



2131 646 DEED



12597 99 646-652

Nebr Doc
Stamp Tax

9/2/99
Date

SL-4-8p

By *m*

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 SEP -2 PM 1:54

RECEIVED

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12597 *m* 50 New-MC-43401

FEE 51 FB MC-43387

BKP pm C/O _____ COMP B

DEL pm SCAN cc FY _____

WESTIN HILLS REPLAT SEVEN

LOT 1 THRU 30 INCLUSIVE & OUTLOTS "A" & "B"
 BEING A REPLAT OF ALL OF LOT 17, WESTIN HILLS REPLAT ONE, A SUBDIVISION LOCATED
 IN THE NE 1/4 OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
 DOUGLAS COUNTY, NEBRASKA.

IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 63 AND 65 OF THE
 OMAHA MUNICIPAL CODE.



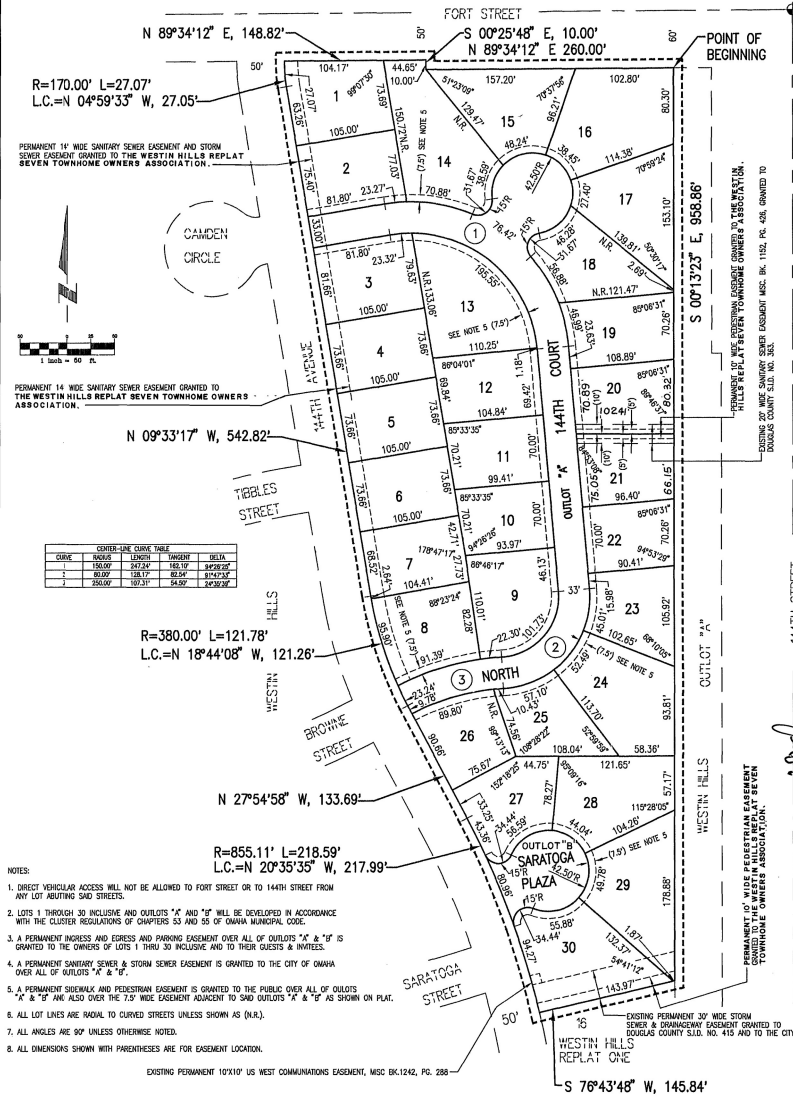
E&A CONSULTING GROUP
 13001 W. WESTIN OMAHA, NE 68127 (402) 946-1000 FAX (402) 946-3006

WESTIN HILLS REPLAT SEVEN
 OMAHA, NEBRASKA

FINAL PLAT

DATE: 8/26/99
 BY: [Signature]
 TITLE: [Signature]

NE COR.
 SEC. 2-15-11



R=170.00' L=27.07'
 L.C.=N 04°59'33" W, 27.05'

N 09°33'17" W, 542.82'

CHORD	ARC	CHORD	ARC	CHORD	ARC
1	18.00	24.74	18.17	18.17	24.74
2	36.00	49.48	36.34	36.34	49.48
3	54.00	74.22	54.51	54.51	74.22

R=380.00' L=121.78'
 L.C.=N 18°44'08" W, 121.26'

N 27°54'58" W, 133.69'

R=855.11' L=218.59'
 L.C.=N 20°35'35" W, 217.99'

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET OR TO 144TH STREET FROM ANY LOT SERVING SAID STREETS.
- LOTS 1 THROUGH 30 INCLUSIVE AND OUTLOTS "A" AND "B" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 63 AND 65 OF OMAHA MUNICIPAL CODE.
- A PERMANENT IMPASS AND EGRESS AND PARKING EASEMENT OVER ALL OF OUTLOTS "A" & "B" IS GRANTED TO THE OWNERS OF LOTS 1 THRU 30 INCLUSIVE AND TO THEIR SUCCESSORS & HEIRS.
- A PERMANENT SANITARY SEWER & STORM SEWER EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" & "B".
- A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOTS "A" & "B" AND ALSO OVER THE 7.5' WIDE EASEMENT ADJACENT TO SAID OUTLOTS "A" & "B" AS SHOWN ON PLAT.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.

EXISTING PERMANENT 10'X10' US WEST COMMUNICATIONS EASEMENT, MSC BK.1242, PG. 288

EXISTING PERMANENT 30' WIDE STORM SEWER & DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 415 AND TO THE CITY OF OMAHA.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS REPLAT SEVEN (lots numbered as shown) as to the Design Standards this
 11 day of March 1999.

[Signature]
 CITY ENGINEER

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

[Signature]
 CITY ENGINEER Date: 8/26/99

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WESTIN HILLS REPLAT SEVEN (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 26 day of August 1999.

[Signature]
 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 this Certificate and embraced in this plat as shown by the records of this office.

[Signature]
 COUNTY TREASURER DATE: 8-26-99

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS REPLAT SEVEN (lots numbered as shown) was approved by the City Council of Omaha on this 26 day of August 1999.

[Signature]
 ALISTEY CITY CLERK

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 plot and at all corners of all lots, streets, angle points, and ends of all curves in WESTIN HILLS REPLAT SEVEN (the lots numbered as shown), being a replat of all of Lot 17, Westin Hills Replat One, a subdivision located in the NE 1/4 of Section 5, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Containing an area of 6.902 acres, more or less.

[Signature]
 Robert Clark, LS-419 Date: 8-18-99



DEDICATION

Know all men by these presents that we, Village Homes, L.L.C., Owners of the property described in the Certification of Survey and embraced within the plot, has caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereinafter known as WESTIN HILLS REPLAT SEVEN (lots numbered as shown), and we do hereby notify and approve of the disposition of our property, and we do hereby grant the easements as shown on the 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 reset 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 all open spaces, common ground, recreational areas and nonpublic roads. No permanent building 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.

VILLAGE HOMES, L.L.C.

[Signature]
 Chad Lorenz, Manager

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS REPLAT SEVEN (lots numbered as shown) was approved by the City Planning Board on this 26 day of August 1999.

[Signature]
 CHAIR OF CITY PLANNING BOARD

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 18 day of August 1999, before me, the undersigned, a Notary Public in and for said County, personally came Chad Lorenz, manager of Village Homes, L.L.C., 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 such officer.

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

[Signature]
 Notary Public



My commission expires _____