DEED 2003156903

AUG 19 2003 14:24 P 7

Nebr Doc Stamp Tax
8-19-03
Date
$EXO4
By CD

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RECEIVED

NESW
SESW

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed

FEE 118.50 Fund - 01-60000

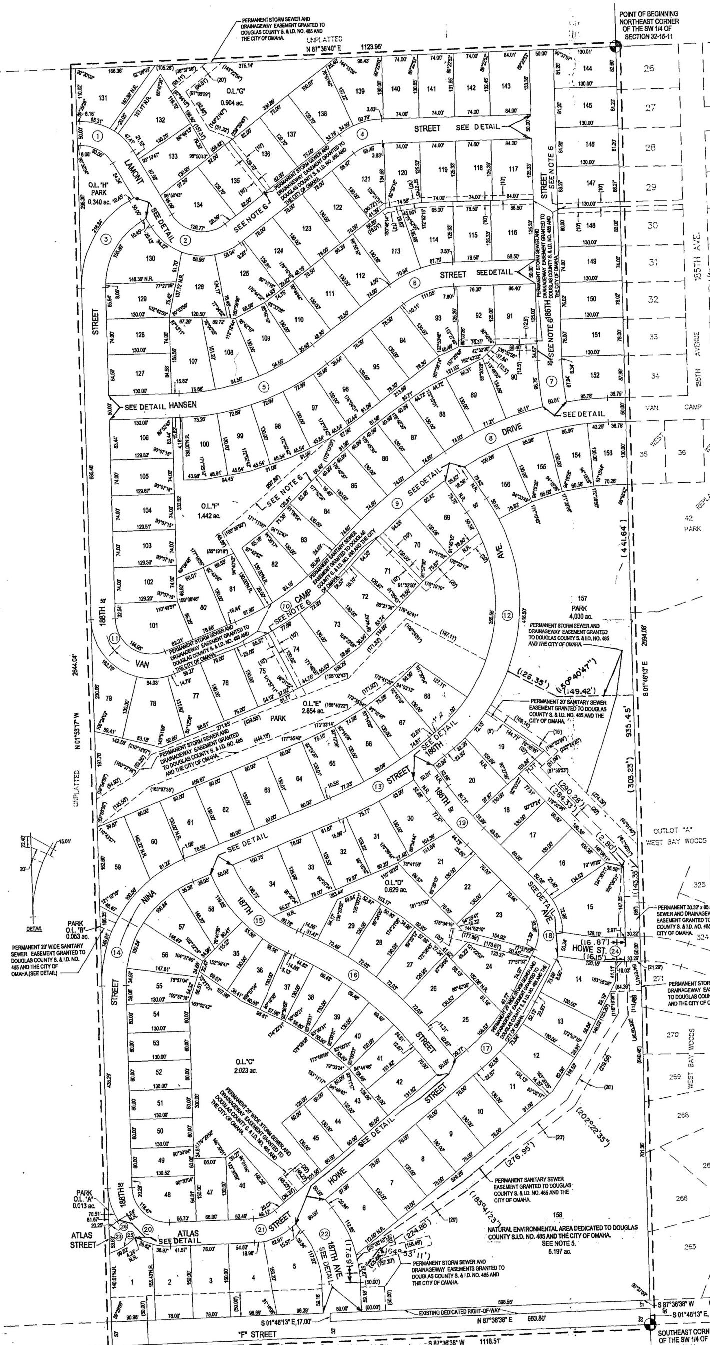
BKP 32-15-11 C/O ____ COMP LM

167 DEL MS SCAN ____ FV ____

BKP 8-22-03 LM

RETURN: E+A CONSULTING
12001 'Q' ST
OMAHA, NE 68137
ATTN: PETROCCHI
895-4700-4700

Temp. 12.4.01



A permanent 50' wide Noise Attenuation Easement is hereby granted to S.I.D. No. 485 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 "F" 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.

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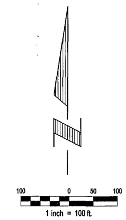
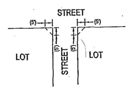
WEST BAY SPRINGS

LOTS 1 THRU 158 INCLUSIVE & OUTLOTS "A" THRU "H" INCLUSIVE.

BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA





DETAIL

PERMANENT SIDEWALK EASEMENT, TYPICAL AT ALL STREET INTERSECTION CORNER LOTS AS SHOWN, GRANTED TO S.I.D. NO. 485 AND THE CITY OF OMAHA.

DEDICATION

Know all men by these presents that we, West Bay Springs, 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 WEST BAY SPRINGS (lots 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. 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.

WEST BAY SPRINGS, L.L.C.

Timothy W. Young, Managing Member

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	106.66'	59.04'	61°06'50"
2	100.00'	169.03'	112.72'	96°50'43"
3	180.00'	190.39'	105.19'	60°36'16"
4	125.00'	79.32'	41.05'	36°21'32"
5	500.00'	316.26'	163.62'	36°14'27"
6	200.00'	126.92'	65.68'	36°21'32"
7	523.64'	92.35'	46.29'	10°06'03"
8	603.42'	346.77'	178.32'	32°55'36"
9	1293.46'	316.94'	159.27'	14°02'22"
10	551.39'	251.32'	127.88'	26°06'56"
11	100.00'	193.26'	144.78'	110°43'57"
12	360.19'	533.99'	329.72'	84°56'35"
13	813.69'	248.87'	125.41'	17°31'26"
14	250.00'	302.24'	172.69'	69°16'09"
15	282.30'	216.71'	114.01'	43°59'00"
16	686.60'	319.72'	162.81'	26°40'49"
17	409.16'	168.07'	85.24'	23°32'09"
18	100.00'	124.51'	71.78'	71°20'19"
19	800.00'	118.40'	59.31'	8°28'47"
20	100.00'	157.95'	100.88'	90°30'04"
21	100.00'	65.51'	33.98'	37°32'03"
22	220.00'	144.12'	74.75'	37°32'03"
23	100.00'	40.08'	20.31'	22°57'57"
24	603.25	133.64'	67.09'	12°41'33"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
25	125.00'	59.52'	30.33'	27°16'54"
26	75.00'	20.25'	10.19'	15°28'04"

NOTES:

1. ALL ANGLES ARE 90 ° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO "F" STREET FROM ANY LOTS ABUTTING SAID STREETS.
5. PERMANENT DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 485 AND THE CITY OF OMAHA OVER ALL OF LOT 158.
6. THESE EASEMENTS THROUGH LOTS 74, 75, 90, 91, 92, 135, 136, 147, 148, AND OUTLOT "F" ARE ALSO TO BE USED TO PROVIDE POSITIVE DRAINAGE FOR A 100 YEAR STORM PASSAGE FROM THE ABUTTING STREETS THROUGH THE EASEMENT AREAS AS SHOWN.

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WEST BAY SPRINGS (Lots numbered as shown) was approved by the City Planning Board.

John Lee Hoich January 8, 2003

CHAIRMAN OF CITY PLANNING BOARD DATE

APPROVAL OF CITY ENGINEER OF OMAHA

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

1/8/3

CITY ENGINEER DATE

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

for Michael J Mechna 8/19/03

CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

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

1/6/03

DOUGLAS COUNTY ENGINEER DATE

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 WEST BAY SPRINGS (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW 1/4 OF SECTION 32, SAID POINT ALSO BEING THE NORTHWEST CORNER OF WEST BAY WOODS REPLAT ONE, A SUBDIVISION LOCATED IN THE SE 1/4 OF SAID SECTION 32; THENCE S01°46'13"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW 1/4 OF SECTION 32, SAID LINE ALSO BEING THE WEST LINE OF SAID WEST BAY WOODS REPLAT ONE, AND ALSO BEING THE WEST LINE OF WEST BAY WOODS, A SUBDIVISION LOCATED IN SAID SE 1/4 OF SECTION 32, A DISTANCE OF 2594.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF "F" STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 265, SAID WEST BAY WOODS; THENCE S87°36'38"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF "F" STREET, A DISTANCE OF 663.80 FEET; THENCE S01°46'13"E, ALONG SAID NORTH RIGHT-OF-WAY LINE OF "F" STREET, A DISTANCE OF 17.00 FEET; THENCE N87°36'38"E, A DISTANCE OF 663.80 FEET TO A POINT ON SAID EAST LINE OF THE SW 1/4 OF SECTION 32; THENCE S01°46'13"E ALONG SAID EAST LINE OF THE SW 1/4 OF SECTION 32, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF SECTION 32; THENCE S87°36'38"W, ALONG THE SOUTH LINE OF SAID SW 1/4 OF SECTION 32, A DISTANCE OF 1118.51 FEET; THENCE N01°53'17"W, A DISTANCE OF 2644.04 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF SECTION 32; THENCE N87 °36'40"E, ALONG SAID NORTH LINE OF THE SW 1/4 OF SECTION 32, A DISTANCE OF 1123.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,953,170 SQUARE FEET OR 67.795 ACRES MORE OR LESS.

Robert Clark 1-6-03

ROBERT CLARK, LS-419 DATE

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

OMAHA CITY COUNCIL ACCEPTANCE

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

Mike Fahey May 13, 2003

MAYOR DATE

ATTEST CITY CLERK PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY

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 19-03

COUNTY TREASURER DATE

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 6TH day of JAN. ~~2002~~ 2003, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, Managing Member of West Bay Springs, 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.

Homer R. Hunt SEAL

Notary Public

General Notary Public HOMER R. HUNT State of Nebraska My Commission Expires April 30, 2003

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
FAX: (402) 420-7218
12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

WEST BAY SPRINGS
OMAHA, NEBRASKA

FINAL PLAT

Revisions	
No	Date
1	12-31-02
2	01-03-03

Proj No:	2002137.01
Date:	11-18-02
Designed By:	JDE
Drawn By:	TRH
Checked By (Dsgn):	
Checked By (Insp):	
Checked By (Cad Mgr):	
Scale:	1" = 100'

Sheet 1 of 1