLAT 1, LOTS 1 THRU 6 INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 21st DAY OF July, 1998, A.D.

Frank Brown MAYOR
Frank Brown CITY CLERK

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WESTROADS REPLAT 1, LOTS 1 THRU 6 INCLUSIVE WAS APPROVED BY THE CITY-PLANNING BOARD OF THE CITY OF OMAHA THIS 4th DAY OF February, 1998, A.D.

Kathleen ...
CHAIRMAN

ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }
ON THIS 8th DAY OF September, 1997, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED THOMAS J. GAUGHEN, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS WITHIN OF THE INSTRUMENT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL THIS LAST DATE AFORESAID.
THOMAS J. GAUGHEN
THOMAS J. GAUGHEN, TRUSTEE
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 21 DAY OF June, 1998, A.D.

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.

DATED THIS 17th DAY OF Sept, 1997, A.D.

...
COUNTY TREASURER

NOTES

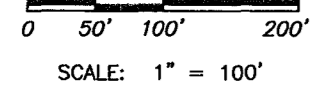
1. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
2. DIRECT VEHICULAR ACCESS FROM LOT 1 ONTO 102ND STREET WILL NOT BE ALLOWED.
3. LOTS 2 AND 3 WILL SHARE JOINT ACCESS AND LOTS 4 AND 5 WILL SHARE JOINT ACCESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT, THOMAS J. GAUGHEN, TRUSTEE OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS WESTROADS REPLAT 1, LOTS 1 THRU 6 INCLUSIVE, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 6), AND APPROVES THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND DOES ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED, AND DOES FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING OF TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; 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 THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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 HEREBY SET OUR HANDS THIS 8 DAY OF September, 1997, A.D.
FOR *Thomas J. Gaughen, Trustee*
THOMAS J. GAUGHEN, TRUSTEE
FIRST NATIONAL BANK OF OMAHA

KIRKHAM MICHAEL
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850



- LEGEND**
- SET 5/8" REBAR
 - FOUND CAPPED REBAR WITH CAP #281, UNLESS OTHERWISE SHOWN.
 - P.P. PINCHED PIPE
 - BOUNDARY LINE