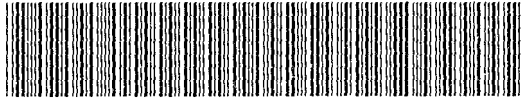


BK 2192 PG 305-311



DEED 2001 13182

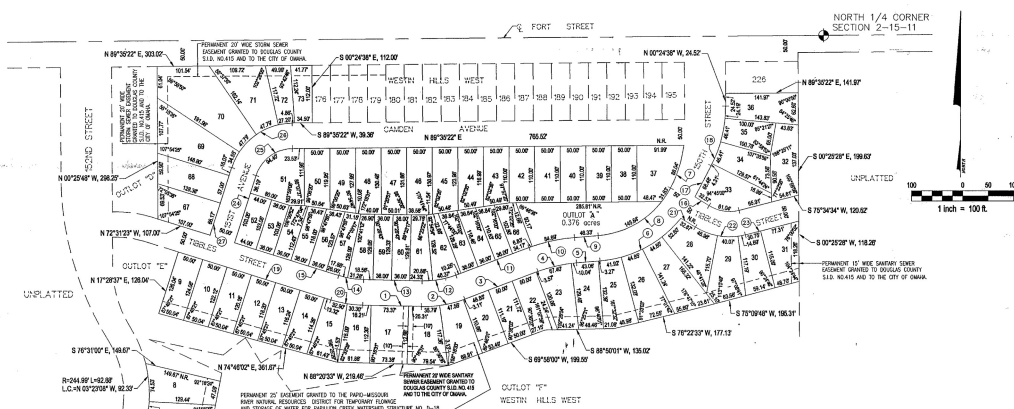
RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 SEP 28 AM 11:41

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed <sup>7</sup> *New # MC - 43601*  
 7 *MC - 434470ld*  
 153  
 FEE 11.50 FB \_\_\_\_\_  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL Ⓞ SCAN CR FV \_\_\_\_\_  
 Ⓞ



# WESTIN HILLS WEST REPLAT ONE

LOTS 1 THRU 73, INCLUSIVE & OUTLOT 'A'

BEING A REPLAT OF ALL OF LOTS 168 THRU 175, INCLUSIVE, AND ALSO LOTS 198 THRU 225, INCLUSIVE, AND ALSO LOTS 227 THRU 265 INCLUSIVE, AND ALSO OUTLOTS 'B' AND 'C', WESTIN HILLS WEST, A SUBDIVISION LOCATED IN THE NORTH 1/2 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 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 furrows in WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) being a replat of all of Lots 168 thru 175, inclusive, and also Lots 198 thru 225, inclusive, and also Lots 227 thru 265, inclusive, and also Outlots 'B' and 'C', Westin Hills West, a subdivision located in the NORTH 1/2 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said total of land contains an area of 11,161 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419

MAY 24, 2001  
Date



### DEDICATION

Know all men by these presents that we, Celebrity Townhomes, Inc., owner of the property described in the Certification of Survey and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as WESTIN HILLS WEST REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant easements as shown on this 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 a five foot (5') wide strip of land abutting all front and side boundary lines of all exterior lots, except those side lot lines which are occupied by the common wall between duplex units; 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. 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*  
By: Chad Larsen, Vice President  
CELEBRITY HOMES, Inc.  
*Ed Lorenson*  
By: Ed Lorenson, President

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)  
On this 22<sup>nd</sup> day of May, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, Inc., and Ed Lorenson, President of Celebrity Homes, Inc., personally known to me to be the identical persons whose names are affixed to the Dedication on this plat, and acknowledged the same to be their voluntary act and deed as such officer of said corporation.

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

*James R. Hunt*  
Notary Public  
My commission expires 4-30-03



- #### BOUNDARY SEGMENTS
- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| ① S 89°32'22" E, 303.02' | ⑩ N 43°52' L 48.04'      | ⑱ N 73°27'33" E, 21.57'  |
| ② S 89°32'22" E, 141.87' | ⑪ N 17°02'34" W, 87.58'  | ⑲ N 27°27'33" E, 68.48'  |
| ③ S 89°32'22" E, 63.82'  | ⑫ N 17°02'34" W, 103.79' | ⑳ N 27°27'33" E, 120.17' |
| ④ S 89°32'22" E, 152.42' | ⑬ S 89°32'22" W, 46.32'  | ㉑ S 72°31'23" E, 313.32' |
| ⑤ S 89°32'22" E, 171.87' | ⑭ S 89°32'22" W, 81.22'  | ⑳ S 88°50'11" E, 141.52' |
| ⑥ S 89°32'22" E, 41.32'  | ⑮ S 89°32'22" W, 81.22'  | ㉒ S 89°32'22" W, 81.22'  |
| ⑦ S 89°32'22" E, 114.22' | ⑯ S 89°32'22" W, 152.42' | ㉓ S 89°32'22" W, 81.22'  |
| ⑧ S 89°32'22" E, 174.12' | ⑰ S 89°32'22" W, 81.22'  | ㉔ S 89°32'22" W, 81.22'  |
| ⑨ S 89°32'22" E, 114.87' | ⑱ S 89°32'22" W, 114.87' | ㉕ S 89°32'22" W, 81.22'  |
|                          | ⑳ S 89°32'22" W, 114.87' | ㉖ S 89°32'22" W, 81.22'  |
|                          | ㉑ S 89°32'22" W, 81.22'  | ㉗ S 89°32'22" W, 81.22'  |
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|                          | ㊹ S 89°32'22" W, 81.22'  | ㊺ S 89°32'22" W, 81.22'  |

- #### NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (A, B, C)
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
  4. MINIMUM BASEMENT FLOOR ELEVATION FOR LOTS 1 THRU 66, INCLUSIVE AND LOTS 71 THRU 73, INCLUSIVE IS 1145.8 (UGS DATUM), AND FOR LOTS 67 THRU 70, INCLUSIVE IS 1155.4 (UGS DATUM).
  5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM ANY LOTS ABUTTING SAID STREET.

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) as to the Design Standards this 11<sup>th</sup> day of May, 2001.  
*Henry Viregge*  
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD  
The plat of WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) was approved by the City Planning Board on this 11<sup>th</sup> day of May, 2001.  
*Mike Jolley*  
CHAIR OF CITY PLANNING BOARD

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*Henry Viregge* 9-11-01  
CITY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE  
This plat of WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) was approved by the City of Council of Omaha on this 22<sup>nd</sup> day of May, 2001.  
*Mike Jolley*  
MAYOR  
*Clayton*  
ATTEND  
*Clayton*  
CITY CLERK  
*Clayton*  
PRESIDENT OF COUNCIL



E&A CONSULTING GROUP, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 1750 SOUTH 26TH STREET, SUITE D, BELLEVUE, NEBRASKA 68002  
 PHONE: (402) 645-9277  
 FAX: (402) 645-9296  
 WESTIN HILLS WEST REPLAT ONE  
 OMAHA, NEBRASKA  
 FINAL PLAT  
 Revision \_\_\_\_\_ Date \_\_\_\_\_  
 Plot No. 09229-1  
 City: S-431  
 Designed By: MAW  
 Drawn By: TRH  
 Checked By: \_\_\_\_\_  
 Scale: 1" = 100'  
 Sheet: 1 of 1