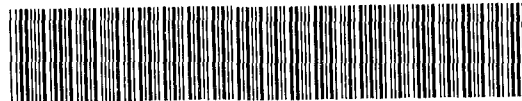




BK 2199 PG 043-051



DEED 2001 17202

Nebr Doc
Stamp Tax
Date 12-26-01
\$ 904
By CP

REGISTER OF DEEDS
POLK AS COUNTY NE.

2001 DEC 26 AM 10:11

RECEIVED

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

New $\frac{9}{92}$

FEE 91.00 FB New # 00-41866
 BKP _____ C/O _____ COMP NA
 DEL LMA SCAN CR FV _____

RETURN: E & A CONSULTING GROUP
12001 "Q" ST.
OMAHA NE 68137
895-4700
 Temp. 12.4.01

WEST BAY WOODS REPLAT ONE

LOTS 1 THRU 42 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 3 THRU 47 INCLUSIVE, WEST BAY WOODS, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 32; AND ALSO BEING A REPLAT OF THE INCLUDED STREET RIGHTS-OF-WAY OF VAN CAMP DRIVE, LAMONT STREET, AND 185TH AVENUE; ALL LOCATED IN 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 West Bay Woods Replat One (the lots numbered as shown) being a replat of all of Lots 3 thru 47, inclusive, West Bay Woods, a subdivision located in the SE 1/4 of Section 32; and also being a replat of the included street rights-of-way of Van Camp Drive, Lamont Street, and 185th Avenue; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 32, said point also being the Northwest corner of said Lot 27, West Bay Woods; thence S89°46'51"E (assumed bearing) along the North line of said SE 1/4 of Section 32, said line also being the North line of said West Bay Woods, a distance of 1001.39 feet to the Northeast corner of said Lot 3, West Bay Woods, said point also being the Northwest corner of Lot 1, said West Bay Woods; thence S00°13'09"W along the Easterly line of said Lot 3, West Bay Woods, said line also being the Westerly line of said Lot 1, West Bay Woods, a distance of 78.00 feet to the Southwest corner of said Lot 1, West Bay Woods, said point also being the Northwest corner of Lot 2, said West Bay Woods; thence S14°04'52"W along the Easterly line of said Lot 3, West Bay Woods, said line also being the Westerly line of said Lot 2, West Bay Woods, a distance of 85.79 feet to the Southeast corner of said Lot 3, West Bay Woods, said point also being the Southwest corner of said Lot 2, West Bay Woods, said point also being on the Northerly right-of-way line of said Van Camp Drive; thence Southwesterly along said Northerly right-of-way line of Van Camp Drive, said line also being the Southerly line of said Lots 3 thru 6, inclusive, West Bay Woods, on a curve to the left with a radius of 340.81 feet, a distance of 326.09 feet, said curve having a long chord which bears S76°40'17"W, a distance of 313.79 feet; thence Southwesterly along said Northerly right-of-way line of Van Camp Drive, said line also being the Southerly line of said Lot 6, West Bay Woods, and the Southwesterly extension thereof, and the Easterly line of said Lots 15, 16 and 17, West Bay Woods, on a curve to the left with a radius of 738.76 feet, a distance of 302.82 feet, said curve having a long chord which bears S37°31'37"W, a distance of 300.50 feet; thence Southwesterly along said Northerly right-of-way line of Van Camp Drive, said line also being the Easterly line of said Lots 17, 18 and 19, West Bay Woods, on a curve to the right with a radius of 988.86 feet, a distance of 103.86 feet, said curve having a long chord which bears S28°48'28"W, a distance of 103.82 feet to the point of intersection of said Easterly line of Lot 19, West Bay Woods, said line also being said Northerly right-of-way line of Van Camp Drive and the Westerly extension of the Northerly line of said Lot 47, West Bay Woods; thence S58°10'35"E along said Northerly line of Lot 47, West Bay Woods, and the Westerly extension thereof, said line also being the Northwesterly line of Outlot "A", said West Bay Woods, and the Westerly extension thereof, a distance of 182.86 feet to the Northeast corner of said Lot 47, West Bay Woods; thence along the Easterly and Southerly lines of said Lots 39 thru 47, inclusive, West Bay Woods, said line also being said Northwesterly line of Outlot "A", West Bay Woods, on the following described courses; thence S31°49'25"W, a distance of 38.73 feet; thence S36°08'20"W, a distance of 101.06 feet; thence S40°27'16"W, a distance of 48.43 feet; thence S44°01'54"W, a distance of 85.97 feet; thence S43°40'12"W, a distance of 305.53 feet; thence S54°50'19"W, a distance of 91.51 feet; thence S73°01'09"W, a distance of 112.48 feet; thence N89°09'12"W, a distance of 57.24 feet to the Southwest corner of said Lot 39, West Bay Woods, said point also being the Northwest corner of said Outlot "A", West Bay Woods, said point also being on the West line of said SE 1/4 of Section 32; thence N00°50'48"E along the West line of said West Bay Woods, said line also being said West line of the SE 1/4 of Section 32, a distance of 1172.55 feet to the point of beginning.

Said tract of land contains an area of 14.797 acres, more or less.

Robert Clark 7-25-01
Robert Clark, LS-419 Date



PETITION TO VACATE A PART OF WEST BAY WOODS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as WEST BAY WOODS REPLAT ONE, Lots 1 thru 42, inclusive. The undersigned petition that the portion of said WEST BAY WOODS, being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as WEST BAY WOODS REPLAT ONE, Lots 1 thru 42, inclusive, and connection therewith make the following dedication:

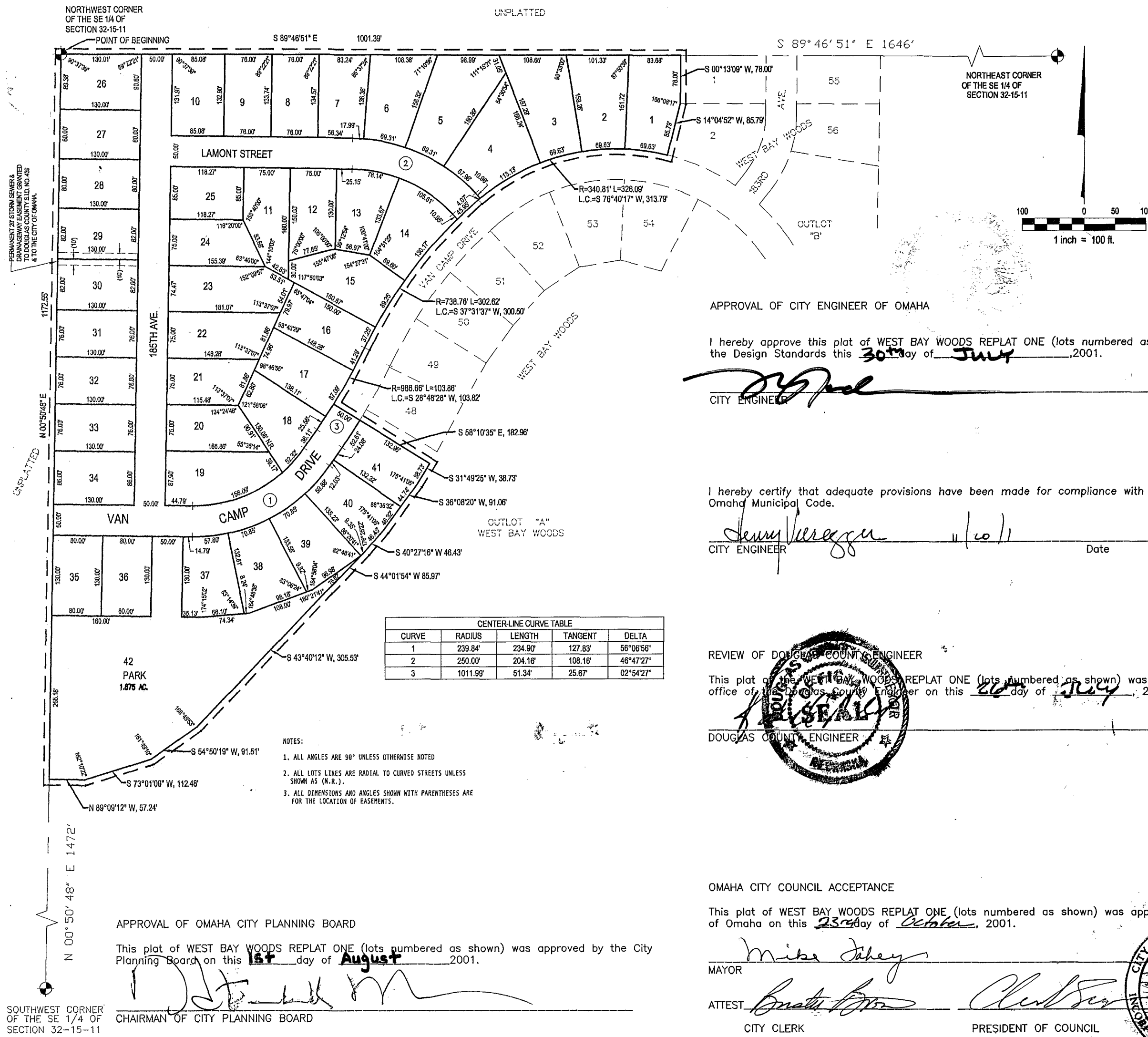
DEDICATION

Know all men by these presents that we, WEST BAY WOODS DEVELOPMENT, LLC, owner of the property described in the Certification of Survey and embraced within the plat, have caused such land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WEST BAY WOODS REPLAT ONE (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 the easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. 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 further grant a perpetual easement to Metropolitan Utilities District of Omaha, 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 this 27TH day of JULY, 2001.

WEST BAY WOODS DEVELOPMENT, LLC

By: *Tim Young*
TIM YOUNG, MANAGING MEMBER



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WEST BAY WOODS REPLAT ONE (lots numbered as shown) as to the Design Standards this 30TH day of July, 2001.

[Signature]
CITY ENGINEER

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

[Signature] 11/20/01
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WEST BAY WOODS REPLAT ONE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 26TH day of July, 2001.

DOUGLAS COUNTY ENGINEER

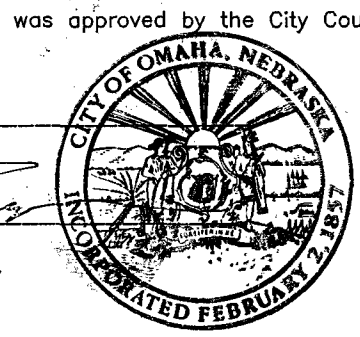
OMAHA CITY COUNCIL ACCEPTANCE

This plat of WEST BAY WOODS REPLAT ONE (lots numbered as shown) was approved by the City Council of Omaha on this 23RD day of October, 2001.

[Signature]
MAYOR

[Signature]
CITY CLERK

[Signature]
PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular 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.

[Signature]
COUNTY TREASURER



10-24-01
DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WEST BAY WOODS REPLAT ONE (lots numbered as shown) was approved by the City Planning Board on this 16TH day of August, 2001.

[Signature]
CHAIRMAN OF CITY PLANNING BOARD

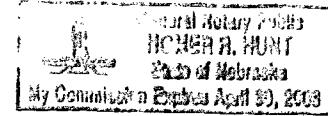
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 27TH day of JULY, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Tim Young, Managing Member of West Bay Woods Development, LLC, 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 corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
Notary Public



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

7120 SOUTH 24TH STREET, SUITE 201
OMAHA, NE 68154
PHONE: (402) 482-7272
FAX: (402) 482-7278

1004 O STREET
OMAHA, NE 68137
PHONE: (402) 856-4700
FAX: (402) 856-5988

WEST BAY WOODS
REPLAT ONE
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date
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Proj No: 980223.03
Date: 8-20-01
Designed By: JDE
Drawn By: TRH
Checked By:
Scale: 1" = 100'
Sheet 1 of 1