



2141 217 DEED



18241 99 217-223

Nebr Doc
Stamp Tax

12-30-99

Date

\$ 4.80

By JS

RICHARD N. TAKECHI
REGISTER OF DEEDS
DUNLAP COUNTY, NE

99 DEC 30 PM 2:34

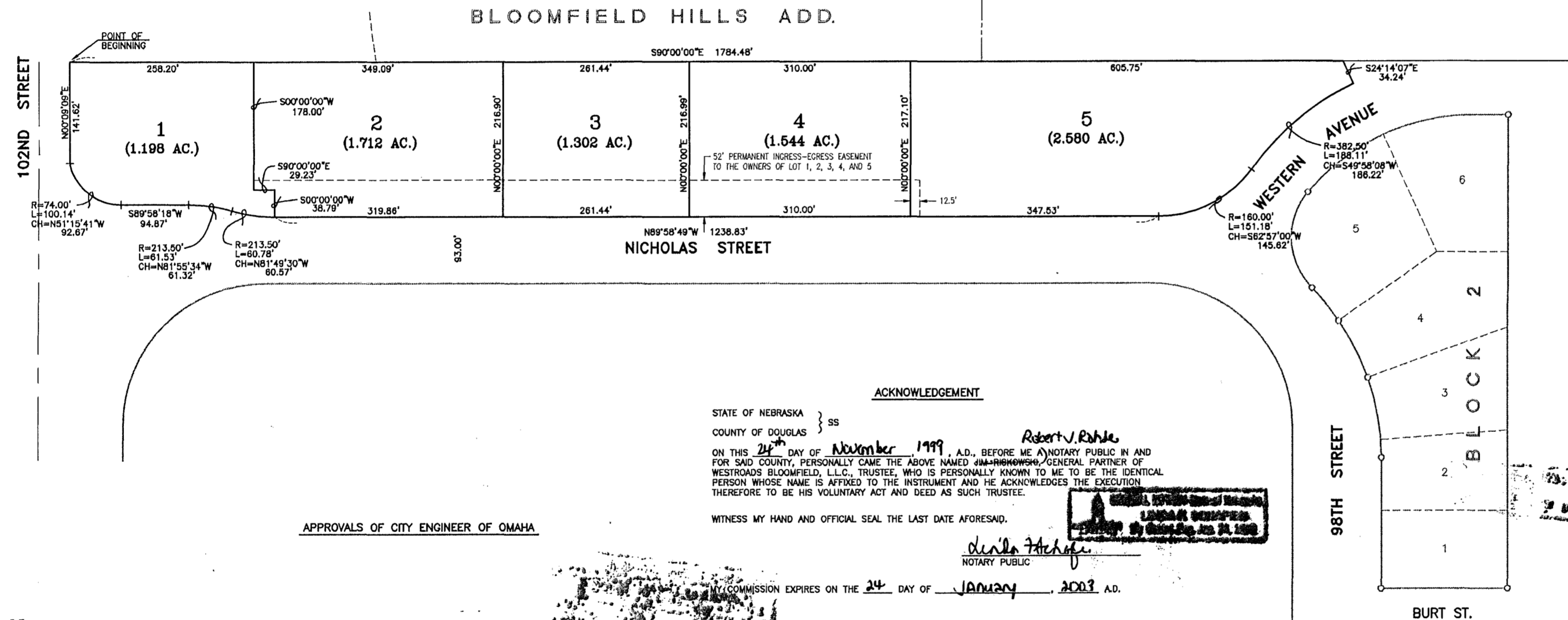
RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

18241 37 New # 58-43386
FBI 40⁵⁰ 58-43384
BP 2/7
DS 1/1

WESTROADS REPLAT 4

LOTS 1 THRU 5 INCLUSIVE
 A REPLAT OF WESTROADS REPLAT 3,
 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 4, LOTS 1 THRU 5, INCLUSIVE, A REPLAT OF WESTROADS REPLAT 3, AS 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 4, LOTS 1 THRU 5 INCLUSIVE.

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:

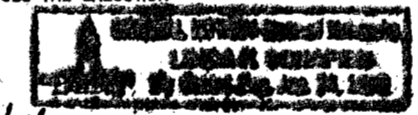
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF WESTROADS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE S90°00'00"E ALONG THE NORTH LINE OF SAID WESTROADS REPLAT 3, 1784.48 FEET; THENCE S24°14'07"E, 34.24 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 382.50 FEET, AN ARC DISTANCE OF 188.11 FEET AND A CHORD BEARING S49°58'08"W, 188.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 151.18 FEET AND A CHORD BEARING S62°57'00"W, 145.62 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, 1238.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 213.50 FEET, AN ARC DISTANCE OF 60.78 FEET AND CHORD BEARING N81°49'30"W, 80.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 213.50 FEET, AND ARC LENGTH OF 61.53 FEET AND A CHORD BEARING N81°55'34"W, 61.32 FEET; THENCE S89°58'18"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 74.00 FEET, AN ARC LENGTH OF 100.14 FEET AND A CHORD BEARING N51°15'41"W, 92.67 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, 141.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.336 ACRES (363,126 S.F.), MORE OR LESS.

DATED THIS 24th DAY OF November, 1999, A.D. *Robert M. Tichy*
 ROBERT M. TICHY
 REGISTERED LAND SURVEYOR LS-542



ACKNOWLEDGEMENT

STATE OF NEBRASKA }
 COUNTY OF DOUGLAS } SS
 ON THIS 24th DAY OF November, 1999, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED JIM RICHMOND, GENERAL PARTNER OF WESTROADS BLOOMFIELD, L.L.C., TRUSTEE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH TRUSTEE.



WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
 COMMISSION EXPIRES ON THE 24 DAY OF January, 2003, A.D.

APPROVALS OF CITY ENGINEER OF OMAHA

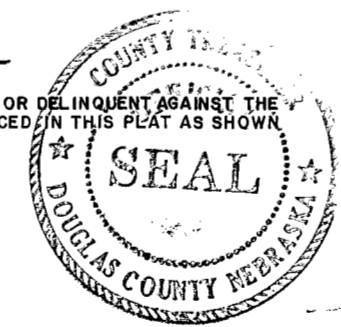
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 20 DAY OF Dec, 1999, A.D.

Larry J. Heumann
 CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FOUND 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 24th DAY OF November, 1999, A.D.
Debra A. Michalek



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT, WESTROADS BLOOMFIELD, L.L.C., ROBERT RICHDE, GENERAL PARTNER, AS OWNER AND PROPRIETORS 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 4, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 5, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO 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 AND 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 AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND 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) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET 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) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. DOES 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 24 DAY OF November, 1999, A.D.
Robert M. Tichy
 ROBERT M. TICHY, REGISTERED LAND SURVEYOR
Robert M. Tichy
 ROBERT RICHDE, GENERAL PARTNER
 WESTROADS BLOOMFIELD, L.L.C.

APPROVAL OF CITY PLANNING DIRECTOR
 THIS PLAT OF WESTROADS REPLAT 4, IS IN COMPLIANCE WITH SECTION 53-10(3) OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA. THIS MINOR SUBDIVISION PLAT APPROVAL IS VOID IF THIS PLAT IS NOT RECORDED WITHIN THIRTY (30) DAYS OF THE PLANNING DIRECTOR'S SIGNATURE.
[Signature]
 CITY PLANNING DIRECTOR
 DATE 12/30/99

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