



BK 2185 PG 618-624



DEED 2001 09028

EDWARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2001 JUL 16 PM 12:10

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New MC-43467
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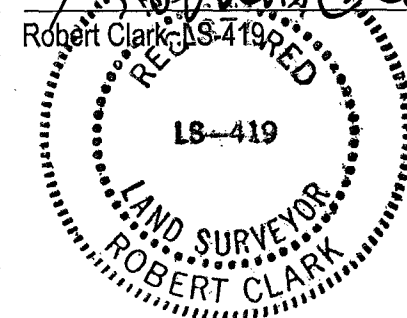
FEE	<i>59.00</i>	FB	
BKP		C/O	COMP
DEL	<i>SS</i>	SCAN	<i>CB</i> FV

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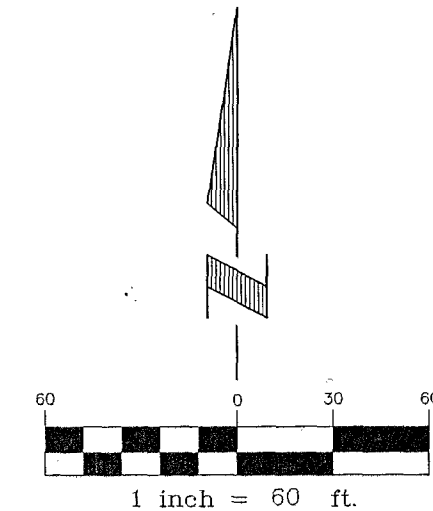
SURVEYOR'S CERTIFICATE

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 FIFTY TWO (the lots numbered as shown) being a replat of Lots 3 THRU 13 (INCLUSIVE) AND LOTS 19 THRU 23 (INCLUSIVE), WESTIN HILLS REPLAT SEVEN, a subdivision located in the NE 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 159,002 Square Feet or 3.651 acres, more or less.



- CURVES
1. R=380.00' L=2.64' LC=N09°45'14"W, 2.64'
 2. R=380.00' L=36.05' LC=N12°40'16"W, 36.04'
 3. R=380.00' L=59.84' LC=N19°54'03"W, 59.78'
 4. R=266.50' L=91.39' LC=S72°03'38"W, 90.94'
 5. R=266.50' L=22.30' LC=S84°16'52"W, 22.29'
 6. R=133.50' L=1.18' LC=S05°22'05"E, 1.18'
 7. R=133.50' L=35.41' LC=S13°13'16"E, 35.31'
 8. R=133.50' L=160.14' LC=S55°11'04"E, 150.71'
 9. R=166.50' L=23.32' LC=N85°26'55"E, 23.29'
 10. R=166.50' L=11.38' LC=N07°04'18"W, 11.37'
 11. R=166.50' L=35.61' LC=N15°09'24"W, 35.54'
 12. R=96.50' L=22.30' LC=S01°30'24"W, 22.25'
 13. R=96.50' L=22.71' LC=N14°52'07"W, 22.65'



R=380.00 L=98.54'
LC=N 16°59'01" W, 98.26'

R=266.50 L=113.69'
LC=S 74°27'26" W, 112.82'

- NOTES:
1. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE EASEMENT LOCATION.
 4. A PERMANENT SIDEWALK AND PEDESTAL EASMENT IS GRANTED TO THE PUBLIC OVER ALL OF THE 7.5' WIDE EASEMENT ADJACENT TO OUTLOT "A" AS SHOWN ON PLAT.
 5. LOTS 1 THROUGH 32 INCLUSIVE WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF OMAHA MUNICIPAL CODE.

WESTIN HILLS REPLAT FIFTY TWO

LOTS 1 THRU 32

BEING A REPLAT OF LOTS 3 THRU 13 INCLUSIVE AND LOTS 19 THRU 23 INCLUSIVE WESTIN HILLS REPLAT SEVEN, A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.

DEDICATION

Know all men by these presents that we, CELEBRITY TOWNHOMES, Inc., Owners of the property described in the Certification of Survey and embraced within the plat, has caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as WESTIN HILLS REPLAT FIFTY TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, US 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 all open spaces, common ground, recreational areas and nonpublic roads. 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.

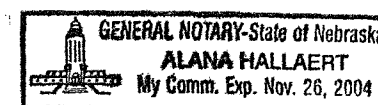
In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, Inc.

Chad Larsen, Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
County of Douglas) SS



On this 7 day of May, 2001, before me, a Notary Public, duly commissioned an qualified for said County, appeared Chad Larsen, vice president of CELEBRITY TOWNHOMES, Inc., who (are/is) personally known to me to be the identical person(s) whose name(s) are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary act and deed as said officer of said corporation.

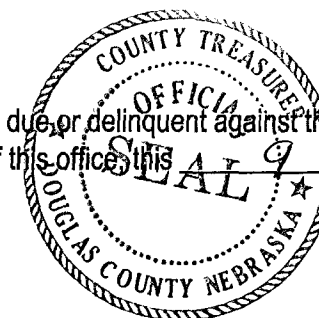
Notary Public

Date

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office this 9 day of May, 2001.

Douglas County Treasurer



APPROVAL OF CITY PLANNING DIRECTOR

This plat of WESTIN HILLS REPLAT FIFTY TWO, was approved as a subdivision of WESTIN HILLS REPLAT SEVEN, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This Minor Subdivision Plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's Signature.

City Planning Director

Date 7/12/01

APPROVAL OF CITY ENGINEER OF OMAHA

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

Date

City Engineer

Project No. 96029.5

Date: 4-17-01

Designed By:

Drawn By: TRH

Checked By:

Scale: 1" = 60'

MINOR PLAT

3931

WESTIN HILLS
REPLAT FIFTY TWO

OMAHA, NEBRASKA



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

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LINCOLN, NE 68516-5841
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