

CASE 1982 BK 1462 R. 1444 P. 11-118102  
 TYPE PL PG 27 OF 28 COMP. 10 SQ. FT. 186.00  
 FEB 1993 OF 186.00 NO. 1477

RECEIVED  
 OCT 6 1 52 PM '93  
 GEORGE J. BUDZISZ  
 RECORDER OF DEEDS  
 DOUGLAS COUNTY, NE

# WEST BAY REPLAT

LOTS 1 THRU 64 INCLUSIVE

BEING A REPLAT OF WEST BAY, A SUBDIVISION IN 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

## 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 Replat (Lots 1 thru 64, inclusive) being a replat 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:

Beginning at the Northwest corner of said Lot 46, West Bay, said point also being on the South right-of-way line of "F" Street; thence N87°37'14"E (assumed bearing) along said South right-of-way line of "F" Street a distance of 784.55 feet to the Northeast corner of Lot 22, said West Bay; thence S23°02'49"W along the Easterly line of said West Bay, a distance of 565.03 feet; thence S01°32'40"E along said Easterly line of West Bay, a distance of 660.00 feet to the Southeast corner of Lot 31, said West Bay; thence S87°44'44"W along the South line of said West Bay, a distance of 990.75 feet to the Southwest corner of Lot 37, said West Bay; thence N01°35'12"W along the West line of said West Bay, a distance of 1186.56 feet to the point of beginning.

*Robert Clark*  
 Robert Clark, LS-419  
 May 26 1993



APPROVAL OF CITY ENGINEER OF OMAHA  
 I hereby approve this plat of WEST BAY (Lots 1 thru 64, inclusive) as to the Design Standards this 26 day of July, 1993.

*Raymond A. Heumann*  
 CITY ENGINEER

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

*John J. Cook*  
 CITY ENGINEER  
 Oct 6 1993

APPROVAL OF OMAHA CITY PLANNING BOARD  
 This plat of WEST BAY (Lots 1 thru 64, inclusive) was approved by the City Planning Board on this 2nd day of July, 1993.

*Harold J. Joffe*  
 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. Pantano*  
 COUNTY TREASURER  
 May 26 1993



REVIEW OF DOUGLAS COUNTY ENGINEER  
 This plat of the WEST BAY (Lots 1 thru 64, inclusive) was reviewed by the office of the Douglas County Engineer on this 16 day of July, 1993.

*Donald J. Kelly*  
 DOUGLAS COUNTY ENGINEER

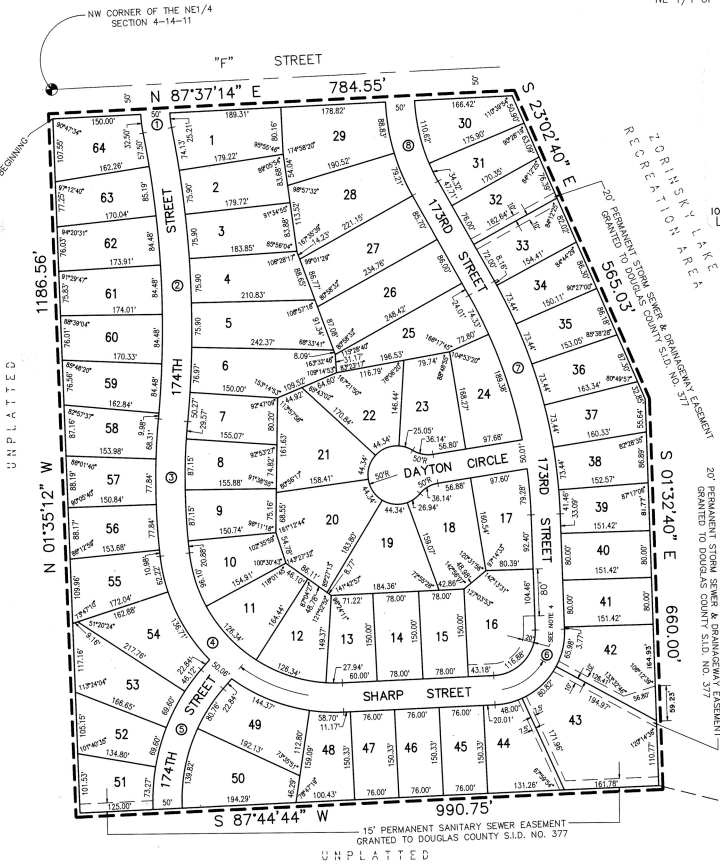


OMAHA CITY COUNCIL ACCEPTANCE  
 This plat of WEST BAY (Lots 1 thru 64, inclusive) was approved by the City Council of Omaha on this 20 day of September, 1993.

*M. J. ...*  
 MAYOR  
*...*  
 CITY CLERK  
*...*  
 PRESIDENT OF COUNCIL

ACKNOWLEDGMENT OF NOTARY  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 On this 26 day of MAY, 1993, 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.  
*Thomas E. Smith*  
 Notary Public  
 My Commission expires \_\_\_\_\_



CURVE	RADIUS	LENGTH	TANGENT	AREA
1	137.00'	28.86'	14.4585'	0P2118.1'
2	1726.00'	487.78'	250.63022'	193125.3'
3	1125.00'	229.84'	115.31028'	114233.7'
4	275.00'	414.32'	251.95811'	862013.4'
5	315.00'	238.26'	125.91807'	433325.3'
6	100.00'	155.84'	86.18844'	891724.0'
7	850.00'	404.90'	205.36788'	271735.1'
8	138.00'	136.42'	79.65357'	26222.91'

- Notes:
- No direct vehicular access will be allowed to "F" Street from Lots 1, 29, 30, and 64.
  - All angles are 90° unless otherwise noted.
  - All lot lines are radial to curved streets unless shown as non radial. (N. S. V.)
  - Permanent 20 foot right distance easement granted to Douglas County S.D. No. 377 on Lot 16. No improvement or vegetation exceeding a height of 18 inches may be placed within said easement.

**ELLIOTT & ASSOCIATES**  
 5316 SOUTH 133RD STREET • OMAHA, NE 68137 • (402)896-7700  
**WEST BAY REPLAT**  
 DOUGLAS COUNTY, NEBRASKA  
**FINAL PLAT**

F816  
 WEST BAY REPLAT