

DIAMOND HEAD

BOOK 1914 PAGE 148

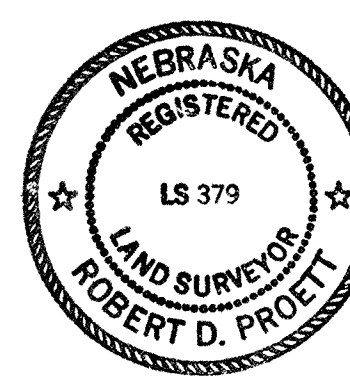
LOTS 163-300, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6th PM, DOUGLAS COUNTY, NEBRASKA

NW Corner, SW 1/4, Section 11,
T15N, R11E, Douglas County,
Nebraska

UNPLATTED

0 50 100 200

NE Corner, SW 1/4, Section 11,
T15N, R11E, Douglas County,
Nebraska
POINT OF BEGINNING



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 ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets, said subdivision to be known as DIAMOND HEAD (Lots 163 through 300, inclusive) being a platting of that part of the Southwest Quarter of Section 11, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northeast corner of the said Southwest Quarter of Section 11; thence South 00°04'57" West (bearing referenced to the Final Plat of DIAMOND HEAD (Lots 1 through 162, inclusive) as surveyed, platted, and recorded in Douglas County, Nebraska), for 270.20 feet along the East line of the said Southwest Quarter of Section 11 and the West line of NELSON'S CREEK, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska; thence North 89°55'03" West for 125.00 feet; thence South 00°04'57" West for 2.04 feet; thence North 89°55'03" West for 175.00 feet; thence South 00°04'57" West for 125.00 feet; thence North 89°55'03" West for 2.04 feet; thence North 51°39'10" West for 15.68 feet; thence South 33°57'58" West for 186.12 feet; thence North 50°02'02" West for 2.04 feet; thence South 33°57'58" West for 121.16 feet; thence South 61°04'47" East for 5.58 feet; thence South 29°14'13" West for 170.00 feet; thence North 61°04'47" West for 0.28 feet; thence South 29°14'13" West for 127.50 feet; thence South 61°04'47" East for 3.76 feet; thence South 29°14'13" West for 171.50 feet; thence South 61°04'47" East for 117.74 feet; thence South 29°14'13" West for 197.20 feet; thence South 33°10'38" West for 73.64 feet; thence South 41°01'49" West for 212.19 feet to the East corner of Lot 158, DIAMOND HEAD; thence North 52°45'55" West for 168.21 feet to the North corner of Lot 158, DIAMOND HEAD; thence North 37°14'08" West for 6.57 feet along the East right-of-way line of 153rd Avenue (60' ROW); thence North 52°45'55" West for 169.62 feet along the north line of Lot 157, DIAMOND HEAD to the Northwest corner thereof; thence North 60°47'21" West for 22.21 feet to the Southeast corner of Lot 154, DIAMOND HEAD; thence North 17°25'49" West for 209.06 feet to the angle point in the East line of Lot 152, DIAMOND HEAD; thence North 19°02'14" West for 305.52 feet to the Northeast corner of Lot 148, DIAMOND HEAD; thence North 10°40'33" West for 192.58 feet to the Northeast corner of Lot 145, DIAMOND HEAD; thence South 85°01'42" West for 67.72 feet to the North line of said Lot 145, DIAMOND HEAD to the West right-of-way line of 154th Street (50' ROW); thence along a curve to the left (having a radius of 975.00 feet and a long chord bearing South 06°15'59" East for 44.07 feet) for an arc length of 44.07 feet to the Northeast corner of Lot 144, DIAMOND HEAD; thence South 82°25'20" West for 124.75 feet to the Northwest corner of said Lot 144, DIAMOND HEAD; thence North 09°49'54" West for 9.47 feet to the Northeast corner of Lot 125, DIAMOND HEAD; thence North 09°18'14" West for 67.72 feet to the Northeast corner of Lot 124, DIAMOND HEAD; thence North 01°45'55" West for 68.13 feet to the Northeast corner of Lot 123, DIAMOND HEAD; thence North 00°00'34" East for 636.45 feet along the East line of Lots 115 through 122, DIAMOND HEAD to the North right-of-way line of Corby Street (60' ROW); thence along a curve to the left (having a radius of 1235.00 feet and a long chord bearing North 89°43'14" West for 19.60 feet) for an arc length of 19.60 feet along the said North ROW line of Corby Street to the Southeast corner of Lot 114, DIAMOND HEAD; thence North 00°10'31" West for 125.00 feet to the Northeast corner of said Lot 114, DIAMOND HEAD and the North line of the said Southwest Quarter of Section 11; thence North 89°49'29" East for 2032.37 feet to the Point of Beginning. Contains 44.09 acres.

July 12, 1991

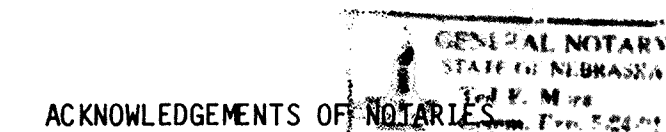
Robert D. Proett, L.S. 379

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, said subdivision to be hereafter known as DIAMOND HEAD; and we do hereby ratify and approve of the disposition of our property 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 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 thereof, 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. 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: Michael F. Rogers, President



State of Nebraska } ss
County of Douglas }

On this 12 day of July, 1991, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael F. 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.

Red J. Moten
Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of DIAMOND HEAD was reviewed by the Douglas County Engineer's Office.

7/15/91
Date Douglas County Engineer

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 23 day of July, 1991.

12/23/91
Date Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of DIAMOND HEAD (Lots 163 through 300, inclusive) as to the design standards this 1st day of August, 1991.

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

December 24, 1991
Date 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 7th day of August, 1991.

Michael D. Jarek
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 14th day of November, 1991.

James J. Fink
President
Dorothy K. Brown
City Clerk

Mayor

RECEIVED

Dec 27 3:38 PM '91

GEORGE J. LEE, JR.
REGISTERED DEEDS
DOUGLAS COUNTY, NE

BK 1914 N C/O FEE 74.90
PG 148 N DEL MC
OF 1222 COMP F/B

#	Radius	Chord Bearing	Length	Chord	Degree
A	975.00'	S 06°15'59"E	44.07'	44.06'	5.8765°
B	1235.00'	N 89°43'14"W	19.60'	19.60'	4.6393°

#	Radius	Delta	Length	Chord	Degree
1	925.00'	08°59'53"	145.27'	145.12'	6.1941°
2	825.00'	05°43'45"	82.49'	82.46'	6.9449°
3	825.00'	04°25'51"	63.80'	63.78'	6.9449°
4	435.13'	05°36'03"	42.54'	42.52'	13.1675°
5	435.13'	32°58'16"	250.40'	246.96'	13.1675°
6	471.20'	55°51'31"	459.38'	441.40'	12.1596°
7	616.63'	12°32'56"	135.05'	134.78'	9.2918°
8	450.00'	19°03'17"	149.66'	148.97'	12.7324°
9	600.00'	19°05'55"	200.00'	199.08'	9.5493°
10	306.62'	49°04'58"	262.66'	254.71'	18.6863°
11	1205.00'	07°37'54"	160.50'	160.38'	4.7548°
12	618.04'	21°06'28"	227.69'	226.40'	9.2706°
13	650.00'	12°32'56"	142.36'	142.08'	8.8147°
14	300.00'	10°28'25"	54.84'	54.76'	19.0986°
15	300.00'	10°28'25"	54.84'	54.76'	19.0986°
16	950.00'	04°58'52"	82.59'	82.56'	6.0311°
17	926.17'	08°22'27"	135.37'	135.25'	6.1863°

- 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.

OHIO CIRCLE

153rd AVENUE
CIRCLE

MIAMI CIRCLE

lamp, ryneason & associates, inc.
engineers
14747 California Street
Omaha, Nebraska 68154
402.488.5488
DIAMOND HEAD (LOTS 163 - 300)
DOUGLAS COUNTY, NEBRASKA

designer
RK / MM
draftsman
LLB
revisions

job number
88008-5961
date
7-15-91

sheet

1 of 1