



BK 2239 PG 526-532



DEED 2003 05445

Nebr Doc
Stamp Tax

4-15-03
Date

\$ 204
By *CP*

REGISTER OF DEEDS
PLAS COUNTY, NE

03 APR 15 AM 9:39

RECEIVED

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

deed
7/8

FEE 39.00 FB New MC-43484
MC-43601

BKP _____ C/O ~~MC~~ COMP W

DEL MD SCAN W FV _____

LVAC *Bepehr*

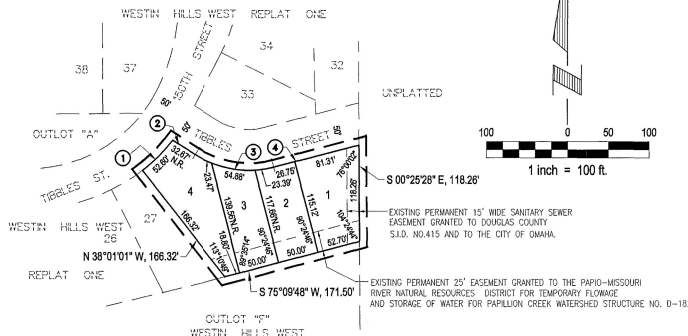
Temp. 12.4.01

RETURN: Ed A CONSULTING GROUP
12001 "Q" ST.
OMAHA, NE 68137

WESTIN HILLS WEST REPLAT SEVENTEEN

LOTS 1 THRU 4, INCLUSIVE

Being a replat of all of Lots 28 thru 31, inclusive, Westin Hills West Replat One, 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.



BOUNDARY SEGMENTS

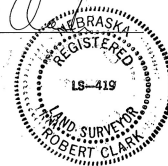
- ① R=225.00' L=52.60'
L.C.=N 45°17'09" E, 52.48'
- ② S 57°47'27" E, 32.67'
- ③ R=125.00' L=101.74'
L.C.=S 81°06'26" E, 98.95'
- ④ N 75°34'34" E, 108.06'

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 WEST REPLAT SEVENTEEN (lots numbered as shown) being a replat of all of Lots 28 thru 31, inclusive, Westin Hills West Replat One, 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 tract of land contains an area of 0.655 acres, more or less.

Robert Clark
Robert Clark, LS-419



MARCH 18, 2003
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 the 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 SEVENTEEN (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, Qwest 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 lot lines; 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

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 office.

[Signature] 3-20-03
COUNTY TREASURER Date



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. MINIMUM BASEMENT FLOOR ELEVATION FOR LOTS 1 THRU 4, INCLUSIVE IS 1145.6 (USGS DATUM).

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of WESTIN HILLS WEST REPLAT SEVENTEEN was approved as a subdivision of WESTIN HILLS WEST REPLAT ONE 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

[Signature] 3/31/03
CITY PLANNING DIRECTOR DATE

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.

[Signature] 3-27-03
CITY ENGINEER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 2d day of Mar, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, Inc., 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 of said corporation.

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

[Signature]
Notary Public

My commission expires 4-30-03



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

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OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3699

7130 SOUTH 28TH STREET, SUITE D
LINCOLN, NE 68516-8841
PHONE: (402) 420-7217
FAX: (402) 420-7218

Proj No:	96029.33	Revisions	
Date:	2-28-03	(No)	Date
Designed By:	HRH		
Drawn By:	TRH	Chk By (Dsgn):	
Chk By (Insp.):		Chk By (Cad Mgr):	
Scale:	1" = 100'		
Sheet	1 of 1		

MINOR PLAT

WESTIN HILLS WEST REPLAT SEVENTEEN

OMAHA, NEBRASKA