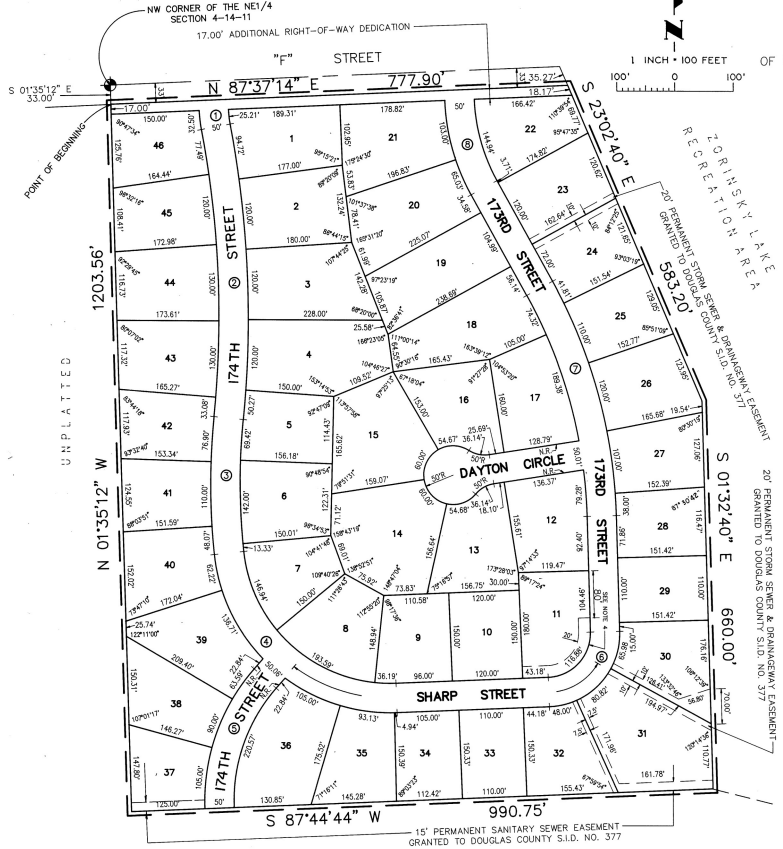


CASH 8514 BR 1995 H FB
 TYPE 0001 PG 010 COMP SCAN
 FEE 30.00 OF 0001 LEGL PG WC FV

RECEIVED
 JUN 14 10 37 AM '93
 GEORGE J. DUGLEWICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE

WEST BAY

LOTS 1 THRU 46 INCLUSIVE
 BEING A PLATTING OF PART OF THE NW 1/4 OF THE NE 1/4
 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
 DOUGLAS COUNTY, NEBRASKA



CENTRAL CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	187.80'	28.86'	14.45485'	092°11'18.1"
2	174.00'	49.78'	25.63222'	105°11'15.4"
3	1128.00'	229.86'	115.33288'	114°23'21.7"
4	275.00'	413.32'	257.89811'	89°07'15.4"
5	415.10'	239.36'	125.81807'	43°35'52.3"
6	100.00'	155.84'	98.76843'	89°17'24.0"
8	338.87'	156.49'	79.66357'	292°27'29.1"

- Notes:
- No direct vehicular access will be allowed to "M" Street from Lots 1, 21, 22, and 46.
 - All angles are 90° unless otherwise noted.
 - All lot lines are radial to curved streets unless shown as non radial. (N.R.)
 - Permanent 5.0 foot sight distance easement granted to Douglas County SID No. 377 on Lot 11. No improvement or vegetation exceeding a height of 18 inches may be placed within said easement.

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 (Lots 1 thru 46 inclusive) being a platting of part of the NW 1/4 of the NE 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NE 1/4 of Section 4; thence S01°35'12"W, (assumed bearing) a distance of 33.00 feet to a point on the South right-of-way line of "M" Street, said point also being the point of beginning; thence N87°14'14"E, along said South right-of-way line of "M" Street, a distance of 777.90 feet; thence S23°02'40"W, a distance of 583.20 feet; thence S01°32'40"W, a distance of 660.00 feet to a point on the South line of said NE 1/4 of the NE 1/4 of Section 4; thence S87°44'44"W, along said South line of the NW 1/4 of the NE 1/4 of Section 4, a distance of 990.75 feet to a point on said West line of the NE 1/4 of Section 4; thence N01°35'12"W, along said West line of the NE 1/4 of Section 4, a distance of 1203.56 feet to the point of beginning.

Robert Clark
 Robert Clark U.S. 419 Date 6-24-92



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WEST BAY (Lots 1 thru 46, inclusive) as to the Design Standards this 24 day of June, 1992.

Raymond Skumman
 Raymond Skumman City Engineer

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

Raymond Skumman 7-12-93
 Raymond Skumman City Engineer Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WEST BAY (Lots 1 thru 46, inclusive) was approved by the City Planning Board on this 24 day of June, 1992.

CHAIRMAN OF CITY PLANNING BOARD

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.

Louis R. Dantano
 Louis R. Dantano County Treasurer Date June 26 1992



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WEST BAY (Lots 1 thru 46, inclusive) was reviewed by the office of the Douglas County Engineer on this 24 day of June, 1992.

John A. Ruske
 John A. Ruske Douglas County Engineer



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WEST BAY (Lots 1 thru 46, inclusive) was approved by the City Council of Omaha on this 27 day of June, 1992.

John M. Moran
 John M. Moran Mayor
Deputy City Clerk
 Deputy City Clerk
President of Council
 President of Council



DEDICATION

Know all men by these presents that we, West Bay, Inc., Owner of the property described in the Certification of Survey and embraced within the plat has 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 (Lots 1 thru 46, inclusive), 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, U.S. West Communications and any company which has been granted a franchise to provide a cable television system to 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 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 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 24 day of June, 1992.

WEST BAY, INC.

Thomas E. Smith
 Thomas E. Smith, President

ACKNOWLEDGEMENT OF NOTARY

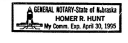
STATE OF NEBRASKA)SS
 COUNTY OF DOUGLAS)

On this 24 day of June, 1992, before me, the undersigned, a Notary Public in and for said County, personally came Thomas E. Smith, president of WEST BAY, INC., 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 and the voluntary act and deed of said corporation.

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

James R. Hunt
 James R. Hunt Notary Public

My Commission expires



ELLIOTT & ASSOCIATES
 WEST BAY
 FINAL PLAT
 DOUGLAS COUNTY, NEBRASKA
 5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-1700

WEST BAY
 FB #17