



BK 2084 PG 526



DEED 1998003144

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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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^B
3144 MC - 43387 - new
 FEE 56.50 FB MC - 43385
 BKP CO COMP
 DEL SCAN FY

WESTIN HILLS REPLAT ONE

LOTS 1 THRU 17 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1 THRU 23 INCLUSIVE AND LOT 298, WESTIN HILLS, A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

R=380.00' L=121.78'
L.C.=N 18°44'08" W, 121.26'
N 27°54'58" W, 133.69'

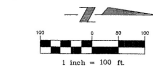
R=855.11' L=413.31'
L.C.=N 14°04'11" W, 409.29'

R=170.00' L=27.07'
L.C.=N 04°59'33" W, 27.05'

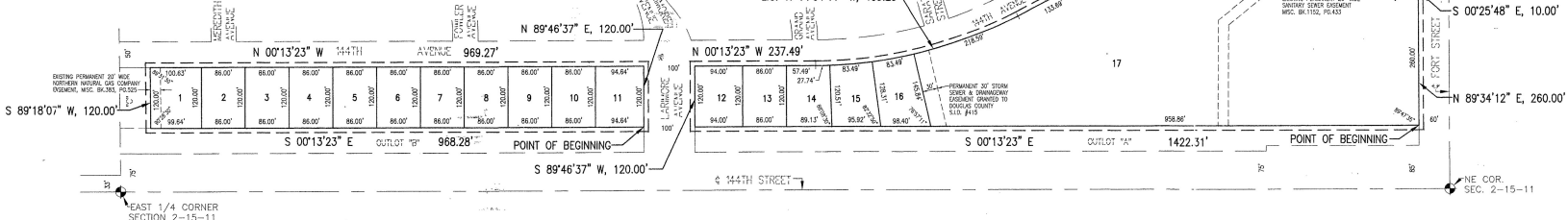
N 89°34'12" E, 148.82'

S 00°25'48" E, 10.00'

N 89°34'12" E, 260.00'



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE MADE TO CURVED STREETS UNLESS SHOWN AS OTHERWISE NOTED.
 3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FRONT STREET, 144TH STREET OR TO LARIMORE AVENUE FROM ANY LOTS ABUTTING SAID STREETS.



MC-433 86

FEE _____ FB _____

BKP _____ COMP _____

DEL _____ SWAN _____ PV _____

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS REPLAT ONE (lots numbered as shown) as to the design Standards of the City of Omaha, Nebraska.

John J. Reumann
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 25 of the Omaha Municipal Code.

John J. Reumann 3-16-98
CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS REPLAT ONE (lots numbered as shown) is approved by the City Council of Omaha on this 13th day of June, 1998.

ATTEST *Barbara J. [Signature]*
CITY CLERK

Barbara J. [Signature]
PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS REPLAT ONE (lots numbered as shown) was approved by the City Planning Board on this 2nd day of July, 1997.

Barbara J. [Signature]
CHAIR OF CITY PLANNING BOARD

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no record of special taxes due or delinquent against the property described on the Survey and that the same are not embraced in this plat as shown by the records of this office.

[Signature]
COUNTY TREASURER



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WESTIN HILLS REPLAT ONE (lots numbered as shown) was reviewed by me, Douglas County Engineer, on this 2nd day of June, 1998.

[Signature]
DOUGLAS COUNTY ENGINEER



PETITION TO VACATE A PART OF WESTIN HILLS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Westin Hills Replat One, Lots 1 thru 17, inclusive. The undersigned petition that the portion of said Westin Hills being herein replatted, the plat thereof, and the dedication of the easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as Westin Hills Replat One, Lots 1 thru 17, inclusive, and in connection therewith make the following dedications:

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 REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, 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. 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, 1997.

CELEBRITY HOMES, INC.

Gale L. Larsen
Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 24 day of June, 1997, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, 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.

Robert Clark
Notary Public



I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in Westin Hills Replat One (lots lots numbered as shown), being a replat of all of Lots 1 thru 25, inclusive, and Lot 298, Westin Hills, a subdivision located in the NE 1/4 of Section 2, Township 13 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 17, Westin Hills, said point also being on the South right-of-way line of Larimore Avenue; thence S00°13'23"E (assumed bearing) along the East line of said Lot 17 thru 1, inclusive, Westin Hills; a distance of 968.28 feet to the Southeast corner of said Lot 1, Westin Hills; thence S89°18'07"W along the South line of said Lot 1, Westin Hills, a distance of 120.00 feet to the Southwest corner of said Lot 1, Westin Hills, said point also being on the East right-of-way line of 144th Avenue; thence N00°13'23"W along the West line of said Lot 1 thru 17, inclusive, Westin Hills, said line also being said East right-of-way line of 144th Avenue, a distance of 969.27 feet to the Northwest corner of said Lot 17, Westin Hills, said point also being the point of intersection of said East right-of-way line of 144th Avenue and said South right-of-way line of Larimore Avenue; thence N89°46'37"E along the North line of said Lot 17, Westin Hills, said line also being said South right-of-way line of Larimore Avenue, a distance of 120.00 feet to the point of beginning;

And also beginning at the Northeast corner of said Lot 298, Westin Hills, said point also being on the South right-of-way line of Fort Street; thence S00°13'23"E (assumed bearing) along the East line of said Lot 298, Westin Hills, and said Lots 23 thru 18, inclusive, Westin Hills, a distance of 1422.31 feet to the Southeast corner of said Lot 18, Westin Hills, said point also being on the North right-of-way line of Larimore Avenue; thence S89°46'37"W along the South line of said Lot 18, Westin Hills, said line also being said North right-of-way line of Larimore Avenue, a distance of 120.00 feet to the Southwest corner of said Lot 18, Westin Hills, said point also being the point of intersection of said North right-of-way line of Larimore Avenue and the East right-of-way line of 144th Avenue; thence along the West line of said Lot 18 thru 23, inclusive, and Lot 298, Westin Hills, said line also being said East right-of-way line of 144th Avenue, on the following described courses: thence N00°13'23"W, a distance of 237.49 feet; thence Northerly on a curve to the left with a radius of 855.11 feet, a distance of 413.31 feet, said curve having a long chord which bears N14°04'11"W, a distance of 409.29 feet; thence N27°54'58"W, a distance of 133.69 feet; thence Northerly on a curve to the right with a radius of 380.00 feet, a distance of 121.78 feet, said curve having a long chord which bears N18°44'08"W, a distance of 121.26 feet; thence N09°33'17"W, a distance of 542.82 feet; thence Northerly on a curve to the right with a radius of 170.00 feet, a distance of 27.07 feet, said curve having a long chord which bears N04°59'33"W, a distance of 27.05 feet to the Northwest corner of said Lot 298, Westin Hills, said point also being the point of intersection of said East right-of-way line of 144th Avenue and said South right-of-way line of Fort Street; thence along the North line of said Lot 298, Westin Hills, said line also being said South right-of-way line of Fort Street, on the following described courses; thence N89°34'12"E, a distance of 148.82 feet; thence S00°25'48"E, a distance of 10.00 feet; thence N89°34'12"E, a distance of 260.00 feet to the point of beginning.

Said tracts of land contain a total area of 10.843 acres, more or less.

Robert Clark June 18, 1997
Robert Clark, LS-419 Date



E&A CONSULTING GROUP
1000 W. STREET - OMAHA, NE 68137 - (402) 895-1700 • FAX (402) 895-3386

WESTIN HILLS REPLAT ONE
OMAHA, NEBRASKA

FINAL PLAT

6-18-97
960298.L
1"=100'
1/4"=10'
1/8"=5'