

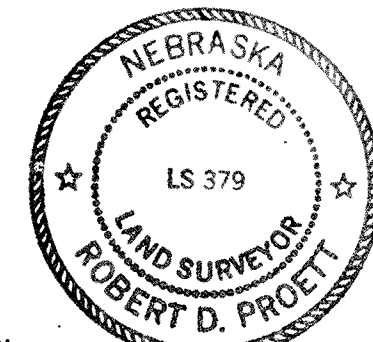
DIAMOND HEAD

LOTS 1-162 INCLUSIVE, BEING A PLATTING OF PART OF THE
SOUTHWEST 1/4 OF SECTION 11, 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 boundary survey of the Subdivision herein and that monuments have been placed at all angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to insure that permanent monuments will be placed at all corners of all lots, streets, angle points and ends of all curves; said Subdivision to be known as DIAMOND HEAD (Lots 1 thru 162, inclusive) being a platting of part of that Southwest 1/4 of Section 11, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Northwest corner of the Southwest 1/4 of said Section 11; thence North 89°49'29" East (assumed bearings) for 55.00 feet along the North line of the Southwest 1/4 of said Section 11 to the East right-of-way line of 156th Street and the TRUE POINT OF BEGINNING; thence continuing North 89°49'29" East for 554.00 feet along said North line of the Southwest 1/4; thence South 0°10'31" East for 125.00 feet; thence North 89°49'29" East for 26.00 feet; thence along a curve to the right (having a radius of 1235.00 feet and a long chord bearing South 89°43'14" East for 19.60 feet) for an arc distance of 19.60 feet; thence South 0°00'34" West for 636.45 feet; thence South 104°55'55" East for 68.13 feet; thence South 50°18'14" East for 67.72 feet; thence South 89°49'54" East for 9.47 feet; thence North 82°26'20" East for 124.75 feet; thence along a curve to the right (having a radius of 975.00 feet and a long chord bearing North 82°26'20" East for 44.06 feet) for an arc distance of 44.06 feet; thence North 89°49'54" East for 179.16 feet; thence South 104°00'33" East for 192.68 feet; thence South 190°2'14" East for 305.52 feet; thence South 170°25'49" East for 209.06 feet; thence South 60°47'21" East for 22.21 feet; thence South 52°45'55" East for 169.62 feet; thence South 37°14'05" West for 6.57 feet; thence South 52°45'55" East for 168.21 feet; thence South 41°05'41" West for 225.74 feet; thence South 0°06'56" West for 150.02 feet; thence North 89°53'04" West for 4.88 feet; thence South 0°06'56" West for 125.00 feet; thence South 89°53'04" East for 72.96 feet; thence South 37°14'51" West for 126.19 feet; thence South 0°06'56" West for 347.00 feet; thence North 89°53'04" West for 1209.85 feet parallel with and 33.00 feet North of the South line of the Southwest 1/4 of said Section 11 to a point that is 75.00 feet East of the West line of said Southwest 1/4; thence North 10°10'45" West for 84.80 feet to a point that is 60.00 feet East of the West line of said Southwest 1/4; thence North 0°15'04" West for 1100.00 feet to a point that is 55.00 feet East of the West line of said Southwest 1/4; thence North 0°00'34" East for 1429.15 feet parallel with and 55.00 feet East of the TRUE POINT OF BEGINNING. Contains 58.35 acres.

5-11-88
Date



Robert D. Proett, L.S. #379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WESTGATE PLAZA, INC., a Nebraska Corporation, being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat; and we also do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to 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, crossarms, downguts and anchors, 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 thereon, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5') foot wide strip of land abutting all cul-de-sacs streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

WESTGATE PLAZA, INC.,
a Nebraska Corporation

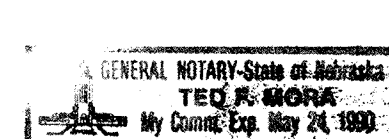
By: Franklin P. Rogers, President

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska }
County of Douglas } SS

On this 23 day of May, 1988, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared FRANKLIN P. ROGERS, who is personally known to me to be President of Westgate Plaza, Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.



COUNTY SURVEYOR'S CERTIFICATE

This plat of DIAMOND HEAD was reviewed by the Douglas County Surveyor's office.

May 24, 1988
Date

Philip A. Burke
Douglas County Surveyor

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, this 26 day of May, 1988.

Date

Philip A. Burke
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of DIAMOND HEAD (Lots 1 through 162, inclusive) as to the design standards this 10th day of June, 1988.

Larry L. Shuman
City Engineer

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

October 14, 1988
Date

Larry L. Shuman
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of DIAMOND HEAD was approved by the City Planning Board of the City of Omaha this 8th day of June, 1988.

Maile D. Papp
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of DIAMOND HEAD was approved and accepted by the City Council of Omaha on this 11th day of August, 1988.

Ed Kelly
President

Mary Collinsworth
Mayor

NOTES:

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENT.
- LOTS 17, 18, 28, 29, 30, 34, 35, 36, 38 THROUGH 51 AND 107 SHALL NOT HAVE PERMANENT DIRECT ACCESS TO 156TH STREET. LOT 2 SHALL NOT HAVE PERMANENT DIRECT ACCESS TO BLONDO STREET.
- LOT 1 MAY HAVE ONE DIRECT ACCESS TO EACH OF THE FOLLOWING: BLONDO STREET, 156TH STREET AND 153RD AVENUE.

ROW CURVE DATA					
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	DEGREE
A	00°54'33"	1235.00'	9.80'	19.60'	4.6393°
B	02°35'22"	975.00'	22.04'	44.06'	5.8769°

STREET CENTERLINE CURVE DATA

CURVE #	DELTA	RADIUS	TANGENT	LENGTH	DEGREE
1	37°07'10"	280.00'	94.01'	181.40'	20.4629°
2	30°46'56"	230.00'	76.47'	147.65'	24.9112°
3	08°48'53"	650.00'	50.10'	100.00'	8.8147°
4	08°48'53"	650.00'	50.10'	100.00'	8.8147°
5	19°02'47"	637.02'	106.87'	211.75'	8.9943°
6	01°27'39"	2353.17'	30.00'	60.00'	2.4349°
7	31°26'45"	292.23'	82.27'	160.38'	19.606°
8	65°10'26"	220.76'	141.11'	251.12'	25.9539°
9	17°35'08"	1250.00'	193.35'	383.66'	4.5837°
10	01°27'39"	1250.00'	15.94'	31.87'	4.5837°
11	00°55'38"	1205.00'	9.75'	19.50'	4.7549°
12	24°49'34"	475.00'	104.55'	205.82'	12.0623°
13	14°03'56"	950.00'	117.20'	233.22'	6.0311°

N89°53'04"W
2637.97

SE COR. SW 1/4
SEC. 11, T15N, R11E

UNPLATTED

lamp, rymearson & associates, inc.
architects-engineers
14747 California Street
Omaha, Nebraska 68154-1952 402-486-2486

DIAMOND HEAD (LOTS 1-162)
DOUGLAS COUNTY, NEBRASKA

designer
LMS/JLS
draftsman
HMB
revisions

job number
880008-5958
date
11 MAY, 1988

sheet
1 of 1