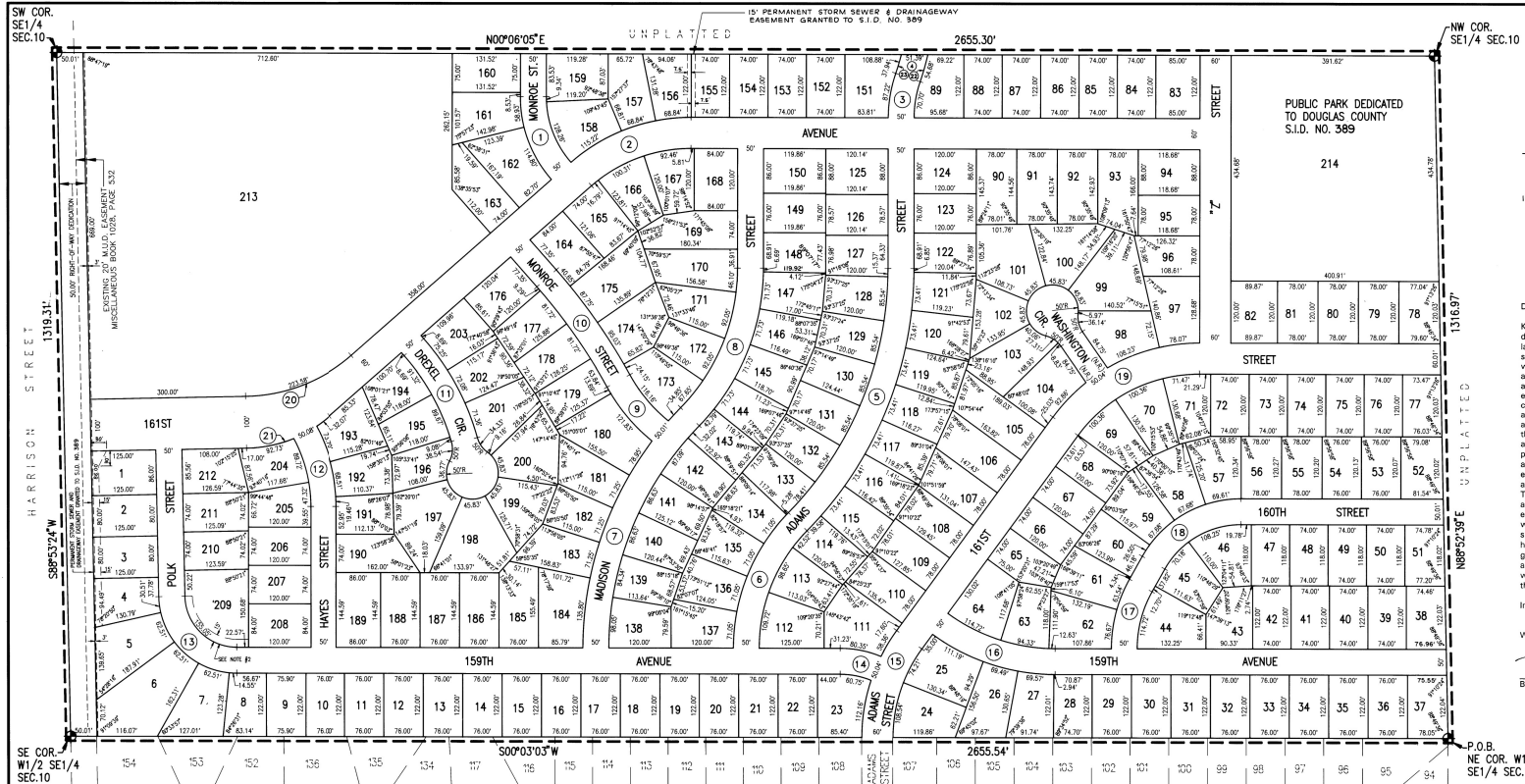


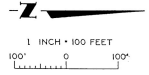
CG#45

Surveyors



# WESTERN OAKS

LOTS 1 THRU 214 INCLUSIVE  
 BEING A PLATING OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



### 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 of said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WESTERN OAKS (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 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 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 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 front and side boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots, but the same may be used for gardens, shrubs, landscaping and other purposes that do not thereto, or later interfere with the aforesaid uses or rights herein granted.

In Witness whereof, we do set our hands this 28<sup>th</sup> day of June, 1993.

WEST BAY, INC.

*Thomas E. Smith*  
 BY THOMAS E. SMITH, PRESIDENT

P.O.B.  
 NE COR. W1/2  
 SE1/4 SEC.10

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 I, SS  
 COUNTY OF DOUGLAS)

On this 28<sup>th</sup> day of June, 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 me the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his 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

### 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 WESTERN OAKS (the lots numbered as shown) being a platting of the West 1/2 of the SE 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said West 1/2 of the SE 1/4 of Section 10, said point being the Northwest corner of Lot 95, Millard Oaks, a subdivision located in the East 1/2 of said SE 1/4 of Section 10; thence S00°03'03"W (assumed bearing) along the East line of said West 1/2 of the SE 1/4 of Section 10 and also the West line of said Millard Oaks, a distance of 2655.54 feet to the Southeast corner of said West 1/2 of the SE 1/4 of Section 10; thence S88°53'24"W along the South line of said SE 1/4 of Section 10, a distance of 1319.31 feet to the Southwest corner of said SE 1/4 of Section 10; thence N00°00'00"E along the West line of said SE 1/4 of Section 10, a distance of 2655.30 feet to the Northwest corner of said SE 1/4 of Section 10; thence N89°52'39"E along the North line of said SE 1/4 of Section 10, a distance of 1316.97 feet to the point of beginning.



*Robert Clark*  
 Robert Clark, LS-419 Date Jun 28, 1993

R.O.W. CURVE DATA

CURVE	RAIUS	LENGTH	TANGENT	DELTA
1	215.9000	131.8667	81.4000	47°42'47"
2	320.0000	231.2312	120.2038	47°42'47"
3	738.9633	462.3663	288.6167	47°42'47"
4	476.1369	483.7309	231.7786	47°42'47"
5	292.7800	292.7800	146.3900	47°42'47"
6	350.0000	370.1588	142.2284	47°42'47"
7	480.0000	500.0000	240.0000	47°42'47"
8	411.2719	311.7388	166.9189	47°42'47"
9	350.0000	370.1588	142.2284	47°42'47"
10	110.0000	110.0000	55.0000	47°42'47"
11	457.8411	227.5013	116.1504	47°42'47"
12	363.7702	183.2032	76.2042	47°42'47"
13	175.0000	183.8169	122.4927	47°42'47"
14	180.0176	70.5206	35.2603	47°42'47"
15	350.0000	261.8530	130.9216	47°42'47"
16	375.0000	374.4668	172.2316	47°42'47"
17	250.0000	177.4667	88.7334	47°42'47"
18	120.0000	120.0000	60.0000	47°42'47"
19	319.8512	309.9554	162.0787	47°42'47"

Q CURVE DATA

CURVE	RAIUS	LENGTH	TANGENT	DELTA
1	215.9000	131.8667	81.4000	47°42'47"
2	320.0000	231.2312	120.2038	47°42'47"
3	738.9633	462.3663	288.6167	47°42'47"
4	476.1369	483.7309	231.7786	47°42'47"
5	292.7800	292.7800	146.3900	47°42'47"
6	350.0000	370.1588	142.2284	47°42'47"
7	480.0000	500.0000	240.0000	47°42'47"
8	411.2719	311.7388	166.9189	47°42'47"
9	350.0000	370.1588	142.2284	47°42'47"
10	110.0000	110.0000	55.0000	47°42'47"
11	457.8411	227.5013	116.1504	47°42'47"
12	363.7702	183.2032	76.2042	47°42'47"
13	175.0000	183.8169	122.4927	47°42'47"
14	180.0176	70.5206	35.2603	47°42'47"
15	350.0000	261.8530	130.9216	47°42'47"
16	375.0000	374.4668	172.2316	47°42'47"
17	250.0000	177.4667	88.7334	47°42'47"
18	120.0000	120.0000	60.0000	47°42'47"
19	319.8512	309.9554	162.0787	47°42'47"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - A PERMANENT 15' FOOT (15') WIDE SITE DRAINAGE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.I.D. NO. 389 PLAT LOT 229. NO IMPROVEMENTS OR OBSTRUCTIONS EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID EASEMENT.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS OTHERWISE.
  - NO VEHICLE ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 1 THRU 14 AND LOT 213.

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTERN OAKS (lots numbered as shown) was approved by the City Planning Board on this 27<sup>th</sup> day of July, 1993.

*Robert J. DePina*  
 CHAIRMAN OF CITY PLANNING BOARD

### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTERN OAKS (lots numbered as shown) as to the Design Standards this 12<sup>th</sup> day of July, 1993.

*Raymond M. Stumm*  
 CITY ENGINEER

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

*Raymond M. Stumm*  
 CITY ENGINEER 5-25-94 Date

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WESTERN OAKS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 28<sup>th</sup> day of June, 1993.

*William R. Stanton*  
 DOUGLAS COUNTY ENGINEER



### OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTERN OAKS (lots numbered as shown) was approved by the City Council of Omaha on this 24<sup>th</sup> day of June, 1993.

*Robert Clark*  
 MAYOR  
*Raymond M. Stumm*  
 ATTEST CITY CLERK  
*Robert Clark*  
 PRESIDENT OF COUNCIL

### 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.

*William R. Stanton*  
 COUNTY TREASURER DATE June 28, 1993

WESTERN OAKS  
 LOTS 1 THRU 214 INCLUSIVE  
 OMAHA, NEBRASKA  
 ELLIOTT & ASSOCIATES  
 5316 SOUTH 132ND STREET OMAHA, NE 68137 • (402)895-4700  
 FINAL PLAT



15' PERMANENT STORM SEWER & DRAINAGEWAY  
EASEMENT GRANTED TO S.I.D. NO. 309

2655.30'

SW 1/4 & NW 1/4 OF SE 1/4

NW COR.  
SE 1/4 SEC. 10

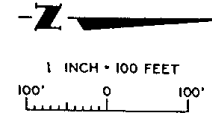
# WESTERN OAKS

LOTS 1 THRU 214 INCLUSIVE

BEING A PLATTING OF THE WEST 1/2 OF THE SE 1/4 OF SECTION  
10, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS  
COUNTY, NEBRASKA.

PUBLIC PARK DEDICATED  
TO DOUGLAS COUNTY  
S.I.D. NO. 389

214



### 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 WESTERN OAKS (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 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 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 28 day of June, 1993.

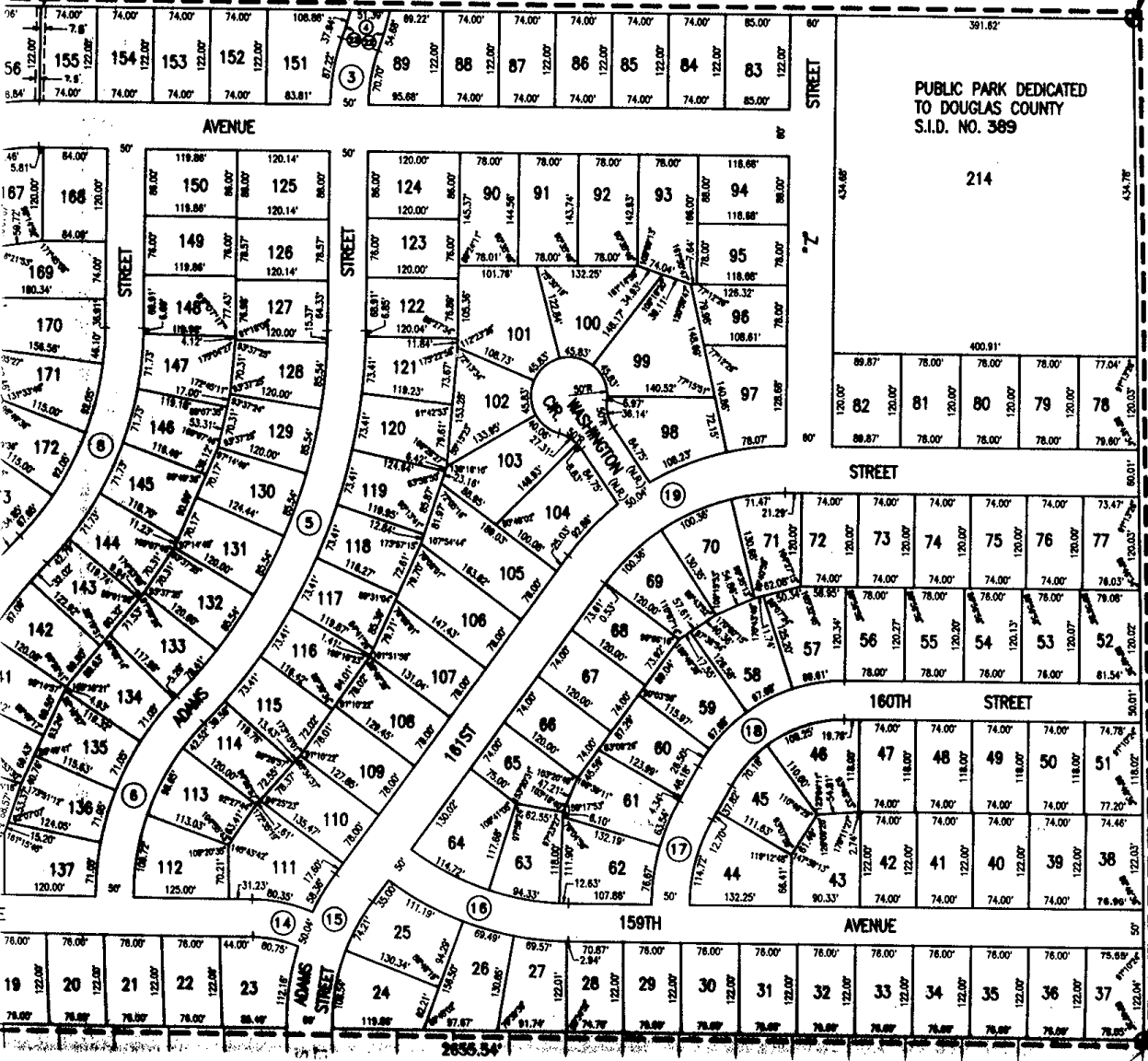
WEST BAY, INC.

BY: THOMAS E. SMITH, PRESIDENT

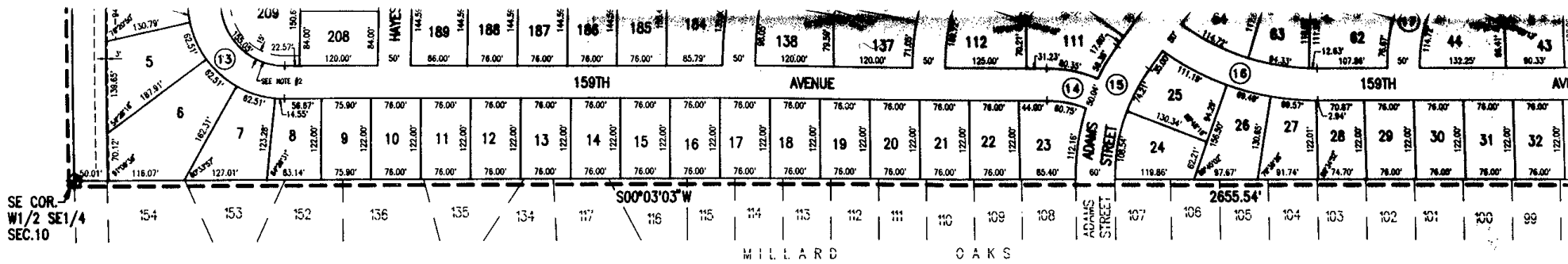


**ELLIOTT & ASSOCIATES**  
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

**WESTERN OAKS**  
LOTS 1 THRU 214 INCLUSIVE  
OMAHA, NEBRASKA



P.O.B.



SE COR.  
W1/2 SE1/4  
SEC.10

R O W CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
20	318.7447'	223.5850'	118.8137'	40°11'25"
21	248.3219'	174.8880'	81.2152'	40°11'25"
22	501.1358'	34.8770'	27.3858'	08°13'05"
23	451.1352'	37.8383'	18.9809'	04°49'08"

Q CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	215.4286'	155.8671'	81.4070'	41°24'07"
2	320.0000'	231.2115'	120.8238'	41°24'07"
3	258.8837'	78.8558'	38.8410'	18°55'52"
4	478.1358'	48.3170'	23.1788'	09°34'25"
5	701.2718'	540.7423'	284.8150'	44°10'48"
6	350.0000'	270.1808'	142.2294'	44°13'50"
7	840.0000'	484.0813'	260.0788'	44°13'50"
8	411.2718'	312.1288'	168.9189'	44°10'48"
9	325.0000'	125.8548'	63.7153'	22°11'02"
10	1100.0000'	242.0785'	121.5301'	12°38'33"
11	457.8421'	227.5013'	118.1504'	28°28'13"
12	303.1702'	148.3523'	78.2240'	28°13'33"
13	125.0000'	183.8188'	122.4827'	88°50'21"
14	180.0118'	70.5528'	35.7348'	22°27'22"
15	350.0000'	201.8535'	104.3014'	38°08'14"
16	378.7897'	237.4488'	122.8118'	38°08'14"
17	250.0000'	127.4687'	65.1508'	28°12'48"
18	183.1795'	204.8498'	113.3078'	80°47'12"
19	318.8512'	300.8534'	182.8780'	53°58'41"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. A PERMANENT 15 FOOT (15') WIDE SITE DISTANCE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.I.D. NO. 348 IN LOT 209. NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 10 INCHES MAY BE PLACED WITHIN SAID EASEMENT.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 1-7, 8, AND LOT 213.

RECEIVED  
MAY 25 10 29 AM '94  
DOUGLAS COUNTY



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTERN OAKS (lots numbered as shown) was approved by the City Planning Board on this 17th day of July, 1993.

*Kathleen Jeffries*  
CHAIRMAN OF CITY PLANNING BOARD

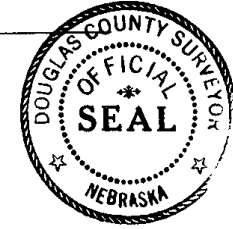
M 6-365 10-14-11

FEE 12700 R FB new m 1-43365  
DEL C/O UCOMP 01-6000  
LEGAL PG SCAN PV

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WESTERN OAKS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 18th day of June, 1993.

*Samuel DeW*  
DOUGLAS COUNTY ENGINEER



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 A. Vantano*  
COUNTY TREASURER  
DATE May 20 1994

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTERN OAKS (lots numbered as shown) Design Standards this 13th day of July, 1993.

*Larry D. Neumann*  
CITY ENGINEER

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

*John Jacob*  
CITY ENGINEER  
Date \_\_\_\_\_

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTERN OAKS (lots numbered as shown) was Council of Omaha on this 17th day of July, 1993.

*John M. ...*  
MAYOR  
ATTEST *...*  
CITY CLERK  
RESIDENT OF COUNCIL

WESTERN OAKS  
LOTS 1 THRU 214 INCLUSIVE  
FINAL PLAT

