



DEED 2005135210



OCT 26 2005 13:39 P 7

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10/26/05
Date
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/26/2005 13:39:31.78



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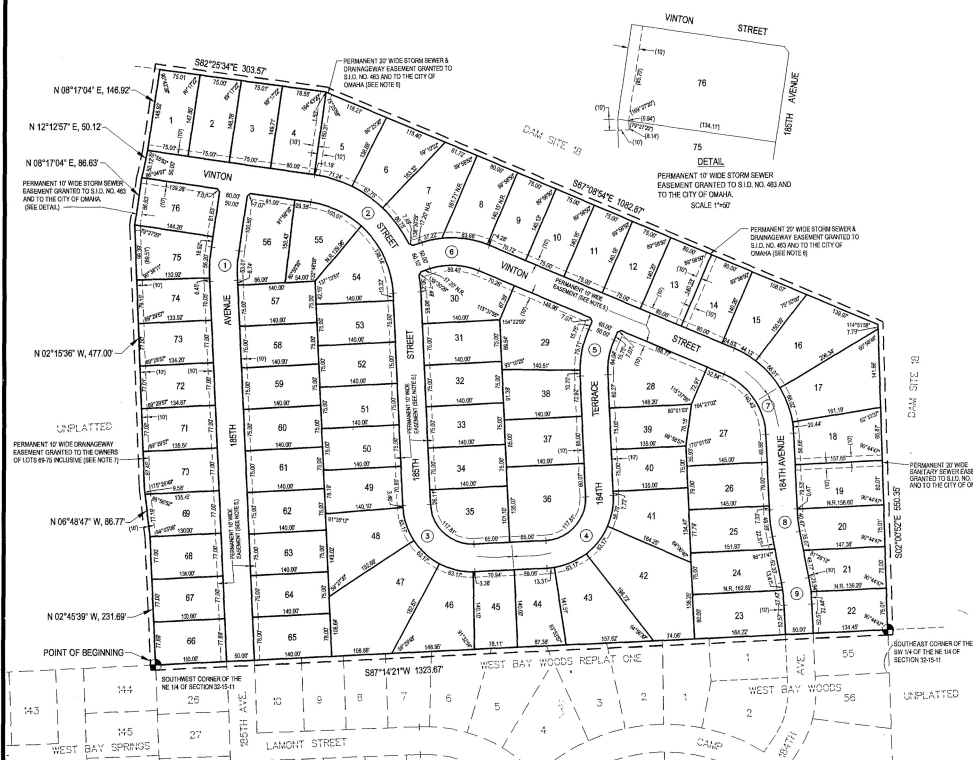
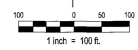
FEE 110.00 (FB) OC-41868 new.
OC-41867 -old
 BKP _____ C/O _____ COMP P.
 DEL _____ SCAN _____ FV MCS

EACW.I.

WEST BAY WOODS 2

LOTS 1 THRU 76 INCLUSIVE
Being a platting of part of the North 1/2 of Section 32, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

SUNME



DEDICATION

Know all men by these presents that I, David F. Lanza, owner 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 hereinafter known as WEST BAY WOODS 2 (lots to be numbered as shown), and I do hereby ratify and approve of the disposition of my property as shown on the plat, and I do hereby dedicate to the public for public use the streets, avenues and circles, and I 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 replace 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. 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, I have set my hand.
David F. Lanza
David F. Lanza

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 18TH day of JAN, 2005, before me, the undersigned, a Notary Public in and for said County, personally came David F. Lanza, 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.

Witness my hand and Notarial Seal the day and year last above written.
Homer 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 record.

David F. Lanza 8-2-05
COUNTY TREASURER 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 WOODS 2 (the lots numbered as shown) being a platting of part of the North 1/2 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 Southwest corner of the NE 1/4 of said Section 32, said point also being the Northwest corner of Lot 26, West Bay Woods Replat One, a subdivision located in the SE 1/4 of said Section 32, said point also being the Northeast corner of Lot 144, West Bay Springs, a subdivision located in the SW 1/4 of said Section 32; thence N02°42'39"W (assumed bearing), a distance of 231.69 feet; thence N06°48'47"W, a distance of 86.77 feet; thence N02°15'35"W, a distance of 477.00 feet; thence N08°17'04"E, a distance of 65.63 feet; thence N12°12'57"E, a distance of 50.12 feet; thence N08°17'04"E, a distance of 146.92 feet to a point on the Southerly line of Dam Site No. 18, thence S02°25'42"E along said Southerly line of Dam Site No. 18, a distance of 303.57 feet; thence S87°05'54"E along said Southerly line of Dam Site No. 18, a distance of 1082.87 feet to a point on the East line of the SW 1/4 of said NE 1/4 of Section 32; thence S02°10'22"E along said Southerly line of Dam Site No. 18, said line also being said East line of the SW 1/4 of the NE 1/4 of Section 32, a distance of 550.35 feet to the Southeast corner of said SW 1/4 of the NE 1/4 of Section 32, said point also being on the North line of Lot 55, West Bay Woods, a subdivision located in said SE 1/4 of Section 32; thence S87°14'21"W along the South line of said NE 1/4 of Section 32, said line also being the North line of said West Bay Woods and said West Bay Woods Replat One, a distance of 1323.67 feet to the point of beginning.

Said tract of land contains an area of 25,955 acres, more or less.

Robert Clark JAN 14, 2005
Robert Clark, LS-419 Date



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WEST BAY WOODS 2 (lots numbered as shown) as to the Design Standards.
Charles Kuegel JAN 21, 2005
CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Charles Kuegel 1/21/2005
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WEST BAY WOODS 2 (lots numbered as shown) was approved by the City Planning Board.
Robert Amersbach 2/16/05
CHAIRMAN OF CITY PLANNING BOARD DATE

- 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
 - THE CHAMFERS 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.
 - PERMANENT 10' WIDE LANDSCAPE AND SIDEWALK EASEMENT GRANTED TO WEST BAY WOODS 2 HOMEOWNERS ASSOCIATION AND TO THE PUBLIC, AS SHOWN.
 - POSITIVE DRAINAGE OVER THE EASEMENTS AS SHOWN BETWEEN LOTS 4 AND 5 AND BETWEEN LOTS 13 AND 14 SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS.
 - POSITIVE DRAINAGE OVER THE EASEMENTS AS SHOWN ALONG THE REAR LOT LINES OF LOTS 69 THRU 75 SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	57.85'	29.91'	11°24'42"
2	200.00'	276.61'	154.73'	78°52'17"
3	100.00'	157.08'	100.00'	90°00'00"
4	100.00'	157.08'	100.00'	90°00'00"
5	148.15'	75.53'	38.29'	29°31'50"
6	150.00'	107.28'	56.62'	40°38'56"
7	150.00'	168.51'	94.42'	64°22'06"
8	300.00'	44.86'	22.37'	8°11'43"
9	300.00'	44.86'	22.37'	8°11'43"

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WEST BAY WOODS 2 (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.
M. A. Sch 1-14-05
DOUGLAS COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WEST BAY WOODS 2 (lots numbered as shown) was approved by the City Council of Omaha.
Mike Jolley June 21, 2005
MAYOR DATE
Dana Sch
CITY CLERK
Dana Sch
PRESIDENT OF COUNCIL



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

1000 LOUISIANA STREET, SUITE 100
OMAHA, NE 68108
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WEST BAY WOODS 2
OMAHA, NEBRASKA

FINAL PLAT

NO.	DATE	BY	REVISION
1	01/11/05	DL	INITIALS
2	01/21/05	DL	INITIALS
3	01/21/05	DL	INITIALS
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5	01/21/05	DL	INITIALS
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