



BK 2166 PG 262-268



DEED 2000 14935

RICHARD H. TAYLOR
REGISTER OF DEEDS
DUGLAS COUNTY, NE

00 OCT 26 PM 2:02

RECEIVED

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

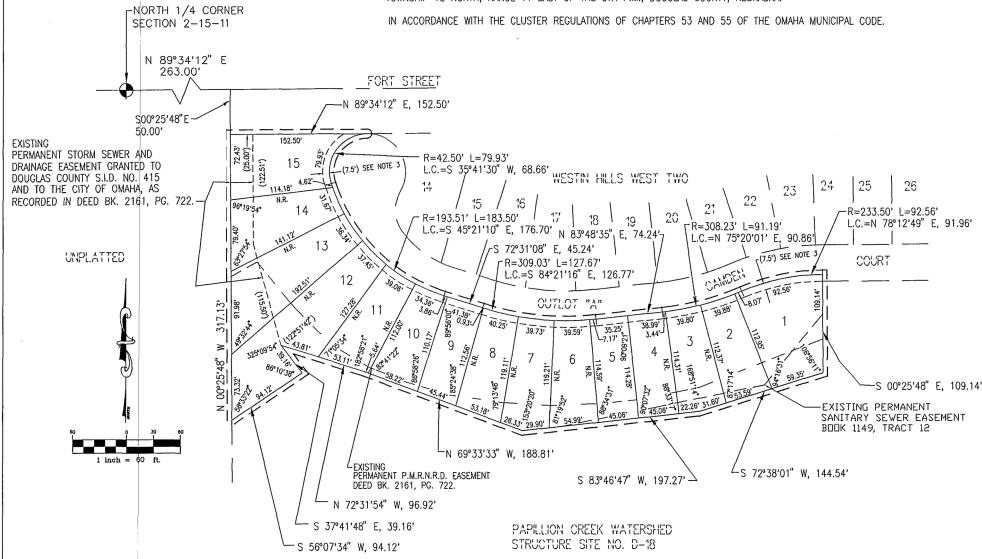
Deed ¹⁷/₂₈

New # MC-43604
MC-43603 old

FEI	49.00			
DP				
PS	75		COMP	
		100	DC	

WESTIN HILLS WEST TWO REPLAT ONE

LOTS 1 THRU 15 INCLUSIVE
 BEING A REPLATING OF ALL LOTS 1 THRU 13 INCLUSIVE, WESTIN HILLS WEST TWO, A SUBDIVISION LOCATED IN 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 WILL NOT BE ALLOWED TO FORT STREET FROM ANY LOT ADJACENT SAID STREETS.
- LOTS 1 THROUGH 15 INCLUSIVE WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF OMAHA MUNICIPAL CODE.
- AN EXISTING PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT GRANTED TO THE PUBLIC OVER THE 7.5' WIDE EASEMENT ADJACENT TO OUTLOT "A" AS SHOWN ON PLAN, AND RECORDED IN DEED BK. 2161, PG. 722.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN WITH PARENTHESISES ARE FOR EASEMENT LOCATION.
- MINIMUM FINISH FLOOR ELEVATION FOR ALL LOTS WITHIN THE WESTIN HILLS WEST TWO REPLAT ONE SUBDIVISION IS 1145.6 (USGS DATA).

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special assessments or liens against the property described in the Surveyor's Certificate and embrace in this plat as shown by the records of this office.

Carol Parker
 COUNTY TREASURER



APPROVAL OF CITY PLANNING DIRECTOR

This plat of WESTIN HILLS WEST TWO REPLAT ONE, was approved as a subdivision of all of lots 1 thru 13 inclusive, WESTIN HILLS WEST TWO in compliance with Section 53-10 (3), Omaha Municipal Code, with plot 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.

Michael J. ...
 City Planning Director
 Date: 10/24/00

3822

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 lots in Westin Hills West Two Replat One. (The lots numbered as shown) being a replat of all of Lots 1 thru 13 inclusive, Westin Hills West Two, a subdivision located in 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.

Said plat of land contains an area of 2.242 acres, more or less.

Robert Clark
 ROBERT CLARK, LS-419
 DATE: SEPT 20, 2000



DEDICATION

Know all men by these presents that we, Celebrity Townhomes, L.L.C., formerly known as 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 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 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, L.L.C.
 Formerly known as VILLAGE HOMES, L.L.C.
Chad Larsen
 Chad Larsen, Manager

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)



On this 25 day of September 2000 before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, manager of Celebrity Townhomes, 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.

Alana M. Hallurst
 Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

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

James ...
 CITY ENGINEER
 Date: 10/11/00

E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7308 SOUTH 10TH STREET, SUITE D
 OMAHA, NEBRASKA 68114
 PHONE (402) 492-2717
 FAX (402) 492-2716

WESTIN HILLS WEST TWO REPLAT ONE
 OMAHA, NEBRASKA

MINOR PLAT

Revisions	Date

Proj No: 960297
 Date: 9-11-00
 Designed by:
 Drawn By: TPH
 Checked by: *...*
 Scale: 1" = 50'
 Sheet 1 of 1