



2131 646 DEED



12597 99 646-652

Nebr Doc
Stamp Tax

9/2/99
Date

SL-4-8p

By *m*

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

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PAGE DOWN FOR BALANCE OF INSTRUMENT

12597 50 New-MC-43401

m FEE 51 FB MC-43387

BKP pm C/O COMP

DEL pm SCAN FY

WESTIN HILLS REPLAT SEVEN

LOT 1 THRU 30 INCLUSIVE & OUTLOTS "A" & "B"
 BEING A REPLAT OF ALL OF LOT 17, WESTIN HILLS REPLAT ONE, A SUBDIVISION LOCATED
 IN THE NE 1/4 OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
 DOUGLAS COUNTY, NEBRASKA.

IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 63 AND 65 OF THE
 OMAHA MUNICIPAL CODE.

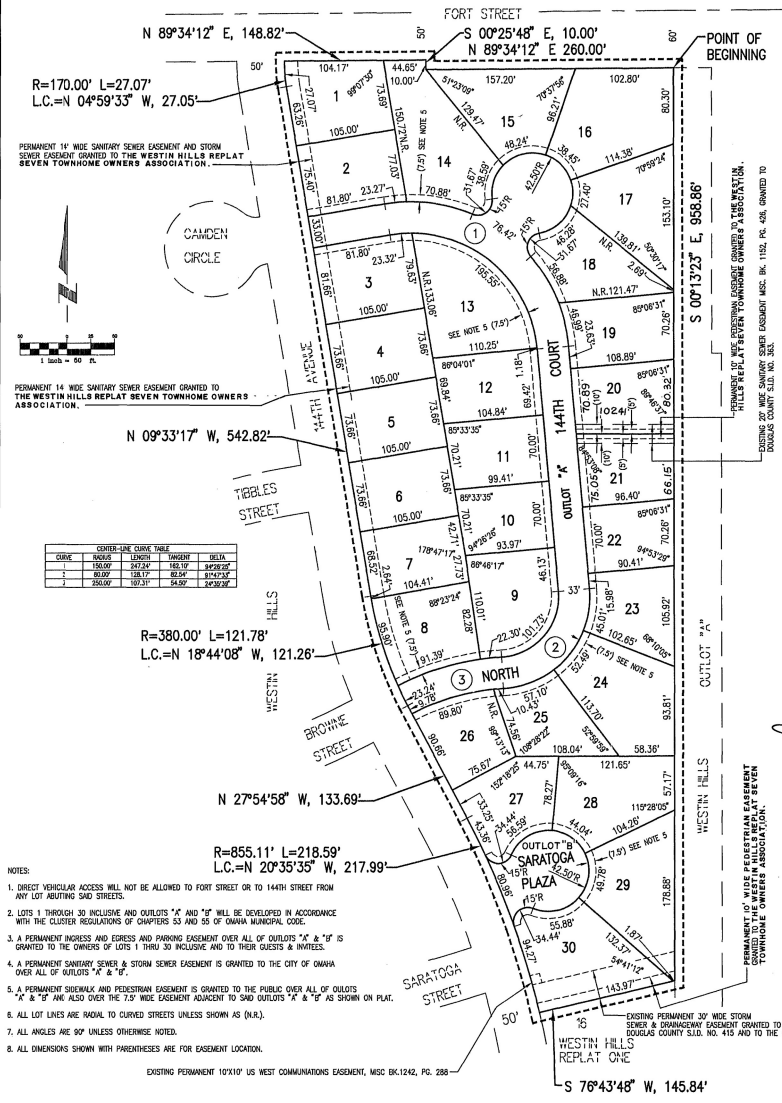


E&A CONSULTING GROUP
 13001 W. WESTIN HILLS, NE 68174 (402) 942-7000 FAX (402) 942-3000

WESTIN HILLS REPLAT SEVEN
 OMAHA, NEBRASKA

FINAL PLAT

DATE	1/13/99
BY	Robert Clark
FOR	WESTIN HILLS REPLAT SEVEN
SCALE	AS SHOWN



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

$N 09°33'17'' W, 542.82'$

CHORD	ARC	CHORD	ARC	CHORD	ARC
1	18.00	247.54	185.17	185.17	247.54
2	36.00	495.07	370.34	370.34	495.07
3	54.00	742.61	555.51	555.51	742.61

$R=380.00'$ $L=121.78'$
 $L.C.=N 18°44'08'' W, 121.26'$

$R=855.11'$ $L=218.59'$
 $L.C.=N 20°35'35'' W, 217.99'$

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET OR TO 144TH STREET FROM ANY LOT SERVING SAID STREETS.
- LOTS 1 THROUGH 30 INCLUSIVE AND OUTLOTS "A" AND "B" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 63 AND 65 OF OMAHA MUNICIPAL CODE.
- A PERMANENT IMPRESS AND EGRESS AND PARKING EASEMENT OVER ALL OF OUTLOTS "A" & "B" IS GRANTED TO THE OWNERS OF LOTS 1 THRU 30 INCLUSIVE AND TO THEIR SUCCESSORS & ASSIGNEES.
- A PERMANENT SANITARY SEWER & STORM SEWER EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" & "B".
- A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOTS "A" & "B" AND ALSO OVER THE 7.5' WIDE EASEMENT ADJACENT TO SAID OUTLOTS "A" & "B" AS SHOWN ON PLAN.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.

EXISTING PERMANENT 10'X10' US WEST COMMUNICATIONS EASEMENT, MSC BK.1242, PG. 288

NE COR.
 SEC. 2-15-11

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS REPLAT SEVEN (lots numbered as shown) as to the Design Standards this
 11 day of March 1999.

Robert Clark
 CITY ENGINEER

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

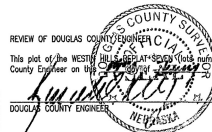
Robert Clark
 CITY ENGINEER

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 plot and at all corners of all lots, streets, angle points, and ends of all curves in WESTIN HILLS REPLAT SEVEN (the lots numbered as shown), being a replat of all of Lot 17, Westin Hills Replat One, a subdivision located in the NE 1/4 of Section 5, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Containing an area of 6.902 acres, more or less.

Robert Clark 1-18-99
 Robert Clark, LS-419



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WESTIN HILLS REPLAT SEVEN (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 11 day of March 1999.

Robert Clark
 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 this Certificate and embraced in this plat as shown by the records of this office.

Robert Clark 8-26-99
 COUNTY TREASURER



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS REPLAT SEVEN (lots numbered as shown) was approved by the City Council of Omaha on this 11 day of March 1999.

Robert Clark
 CITY CLERK



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS REPLAT SEVEN (lots numbered as shown) was approved by the City Planning Board on this 11 day of March 1999.

Robert Clark
 CHAIR OF CITY PLANNING BOARD

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 15TH day of JAN 1999, before me, the undersigned, a Notary Public in and for said County, personally came Robert Clark, manager of Village Homes, L.L.C., 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.

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

Robert Clark
 Notary Public

My commission expires _____

