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RICHARD J. KECHI
REGISTRAR
DOUGLAS COUNTY, NE



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

FEE	<u>187⁰⁰</u>	FB	<u>01-6000</u>
BKP	_____	C/O	COMP _____
DEL	_____	SCAN	<u>dc</u> FV _____

E CURVE DATA

CHORD	CHORD	CHORD	CHORD
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
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33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS (lots numbered as shown) as to the Design Standards this 6 day of Feb. 1997

Roy L. Heumann
CITY ENGINEER

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

Roy L. Heumann 12-8-97
CITY ENGINEER Date

D.O.V. CURVE DATA

CHORD	CHORD	CHORD	CHORD
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS (lots numbered as shown) was approved by the City Planning Board on this 5th day of February 1997

Kathleen J. Johnson
CHAIR OF CITY PLANNING BOARD

- NOTES:
1. ALL LOT LINES ARE NORMAL TO CURVED STREETS UNLESS SHOWN AS NONNORMAL (N.R.).
 2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 144TH STREET OR TO FORT STREET FROM ANY LOTS ABUTTING SAID STREETS; NOR TO LARMORE AVE. FROM LOTS 17 & 18; NOR TO 144TH AVE. FROM LOT 43.
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 5. 144TH AVENUE ACCESS TO FORT STREET SHALL BE RIGHT-IN-RIGHT-OUT ONLY WHEN FORT STREET IS IMPROVED IN THE FUTURE.

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS (lots numbered as shown) was approved by the City Council of Omaha on this 2nd day of February 1997

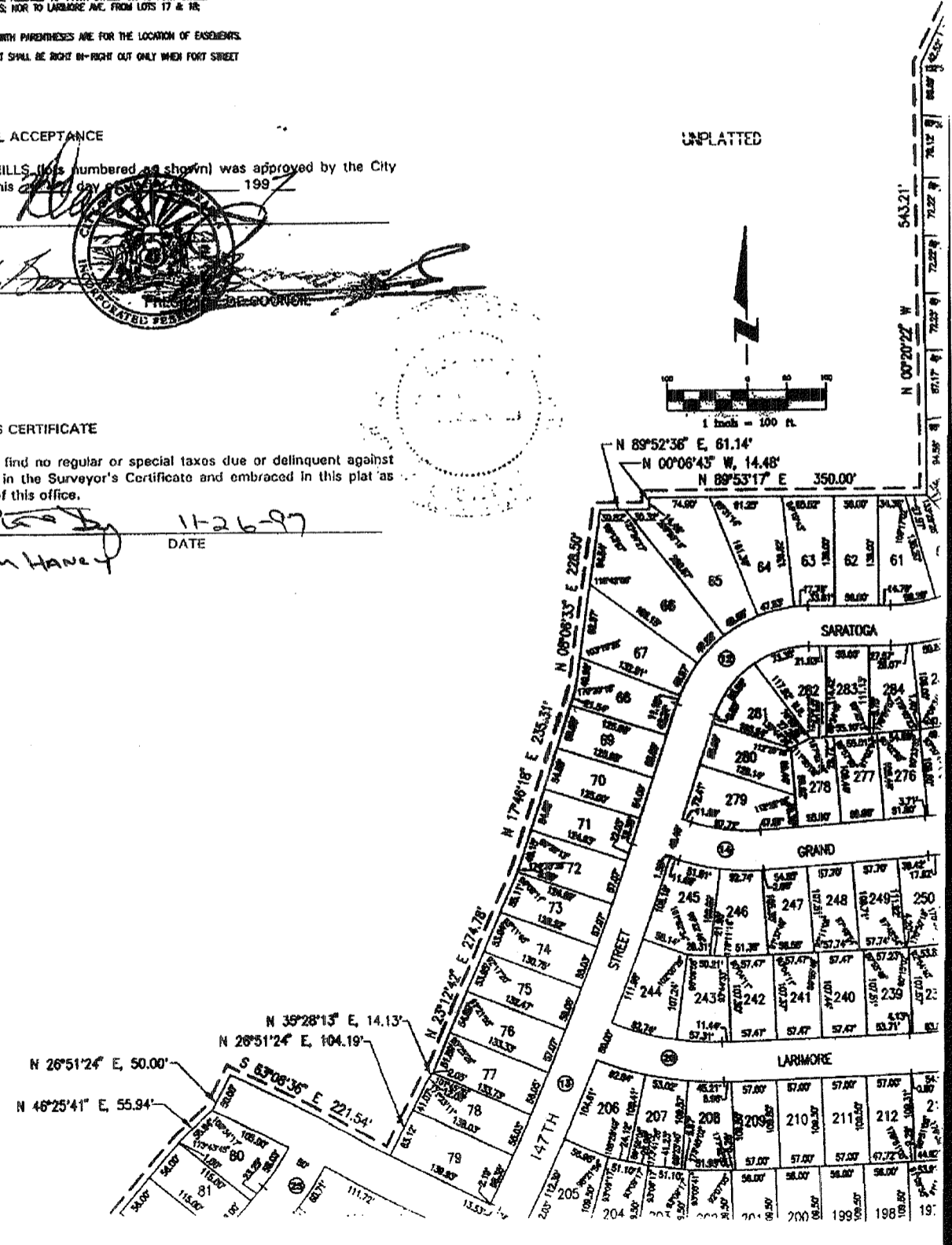
Paul J. Berman
MAYOR

ATTEST *Debra J. Berman*
CITY CLERK

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.

Julie M. Haney 11-26-97
COUNTY TREASURER DATE



PERMANENT 10' STORM SEWER & DRAINAGEWAY EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. #415

FORT STREET N 89°34'12" E

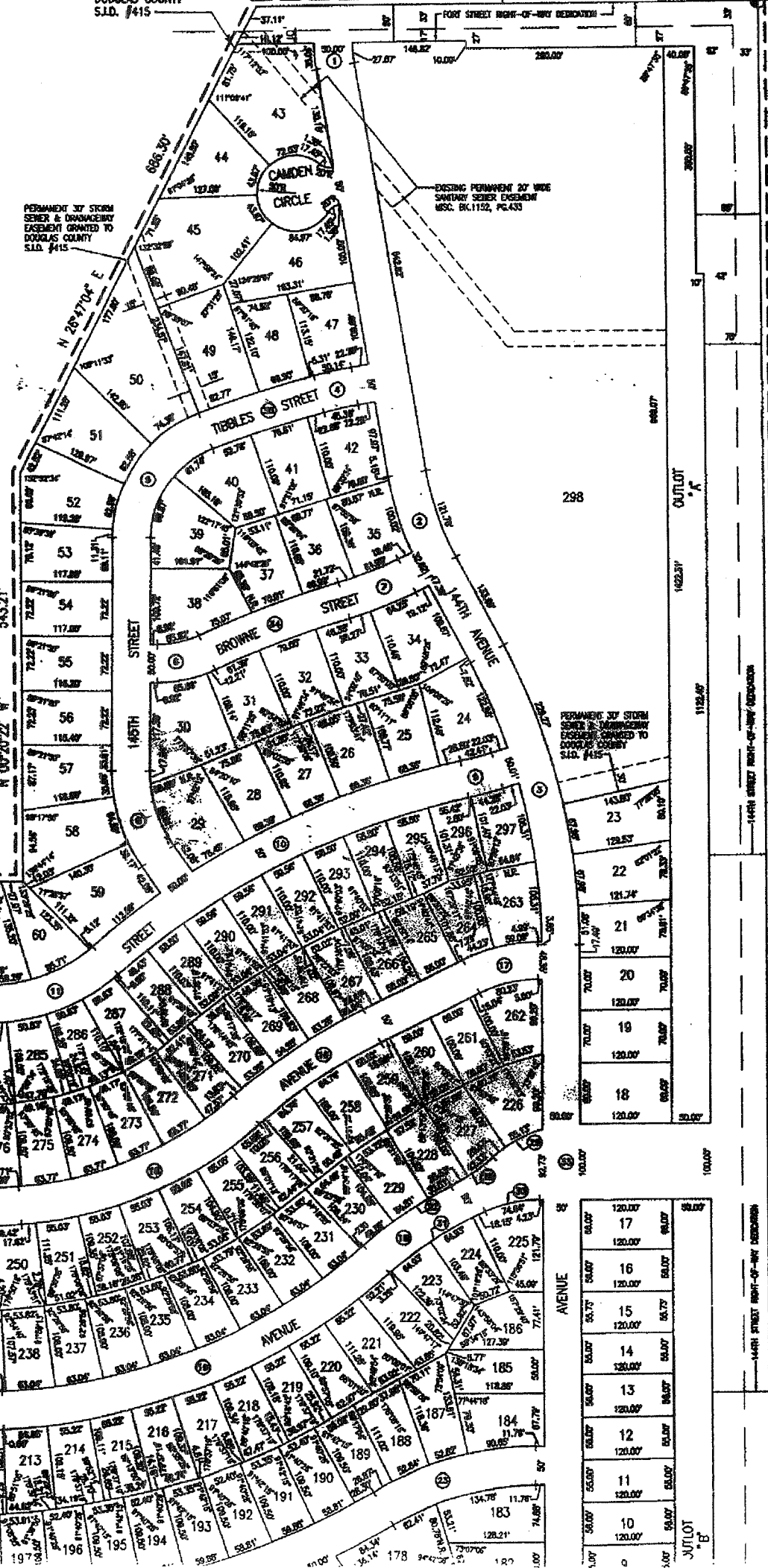
NORTHEAST CORNER SECTION 2-15-11

POINT OF BEGINNING

LOT

PERMANENT 30' STORM SEWER & DRAINAGEWAY EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. #415

EXISTING PERMANENT 20' WIDE SANITARY SEWER EASEMENT MSC. BK. 1122, PL. 433



298

OUTLOT "A"

23	143.00'	70.00'	70.00'	70.00'
22	121.74'	70.00'	70.00'	70.00'
21	120.00'	70.00'	70.00'	70.00'
20	120.00'	70.00'	70.00'	70.00'
19	120.00'	70.00'	70.00'	70.00'
18	120.00'	70.00'	70.00'	70.00'

AVENUE

OUTLOT "B"

17	120.00'	50.00'	50.00'	50.00'
16	120.00'	50.00'	50.00'	50.00'
15	120.00'	50.00'	50.00'	50.00'
14	120.00'	50.00'	50.00'	50.00'
13	120.00'	50.00'	50.00'	50.00'
12	120.00'	50.00'	50.00'	50.00'
11	120.00'	50.00'	50.00'	50.00'
10	120.00'	50.00'	50.00'	50.00'



144TH STREET RIGHT-OF-WAY DEDICATION

145TH STREET RIGHT-OF-WAY DEDICATION

S 00°13'23" E 2670.00'

N 89°34'12" E

WESTIN HILLS

LOTS 1 THRU 298 INCLUSIVE & OUTLOTS "A", "B", "C", "D", & "E"

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 2,
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS
COUNTY, NEBRASKA.

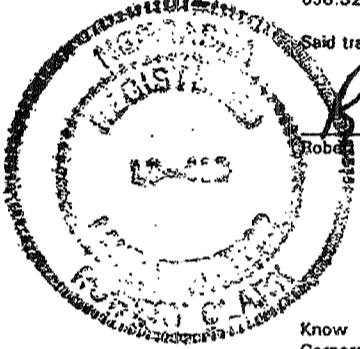
*NE 1/4
S1/2
SW 1/4*

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 Westin Hills (the lots numbered as shown) being a platting of part of the NE 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Section 2; thence S00°13'23"E (assumed bearing) along the East line of said NE 1/4 of Section 2, a distance of 2310.00 feet to the Southeast corner of said NE 1/4 of Section 2; thence S69°18'07"W along the South line of said NE 1/4 of Section 2, a distance of 2335.04 feet; thence N00°41'53"W, a distance of 170.74 feet; thence N40°09'26"E, a distance of 655.82 feet; thence N46°25'41"E, a distance of 55.94 feet; thence N26°51'24"E, a distance of 50.00 feet; thence S63°08'36"E, a distance of 221.54 feet; thence N26°51'24"E, a distance of 104.19 feet; thence N35°28'13"E, a distance of 14.13 feet; thence N23°12'42"E, a distance of 274.78 feet; thence N17°46'18"E, a distance of 235.31 feet; thence N08°06'33"E, a distance of 228.50 feet; thence N89°52'36"E, a distance of 61.14 feet to a point on the West line of the East 1/2 of said NE 1/4 of Section 2; thence N00°06'43"W along said West line of the East 1/2 of the NE 1/4 of Section 2, a distance of 14.48 feet; thence N89°53'17"E, a distance of 350.00 feet; thence N00°20'22"W, a distance of 543.21 feet; thence N26°47'04"E, a distance of 686.30 feet to a point on the North line of said NE 1/4 of Section 2; thence N89°34'12"E along said North line of the NE 1/4 of Section 2, a distance of 658.32 feet to the point of beginning.

Said tract of land contains an area of 83.962 acres, more or less.



Robert Clark
Robert Clark, LS-419

2-4-97
Date

DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WESTIN HILLS (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, 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 cu-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 5 day of FEB, 1997.

CELEBRITY HOMES, INC.

Jim Emmons
Jim Emmons, Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 5th day of FEB, 1997, before me, the undersigned, a Notary Public in and for said County, personally came Jim Emmons, vice president of Celebrity Homes, Inc., who is personally known to be the identical person whose name is



EAA CONSULTING GROUP
15001 N. STREET • OMAHA, NE 68137 • (402) 486-4700 • FAX (402) 486-3200

WESTIN HILLS

JAL PLAT

2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 144TH STREET OR TO FORT STREET FROM ANY LOTS ABUTTING SAID STREETS; NOR TO LARMORE AVE. FROM LOTS 17 & 18; NOR TO 144TH AVE. FROM LOT 43.

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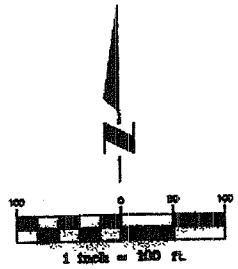
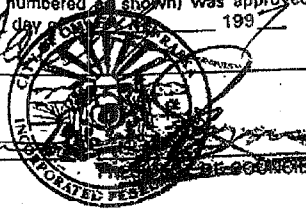
OMAHA CITY COUNCIL ACCEPTANCE

UNPLATTED

This plat of WESTIN HILLS (lots numbered as shown) was approved by the City Council of Omaha on this 27th day of 1997

MAYOR

ATTEST
Deputy CITY CLERK



COUNTY TREASURER'S CERTIFICATE

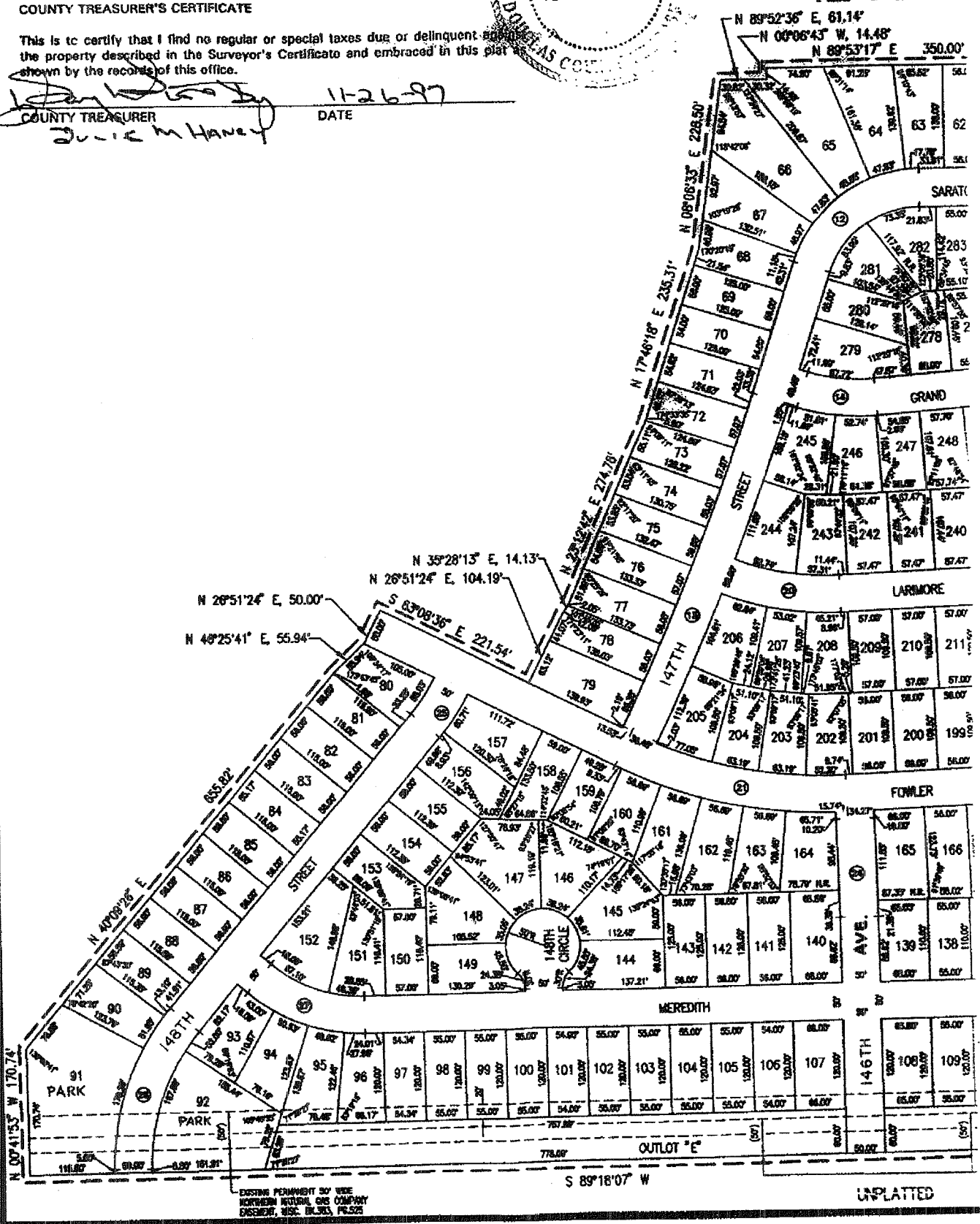
This is to certify that I find no regular or special taxes due or delinquent on the property described in the Surveyor's Certificate and embraced in this plat shown by the records of this office.

COUNTY TREASURER

DATE

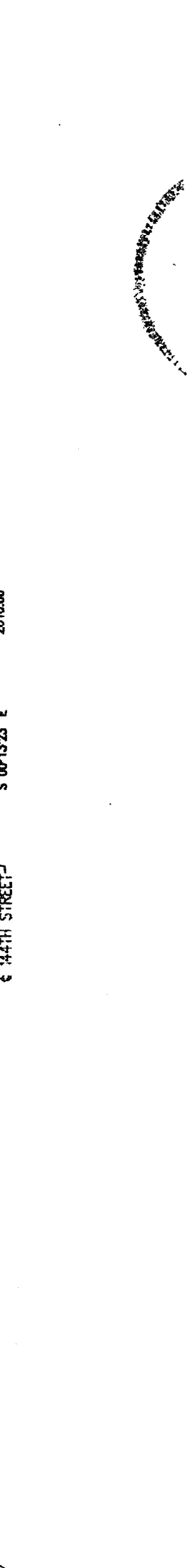
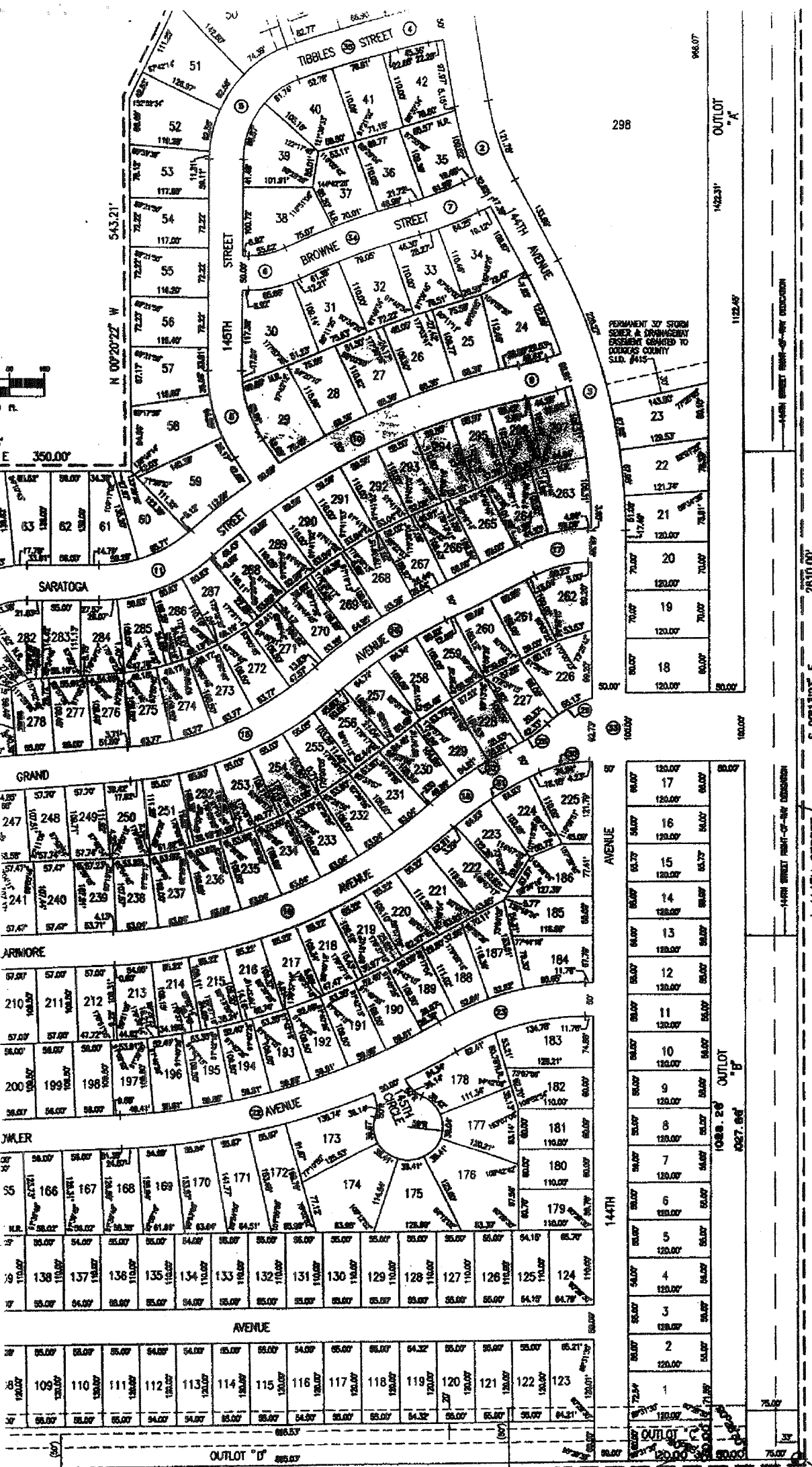
JULIE M HANEY

11-26-97



EXISTING PERMIT TO USE
NORTHWESTERN NATURAL GAS COMPANY
ENSTEWAY, 1996, 01/25, 01/25

UNPLATTED



PERMANENT 37' STORM SEWER & DRAINAGE EASEMENT GRANTED TO ORANGE COUNTY S.I.D. 8415

PERMANENT 37' STORM SEWER & DRAINAGE EASEMENT GRANTED TO ORANGE COUNTY S.I.D. 8415

PERMANENT 37' STORM SEWER & DRAINAGE EASEMENT GRANTED TO ORANGE COUNTY S.I.D. 8415

PERMANENT 50' WIDE EASEMENT GRANTED TO ORANGE PUBLIC POWER DISTRICT

EXISTING PERMANENT 50' WIDE NORTHERN NATURAL GAS COMPANY EASEMENT, M.S.C. 8K.383, PG.525

EAST 1/4 CORNER SECTION 2-15-11

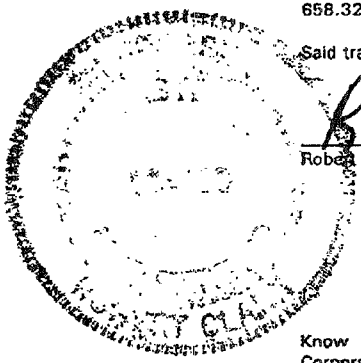
ED

thence N00°20'12"E, a distance of 14.15 feet; thence N89°52'36"E, a distance of 274.78 feet; thence N17°46'18"E, a distance of 235.31 feet; thence N08°06'33"E, a distance of 228.50 feet; thence N89°52'36"E, a distance of 61.14 feet to a point on the West line of the East 1/2 of said NE 1/4 of Section 2; thence N00°06'43"W along said West line of the East 1/2 of the NE 1/4 of Section 2, a distance of 14.48 feet; thence N89°53'17"E, a distance of 350.00 feet; thence N00°20'22"W, a distance of 543.21 feet; thence N26°47'04"E, a distance of 686.30 feet to a point on the North line of said NE 1/4 of Section 2; thence N89°34'12"E along said North line of the NE 1/4 of Section 2, a distance of 658.32 feet to the point of beginning.

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Robert Clark
Robert Clark, LS-419

2-4-97
Date



DEDICATION

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In witness whereof, we do set our hands this 5 day of FEB, 1997.

CELEBRITY HOMES, INC.

Jim Emmons
Jim Emmons, Vice President

ACKNOWLEDGEMENT OF NOTARY

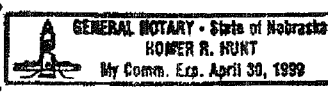
STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 5TH day of FEB, 1997 before me, the undersigned, a Notary Public in and for said County, personally came Jim Emmons, vice president of Celebrity Homes, 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 of said corporation.

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

Homer R. Hunt
Notary Public

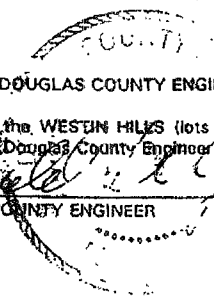
My commission expires _____



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WESTIN HILLS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 5TH day of February, 1997.

[Signature]
DOUGLAS COUNTY ENGINEER



E & A C

WESTIN HILLS

FINAL PLAT

