



2147 100 DEED



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Nebr Doc Stamp Tax
3-20-00
Date
\$ 4.86
By <i>DD</i>

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
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OC *yz*
B *240* *OC-41865 new*
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~~32-15-11~~ *BW*
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NE }
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 SW }

WEST BAY WOODS

LOTS 1 THRU 345 AND OUTLOTS A THRU D INCLUSIVE

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

NE COR. SE 1/4
SEC. 32-15-11



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	324.82	211.87	158.88	134°24'24"
2	350.00	321.52	173.11	152°27'58"
3	278.79	183.88	127.89	132°04'48"
4	1822.40	850.89	433.22	28°44'46"
5	200.00	103.98	65.89	148°58'28"
6	1144.43	284.91	133.05	24°28'28"
7	330.00	278.94	148.73	129°24'42"
8	170.00	88.30	49.81	102°24'54"
9	834.43	313.89	158.80	113°30'11"
10	850.00	388.88	190.19	120°24'54"
11	350.00	178.43	91.20	121°12'11"
12	100.00	157.00	100.00	180°00'00"
13	350.00	149.89	75.89	132°04'48"
14	824.43	449.78	224.00	129°24'42"
15	450.00	298.54	152.89	137°12'11"
16	200.00	177.17	84.73	150°12'11"
17	350.00	300.00	190.19	120°24'54"
18	183.88	132.93	89.20	131°12'11"
19	300.00	324.36	202.00	124°12'11"
20	214.43	143.81	75.11	129°24'42"
21	850.00	187.09	84.00	148°58'28"
22	680.00	81.30	49.71	107°12'11"
23	348.59	173.11	86.37	128°24'17"
24	708.85	377.00	187.39	120°24'54"
25	474.88	203.78	103.47	148°58'28"
26	322.79	163.82	83.99	129°24'42"
27	258.37	181.49	104.41	131°12'11"
28	950.00	288.47	135.54	125°24'58"
29	350.00	68.47	34.20	111°12'11"
30	100.00	157.00	100.00	180°00'00"
31	100.00	156.79	89.85	180°00'00"
32	278.00	168.33	102.56	142°24'17"
33	877.04	488.19	250.60	115°30'11"
34	178.00	138.81	70.11	148°58'28"
35	100.00	157.48	100.00	180°00'00"
36	231.00	138.50	70.40	107°12'11"
37	318.81	227.12	148.49	131°12'11"
38	172.88	115.39	61.12	138°24'17"
39	713.78	302.37	148.27	120°24'54"
40	250.00	197.30	104.12	121°12'11"
41	1011.68	378.39	198.23	129°24'42"
42	228.00	185.28	89.25	141°12'11"
43	200.00	184.88	87.33	131°12'11"

ROW CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
44	50.00	70.00	42.16	80°18'37"
45	50.00	68.01	37.43	102°10'10"
46	100.00	68.97	35.89	138°17'10"
47	81.20	84.54	50.31	128°24'58"
48	100.00	68.97	35.89	138°17'10"
49	188.88	134.63	70.33	102°24'17"
50	258.40	213.77	111.67	102°24'17"
51	465.25	338.90	180.20	142°24'17"
52	284.40	228.88	117.41	148°58'28"
53	188.00	156.39	78.35	118°18'30"
54	248.00	109.59	55.91	102°18'18"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 - PERMANENT STORM SEWER AND DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY SLD, NO. 438 AND TO THE CITY OF OMAHA.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BOTH STREET ON 10TH STREET FROM LOTS 83 THRU 100 & LOTS 298 THRU 305 & OUTLOTS "C" & "D".
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EXISTING LOCATION.

E&A CONSULTING GROUP

12001 "C" STREET • OMAHA, NE 68137 • (402) 865-7070 • FAX: (402) 865-3008

WEST BAY WOODS

OMAHA, NEBRASKA

FINAL PLAT

1/2" = 100'

DATE: 10/20/09

BY: [Signature]

CHECKED BY: [Signature]

WEST BAY WOODS

LOTS 1 THRU 345 AND OUTLOTS A THRU D INCLUSIVE

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

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plot of WEST BAY WOODS (lots numbered as shown) as to the Design Standards this 26TH day of OCTOBER, 1999.

Don Elliott
CITY ENGINEER

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

Janey Vereggen 9/16/2000
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER

This plot of the WEST BAY WOODS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 21st day of March, 1999.

Kevin Kelly
DOUGLAS COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE

This plot of WEST BAY WOODS (lots numbered as shown) was approved by the City Council of Omaha on this 23rd day of November, 1999.

Bob Daub MAYOR
Paul J. ... CITY CLERK
Paul J. ... PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular special taxes due delinquent against the property described in the Surveyor's Certificate and embraced in this plot as shown by the records of this office.

Ben ... COUNTY TREASURER
3-15-2000 DATE



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 plot, 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 (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plot, 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 plot, 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; on eight-foot (8') wide strip of land abutting the rear boundary line of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary line 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 29TH day of MAR., 1999.

WEST BAY WOODS DEVELOPMENT, LLC

Tim Young
By: TIM YOUNG, MANAGING MEMBER

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 plot, 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 (lots numbered as shown), being a platting of part of the SE 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 Northwest corner of said SE 1/4 of Section 32; thence S89°48'51"E (assumed bearing) along the North line of said SE 1/4 of Section 32, a distance of 1324.23 feet to the Northwest corner of the NE 1/4 of said SE 1/4 of Section 32; thence S00°57'24"W along the West line of said NE 1/4 of the SE 1/4 of Section 32, a distance of 320.08 feet to the Southwest corner of the North 1/2 of the North 1/2 of said NE 1/4 of the SE 1/4 of Section 32; thence S89°46'43"E along the South line of said North 1/2 of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 32, a distance of 1289.96 feet to a point on the West right-of-way line of 180th Street; thence S01°03'23"W along said West right-of-way line of 180th Street, a distance of 2281.47 feet to the point of intersection of said West right-of-way line of 180th Street and the North right-of-way line of "F" Street; thence N89°45'48"W along said North right-of-way line of "F" Street, a distance of 2605.17 feet to a point on the West line of said SE 1/4 of Section 32; thence N05°50'48"E along said West line of the SE 1/4 of Section 32, a distance of 2611.19 feet to the point of beginning.

Said lot (s) of land contains an area of 146.682 acres, more or less.

Robert Clark MARCH 24, 1999
Robert Clark, LS-419 Date



APPROVAL OF OMAHA CITY PLANNING BOARD

This plot of WEST BAY WOODS (lots numbered as shown) was approved by the City Planning Board on this 22nd day of Oct, 1999.

Thomas A. ...
CHAIRMAN OF CITY PLANNING BOARD

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 29th day of MAR., 1999, 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 plot 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.

Homer R. Hunt SEAL
Notary Public



E&A CONSULTING GROUP
12001 W. STREET • OMAHA, NE 68137 • (402) 885-1202 • FAX (402) 885-5268

WEST BAY WOODS
OMAHA, NEBRASKA

FINAL PLAT

DATE: 3/19/99
SHEET: 88023
SCALE: 1"=100'
DATE: 2/2