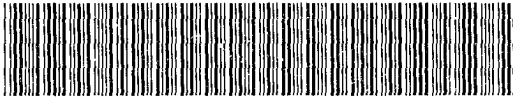




BK 2161 PG 722-728



DEED 2000 12313

Nebr Doc
Stamp Tax

9-5

Date

\$ 4.80

By DS

RICHARD N. JARVIS
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 SEP -5 AM 10:30

RECEIVED

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

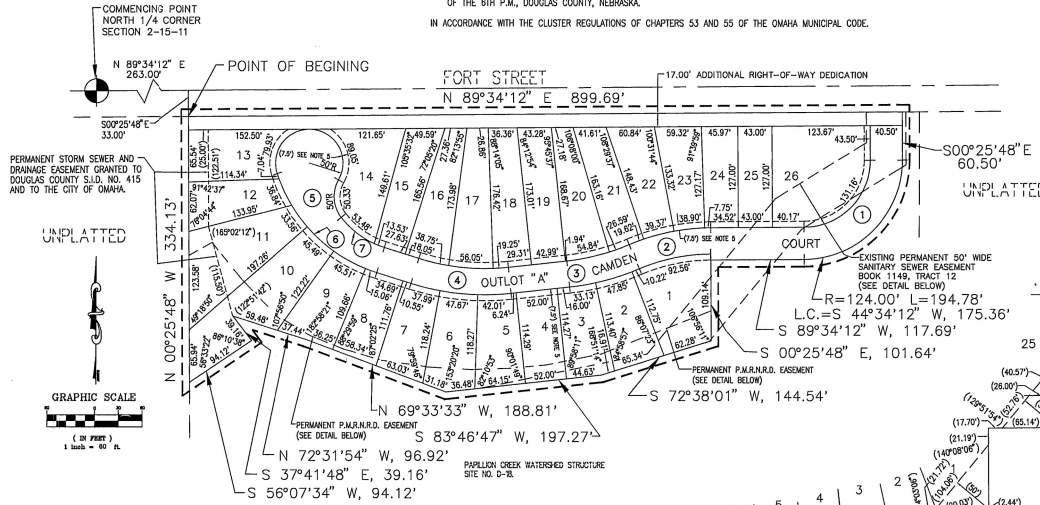
Deed 1990 Novott MC-43603
1 NE 1/4 01-60000
28 2-15-11 N 1000
1/2 1/2 1/2

✓007349

1743-0011-01 - RECAP

WESTIN HILLS WEST TWO

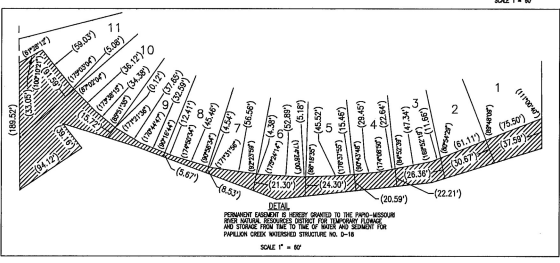
LOTS 1 THRU 26 INCLUSIVE & OUTLOT "A"
 BEING A PLATTING OF PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST
 OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.
 IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.



- NOTES:
- DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO FORT STREET FROM ANY LOT ADJACENT SAID STREETS.
 - LOTS 1 THROUGH 26 INCLUSIVE AND OUTLOT "A" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF OMAHA MUNICIPAL CODE.
 - A PERMANENT ACCESS AND EGRESS AND PARKING EASEMENT OVER ALL OF OUTLOT "A" IS GRANTED TO THE OWNERS OF LOTS 1 THRU 26 INCLUSIVE AND TO THEIR HEIRS & ASSIGNEES.
 - A PERMANENT SEWER AND STORM SEWER EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
 - A PERMANENT STORM AND SEWER EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A" AND ALSO OVER THE 1/2 ACRE EASEMENT ADJACENT TO SAID OUTLOT "A" AS SHOWN ON PLAN.
 - ALL LOT LINES ARE ADJACENT TO CURVED STREETS UNLESS SHOWN AS (N.A.).
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.
 - MINIMUM EASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WESTIN HILLS WEST TWO SUBDIVISION IS THREE (3) FEET.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	157.08'	100.00'	90°00'00"
2	250.00'	99.10'	50.21'	22°42'46"
3	291.73'	86.31'	43.47'	16°57'09"
4	292.53'	120.88'	61.30'	23°40'17"
5	128.46'	161.63'	93.49'	72°05'20"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
6	193.57'	183.50'	99.30'	54°19'56"
7	111.96'	87.02'	34.55'	34°17'43"



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 County.

 COUNTY TREASURER

 DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS WEST TWO (lots numbered as shown) was approved by the City Planning Board on this 15th day of MARCH 2000.

 CHAIR OF CITY PLANNING BOARD



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS WEST TWO (lots numbered as shown) as to the Design Standards this 15th day of FEBRUARY 2000.

 CITY ENGINEER

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

 CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WESTIN HILLS WEST TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 10th day of FEBRUARY 2000.

 DOUGLAS COUNTY ENGINEER

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 plot 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 WEST TWO (the lots numbered as shown) being a plating of part of the NW 1/4 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:

Commencing at the North 1/4 corner of said Section 2; thence N89°34'12"E (assumed bearing) along the North line of said Section 2, a distance of 263.00 feet; thence S00°25'48"E, a distance of 33.00 feet to a point on the South right-of-way line of Fort Street, said point also being the point of beginning; thence N89°34'12"E along said South right-of-way line of Fort Street, a distance of 899.69 feet; thence S00°25'48"E, a distance of 60.50 feet; thence Westwly, on a curve to the right with a radius of 124.00 feet, a distance of 194.78 feet, said curve having a long chord which bears S44°34'12"W, a distance of 175.36 feet; thence S89°34'12"W, a distance of 116.69 feet; thence S00°25'48"E, a distance of 101.64 feet; thence S72°38'01"W, a distance of 144.54 feet; thence S89°34'12"W, a distance of 197.27 feet; thence N69°33'33"W, a distance of 188.81 feet; thence N72°31'54"W, a distance of 96.92 feet; thence S37°41'48"E, a distance of 39.16 feet; thence S56°07'34"W, a distance of 94.12 feet; thence N00°25'48"W, a distance of 334.13 feet to the point of beginning.

Said tract of land contains an area of 5.69 acres, more or less.

Robert Clark 2-11-00
 ROBERT CLARK, LS-419 DATE



DEDICATION

Know all men by these presents that we, Village Homes, L.L.C., 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 WEST 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 their 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 of wires, 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.

 Village Homes, L.L.C.
 Chad Larsen, Manager

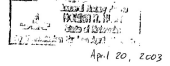
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 11th day of FEBRUARY 2000 before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, 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.

 Notary Public



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS WEST TWO (lots numbered as shown) was approved by the City Council on this 15th day of FEBRUARY 2000.

 MAYOR

 CITY CLERK

 PRESIDENT OF COUNCIL



1730 SOUTH 26TH STREET, SUITE 102
 OMAHA, NEBRASKA 68106
 PHONE: (402) 333-2717
 FAX: (402) 333-2718

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

WESTIN HILLS WEST TWO

LOTS 1 THRU 26
 OMAHA, NEBRASKA

FINAL PLAT

Project No. 96029.7
 Date: 2-02-00
 Designed By: MAW
 Drawn By: JTH
 Checked By: HLL
 Scale: 1"=100'
 Revisions:
 0 Date: BY: RBT
 1 Date: BY: RBT
 Sheet: 1 of 1