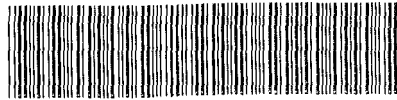


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RICHARD H. TAKECHI  
REGISTERED DEEDS  
DOUGLAS COUNTY, NE



BK 2077 PG 585



DEED 1997016093

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

187<sup>00</sup> new # MC-43385  
01-6000  
FEE 187<sup>00</sup> FB             
BKP 2-15-11 C/O            COMP             
DEL            SCAN dc FV

| CURVE | BEARS    | LENGTH | ANGLES | DELTA   |
|-------|----------|--------|--------|---------|
| 1     | 150.00   | 150.00 | 150.00 | 0.0000  |
| 2     | 400.00   | 120.79 | 60.46  | 18.2141 |
| 3     | 850.00   | 67.75  | 33.89  | 9.9218  |
| 4     | 1500.00  | 36.74  | 18.19  | 5.0921  |
| 5     | 2500.00  | 22.11  | 11.32  | 3.1416  |
| 6     | 4000.00  | 13.81  | 6.80   | 1.9635  |
| 7     | 6000.00  | 9.88   | 4.88   | 1.3744  |
| 8     | 8000.00  | 7.41   | 3.68   | 1.0472  |
| 9     | 10000.00 | 5.81   | 2.86   | 0.8143  |
| 10    | 12000.00 | 4.61   | 2.29   | 0.6380  |
| 11    | 14000.00 | 3.68   | 1.80   | 0.5091  |
| 12    | 16000.00 | 2.94   | 1.40   | 0.4080  |
| 13    | 18000.00 | 2.35   | 1.09   | 0.3214  |
| 14    | 20000.00 | 1.88   | 0.83   | 0.2461  |
| 15    | 22000.00 | 1.50   | 0.65   | 0.1889  |
| 16    | 24000.00 | 1.19   | 0.51   | 0.1447  |
| 17    | 26000.00 | 0.94   | 0.39   | 0.1094  |
| 18    | 28000.00 | 0.73   | 0.30   | 0.0821  |
| 19    | 30000.00 | 0.57   | 0.23   | 0.0614  |
| 20    | 32000.00 | 0.44   | 0.18   | 0.0459  |
| 21    | 34000.00 | 0.34   | 0.13   | 0.0344  |
| 22    | 36000.00 | 0.26   | 0.10   | 0.0257  |
| 23    | 38000.00 | 0.20   | 0.07   | 0.0192  |
| 24    | 40000.00 | 0.15   | 0.05   | 0.0143  |
| 25    | 42000.00 | 0.11   | 0.04   | 0.0106  |
| 26    | 44000.00 | 0.09   | 0.03   | 0.0078  |
| 27    | 46000.00 | 0.07   | 0.02   | 0.0058  |
| 28    | 48000.00 | 0.05   | 0.01   | 0.0043  |
| 29    | 50000.00 | 0.04   | 0.01   | 0.0032  |

| CURVE | BEARS    | LENGTH | ANGLES | DELTA  |
|-------|----------|--------|--------|--------|
| 30    | 52000.00 | 0.03   | 0.00   | 0.0024 |
| 31    | 54000.00 | 0.02   | 0.00   | 0.0018 |
| 32    | 56000.00 | 0.01   | 0.00   | 0.0013 |
| 33    | 58000.00 | 0.01   | 0.00   | 0.0010 |
| 34    | 60000.00 | 0.00   | 0.00   | 0.0007 |
| 35    | 62000.00 | 0.00   | 0.00   | 0.0005 |
| 36    | 64000.00 | 0.00   | 0.00   | 0.0004 |
| 37    | 66000.00 | 0.00   | 0.00   | 0.0003 |
| 38    | 68000.00 | 0.00   | 0.00   | 0.0002 |
| 39    | 70000.00 | 0.00   | 0.00   | 0.0001 |
| 40    | 72000.00 | 0.00   | 0.00   | 0.0000 |

- NOTES:
1. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (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 ADJACENT TO 144TH STREET, NOR TO LARIMORE 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 2<sup>nd</sup> day of February, 1997.

MAYOR  
ATTEST  
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.

COUNTY TREASURER  
DATE

#### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS (lots numbered as shown) as to the Design Standards this 12<sup>th</sup> day of Feb., 1997.

CITY ENGINEER

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

CITY ENGINEER  
Date

#### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS (lots numbered as shown) was approved by the City Planning Board on this 2<sup>nd</sup> day of February, 1997.

CHAIR OF CITY PLANNING BOARD



## 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.

#### 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°20'13"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°22'22"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  
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, easements and cinders, 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<sup>th</sup> day of Feb., 1997.

CELEBRITY HOMES, INC.

Jim Emmons, Vice President

#### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 5<sup>th</sup> 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 this day and year last above written.

Homer R. Hunt  
Notary Public

My commission expires

GENERAL NOTARY - State of Nebraska  
HOMER R. HUNT  
My Comm. Exp. April 30, 1999

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 2<sup>nd</sup> day of February, 1997.

DOUGLAS COUNTY ENGINEER



E&A CONSULTING GROUP

WESTIN HILLS

FINAL PLAT