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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/22/2011 14:16:23.26



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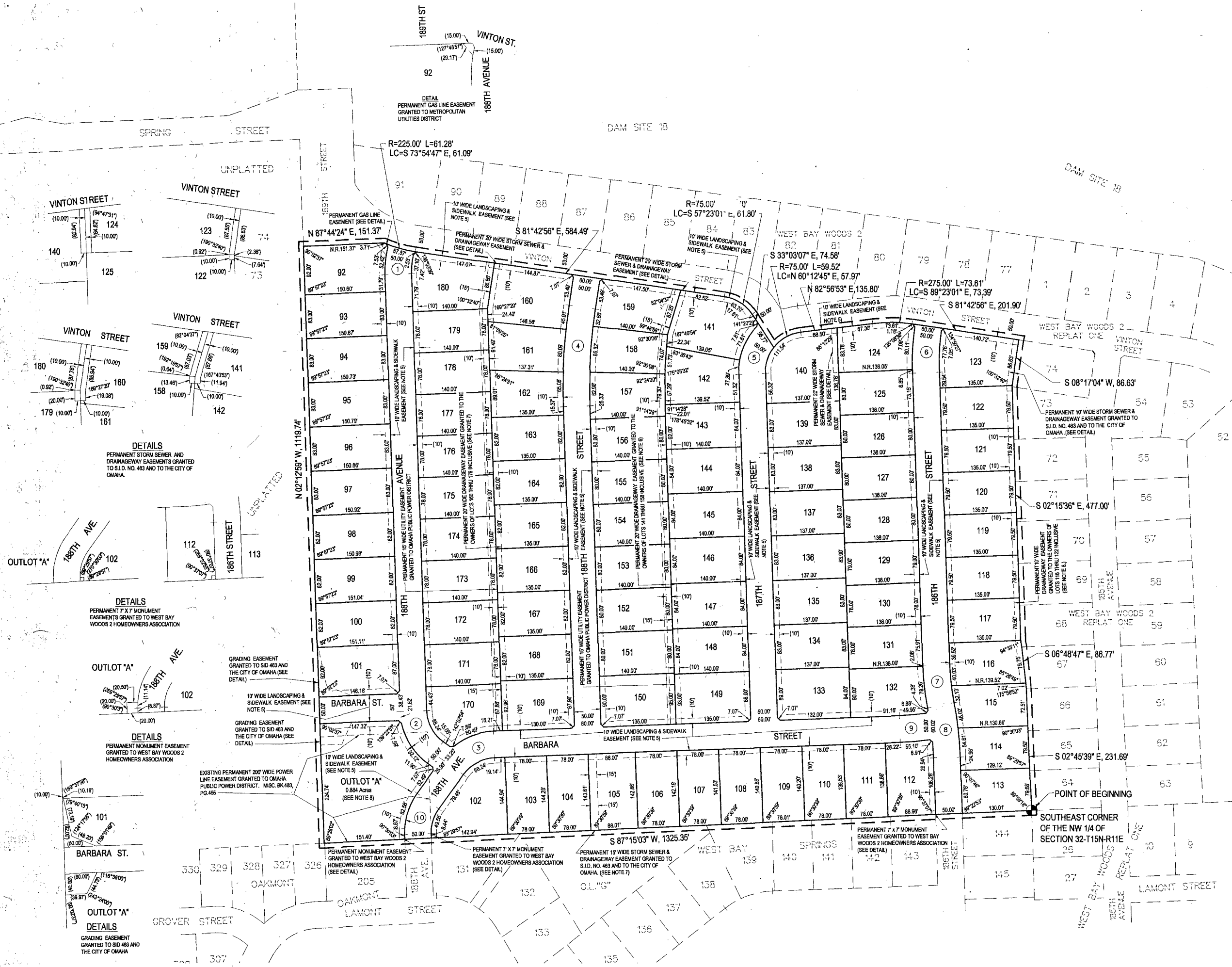
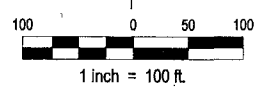
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Check Number

WEST BAY WOODS 2

LOTS 92 THRU 180 INCLUSIVE, AND OUTLOT "A"
BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP
15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

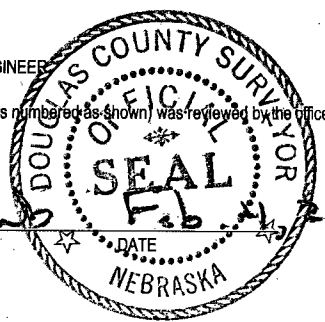


NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- PERMANENT 10' WIDE LANDSCAPE AND SIDEWALK EASEMENT GRANTED TO WEST BAY WOODS 2 HOMEOWNERS ASSOCIATION AND TO THE PUBLIC, AS SHOWN.
- POSITIVE DRAINAGE OVER THE EASEMENTS AS SHOWN ALONG THE REAR LOT LINES OF LOTS 116 THRU 123 INCLUSIVE, AND LOTS 141 THRU 159 INCLUSIVE, AND LOTS 180 THRU 180 INCLUSIVE, SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS.
- POSITIVE DRAINAGE OVER THE EASEMENT AS SHOWN BETWEEN LOTS 104 AND 105 SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS.
- OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE HOME OWNERS ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	162.42	49.76	25.08	17°33'11"
2	100.00	90.99	48.92	52°08'03"
3	100.00	90.99	48.92	52°08'03"
4	1013.27	196.48	93.50	10°32'40"
5	100.00	78.07	41.15	44°43'50"
6	474.68	87.36	43.80	10°32'40"
7	468.13	78.25	38.21	9°22'22"
8	593.81	98.48	49.35	9°30'08"
9	557.80	57.52	28.79	5°54'31"
10	100.00	96.07	34.29	37°51'19"

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of WEST BAY WOODS 2 (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.
[Signature]
DOUGLAS COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE
This plat of WEST BAY WOODS 2 (Lots numbered as shown) was approved by the City Council of Omaha.
MAYOR: *[Signature]* DATE: *May 17, 2011*
ATTEST: *[Signature]*
CITY CLERK
[Signature]
PRESIDENT OF COUNCIL



DEDICATION

Know all men by these presents that we, David F. Lanoa Revocable Trust, owner of the property described in the Certification of Survey and embraced within the 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 WEST BAY WOODS 2 (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, 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 and we do further grant a perpetual easement to Metropolitan Utilities District, 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-foot (5) wide strip of land abutting all out-of-lot streets. 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.

DAVID F. LANOHA REVOCABLE TRUST

[Signature]
David F. Lanoa, Trustee of the David F. Lanoa Revocable Trust dated 03/02/04

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 15th day of February, 2011 before me, the undersigned, a Notary Public in and for said County, personally came David F. Lanoa, Trustee of the David F. Lanoa Revocable Trust dated 03/02/04, 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 trustee of said trust.

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

Notary Public
GENERAL NOTARY-STATE of Nebraska
LAWRENCE D. DENTON
My Comm. Exp. August 20, 2011

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WEST BAY WOODS 2 (Lots numbered as shown) was approved by the City Planning Board.
[Signature] 2/2/11
CHAIRMAN OF CITY PLANNING BOARD DATE

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 plat on file in the office.

[Signature] 5-25-20
COUNTY TREASURER DATE



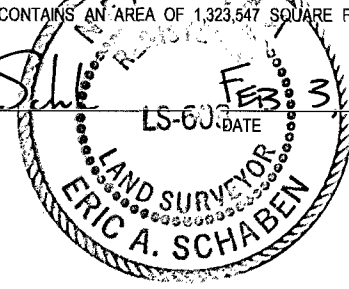
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN WEST BAY WOODS 2 (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 OF SAID SECTION 32, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 26, WEST BAY WOODS REPLAT ONE, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 144, WEST BAY SPRINGS, A SUBDIVISION LOCATED IN THE SW1/4 OF SAID SECTION 32; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 84, WEST BAY WOODS 2 REPLAT ONE, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SAID SECTION 32; THENCE S87°15'00"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID WEST BAY SPRINGS, AND ALSO THE NORTH LINE OF OAKMONT (LOTS 1 THRU 205 INCLUSIVE AND OUTLOT "A"), A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 32, AND ALSO ALONG THE NORTH LINE OF LOT 326, OAKMONT (LOTS 206 THRU 357 INCLUSIVE), A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 32, A DISTANCE OF 1325.35 FEET; A DISTANCE OF 1119.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 189TH STREET; THENCE N87°44'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 189TH STREET, A DISTANCE OF 151.37 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF 189TH STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF VINTON STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF VINTON STREET ON THE FOLLOWING DESCRIBED COURSES; THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 81.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°54'17"E, A DISTANCE OF 81.80 FEET; THENCE S81°42'58"E, A DISTANCE OF 584.49 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°23'01"E, A DISTANCE OF 61.80 FEET; THENCE S33°03'07"E, A DISTANCE OF 74.58 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 59.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N80°12'45"E, A DISTANCE OF 57.97 FEET; THENCE N82°56'53"E, A DISTANCE OF 135.80 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 119.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S89°23'01"E, A DISTANCE OF 73.38 FEET; THENCE S81°42'58"E, A DISTANCE OF 201.90 FEET TO THE NORTHWEST CORNER OF LOT 74, SAID WEST BAY WOODS 2 REPLAT ONE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID WEST BAY WOODS 2 REPLAT ONE ON THE FOLLOWING DESCRIBED COURSES; THENCE S08°17'04"W, A DISTANCE OF 86.63 FEET; THENCE S02°15'36"E, A DISTANCE OF 477.00 FEET; THENCE S08°48'47"E, A DISTANCE OF 86.77 FEET; THENCE S02°45'39"E, A DISTANCE OF 216.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,323.547 SQUARE FEET OR 30.384 ACRES, MORE OR LESS.

[Signature] FEB 3 2011
ERIC SCHABEN, LS-808



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WEST BAY WOODS 2 (lots numbered as shown) as to the Design Standards.

[Signature] 2/1/11
CITY ENGINEER DATE

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

[Signature] 7/2/11
CITY ENGINEER DATE