



BK 2185 PG 618-624

EDWARD M. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2001 JUL 16 PM 12:10



DEED 2001 09028

RECEIVED

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FEE 59.00 FB 01-6000 old
BKP 2-15-11 C/D _____ COMP _____
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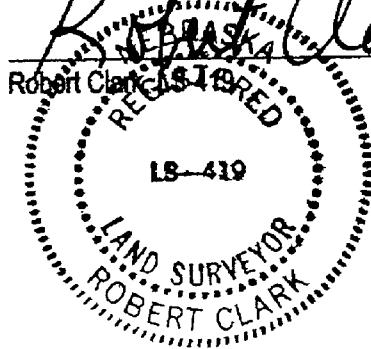
✓010450

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 REPLAT FIFTY TWO (the lots numbered as shown) being a replat of Lots 3 THRU 13 (INCLUSIVE) AND LOTS 19 THRU 23 (INCLUSIVE), WESTIN HILLS REPLAT SEVEN, a subdivision located in the NE 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

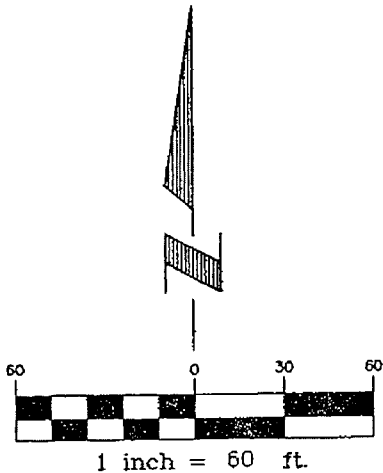
Said tract of land contains an area of 159,002 Square Feet or 3.651 acres, more or less.

Robert Clark, Nebraska Land Surveyor
 Date: MAY 4, 2001



- CURVES**
- ① R=380.00' L=2.64'
LC=N09°45'14"W, 2.64'
 - ② R=380.00' L=36.05'
LC=N12°40'16"W, 36.04'
 - ③ R=380.00' L=59.84'
LC=N19°54'03"W, 59.78'
 - ④ R=266.50' L=91.39'
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LC=S01°30'24"W, 22.25'
 - ⑬ R=96.50' L=22.71'
LC=N14°52'07"W, 22.65'

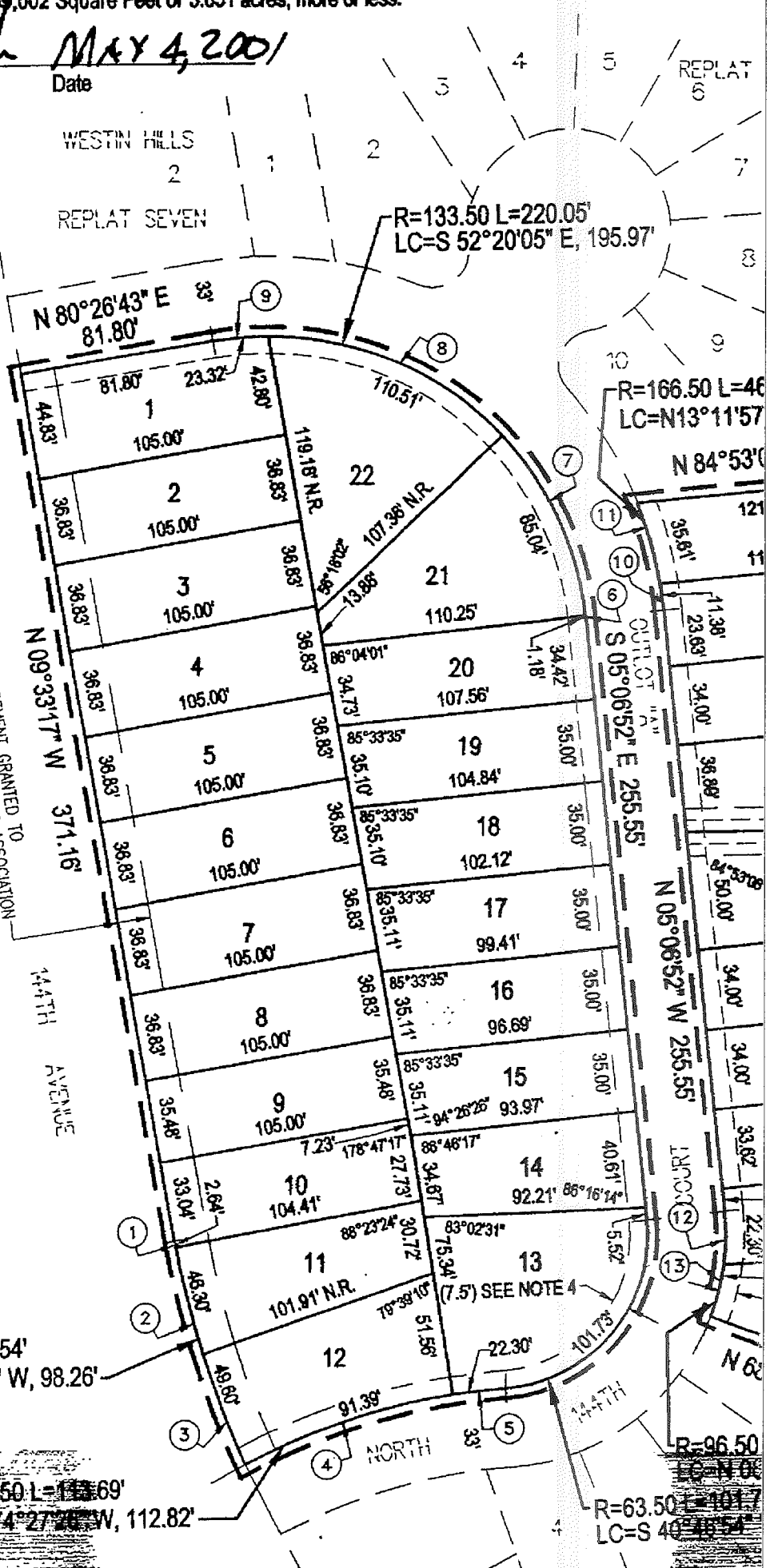
PERMANENT 14' WIDE SANITARY EASEMENT GRANTED TO
 THE WESTIN HILLS REPLAT SEVEN TOWNHOME OWNERS ASSOCIATION



R=380.00 L=98.54'
 LC=N 16°59'01" W, 98.26'

R=266.50 L=111.69'
 LC=S 74°27'40" W, 112.82'

NOTES:



R=96.50 L=101.7'
 LC=N 06°16'14" W, 101.7'

R=63.50 L=101.7'
 LC=S 40°16'54" W, 101.7'

FIFTY TWO

SIXTY WESTIN HILLS REPLAT SEVEN, A SUBDIVISION OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. SECTION 55 OF THE OMAHA MUNICIPAL CODE.

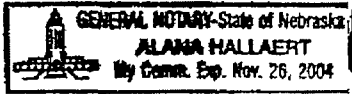
we presents that we, CELEBRITY TOWNHOMES, Inc., Owners of the property described in the Certification of Survey and embraced used said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as WESTIN HILLS (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the on the plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and any been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, air and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and ic current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable d the reception on, over, through, under and across all open spaces, common ground, recreational areas and nonpublic roads. No or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other when or later interfere with the aforesaid uses or rights herein granted.

we do set our hands.

CELEBRITY TOWNHOMES, Inc.

[Signature]
President

NOTARY PUBLIC



WITNESSES

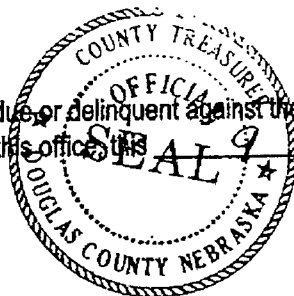
day of May, 2001, before me, a Notary Public, duly commissioned an qualified and Chad Larsen, vice president of CELEBRITY TOWNHOMES, Inc., who (are/is) personally known to me to be the identical (e)s are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary officer of said corporation.

U. Hallaert 5-7-01
Date

TREASURER'S CERTIFICATE

I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate plat, as shown by the records of this office, this day of May, 2001

Parber
Treasurer



PLANNING DIRECTOR

WESTIN HILLS REPLAT FIFTY TWO, was approved as a subdivision of WESTIN HILLS REPLAT SEVEN, in section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule 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.

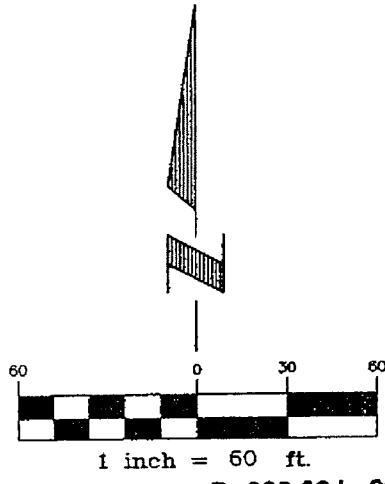
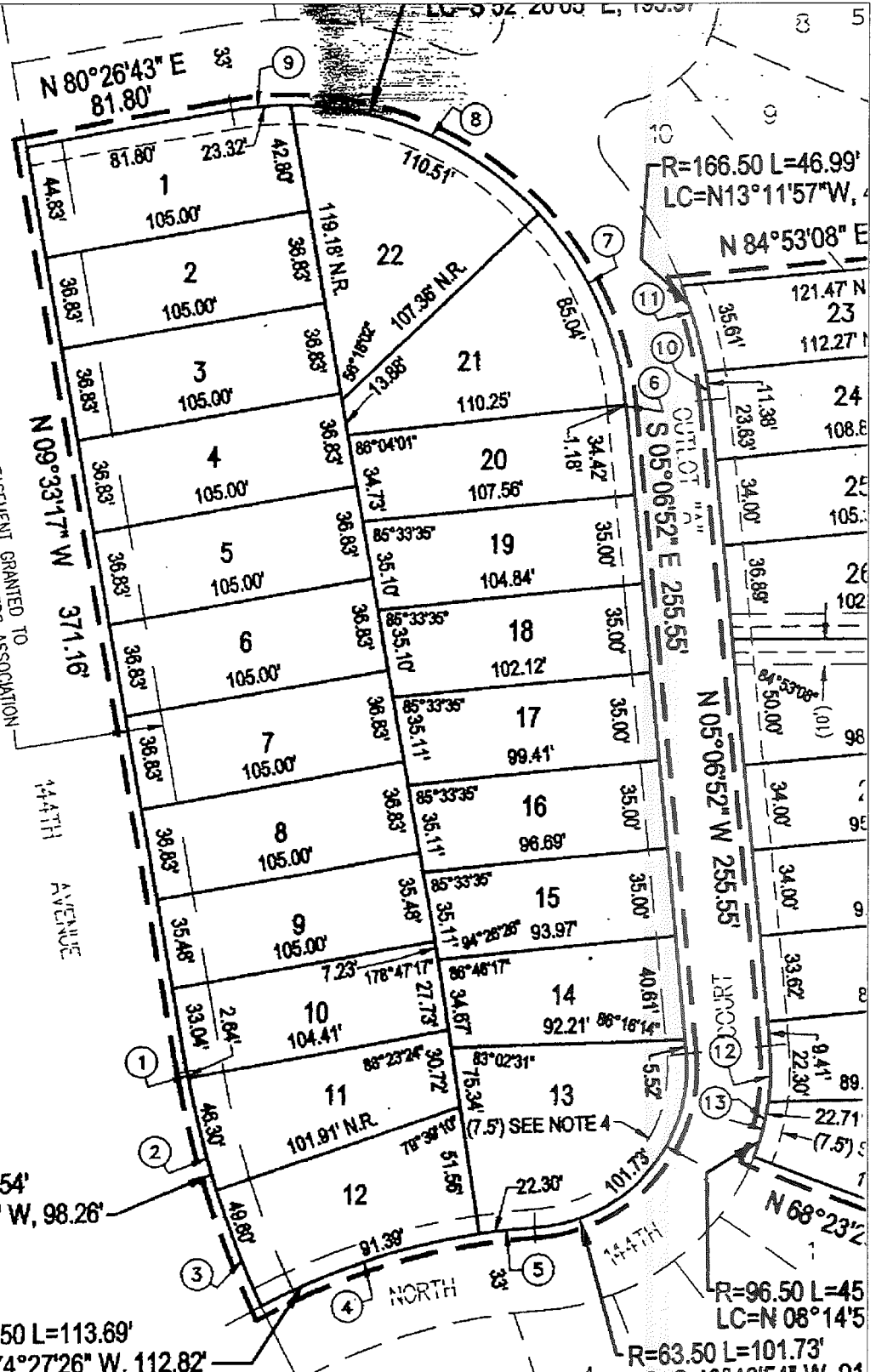
[Signature] Date 7/12/01

ROBERT CLARK

CURVES

- ① R=380.00' L=2.64'
LC=N09°45'14"W, 2.64'
- ② R=380.00' L=36.05'
LC=N12°40'16"W, 36.04'
- ③ R=380.00' L=59.84'
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PERMANENT 14' WIDE SANITARY EASEMENT GRANTED TO THE WESTIN HILLS REPLAT SEVEN TOWNHOME OWNERS ASSOCIATION



R=380.00 L=98.54'
LC=N 16°59'01" W, 98.26'

R=266.50 L=113.69'
LC=S 74°27'26" W, 112.82'

NOTES:

1. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE EASEMENT LOCATION.
4. A PERMANENT SIDEWALK AND PEDESTIAN EASMENT IS GRANTED TO THE PUBLIC OVER ALL OF THE 7.5' WIDE EASEMENT ADJACENT TO OUTLOT "A" AS SHOWN ON PLAT
5. LOTS 1 THROUGH 32 INCLUSIVE WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF OMAHA MUNICIPAL CODE.

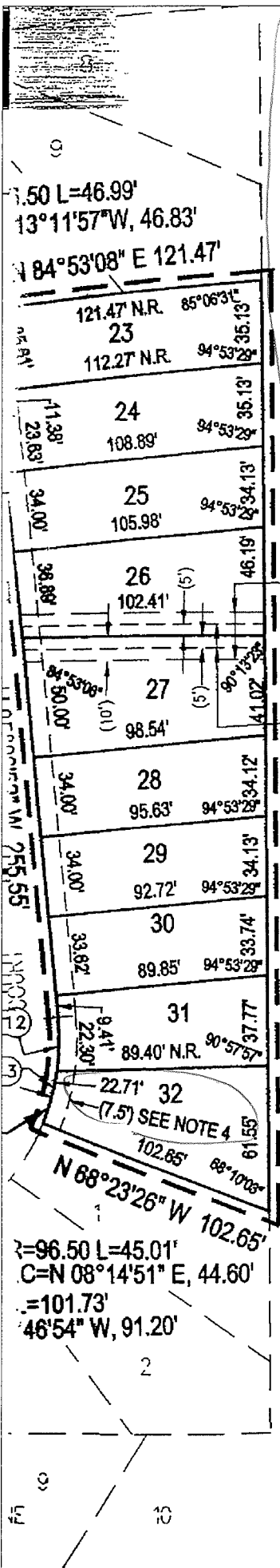
Project No.	96029.5
Date:	4-17-01
Designed By:	
Drawn By:	TRH
Checked By:	

MINOR PLAT

WESTIN HILLS
7 REPLAT FORTY NINE

3931

Scale 1" = 60'



EXISTING 20' WIDE SANITARY SEWER EASEMENT MISC. BK. 1152, PG. 426, GRANTED TO DOUGLAS COUNTY S.I.D. NO. 363.

PERMANENT 10' WIDE PEDESTRIAN EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 415, TO THE PUBLIC AND TO THE CITY OF OMAHA.

S 00°13'23" E 392.91'

144TH STREET

150 L=46.99'
 13°11'57"W, 46.83'
 84°53'08" E 121.47'

121.47' N.R. 85°06'31"
 23
 112.27' N.R. 94°53'28"

11.38'
 23.83'
 24
 108.89' 94°53'28" 35.13'

34.00'
 25
 105.98' 94°53'28" 34.13'

36.88'
 26
 102.41' 46.19'

84°53'08" (01)
 27
 98.54' 41.02'

34.00'
 28
 95.63' 94°53'28" 34.12'

34.00'
 29
 92.72' 94°53'28" 34.13'

33.82'
 30
 89.85' 94°53'28" 33.74'

9.41'
 22.30'
 31
 89.40' N.R. 90°57'57" 37.77'

22.71'
 32
 (7.5) SEE NOTE 4
 102.65' 61.55'

N 68°23'26" W 102.65'

R=96.50 L=45.01'
 C=N 08°14'51" E, 44.60'
 =101.73'
 46°54" W, 91.20'

agreements as shown on the plat. We do further grant to the company which has been granted a franchise to provide, operate, maintain, repair and renew poles, wires, cable transmission of electric current for light, heat and power television system, and the reception on, over, through, permanent buildings or retaining walls shall be placed purposes that do not then or later interfere with the afor

In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, Inc.

Chad Larsen

Chad Larsen, Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
 County of Douglas)

On this 7 day of May, for said County, appeared Chad Larsen, vice president person(s) whose name(s) are affixed to the above instr act and deed as said officer of said corporation.

Clara M. Hallaert

Notary Public

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular nor special taxes and embraced in this plat, as shown by the records of

Carol J. Parker

Douglas County Treasurer

APPROVAL OF CITY PLANNING DIRECTOR

This plat of WESTIN HILLS REPLAT FIFTY TWO, was compliance with Section 53-10 (3), Omaha Municipal C Charter of the City of Omaha. This Minor Subdivision P of the Planning Director's Signature.

[Signature]

City Planning Director

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been ma

7.12.1

Date

WESTIN HILLS
 REPLAT FIFTY TWO

OMAHA, NEBRASKA

E&A CON
 ENGINEERS

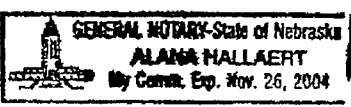
12001 Q STREET
 OMAHA, NE 68137-3542
 PHONE: (402) 895-4700
 FAX: (402) 895-3599

...to provide a cable television system in the area to be subdivided... and assigns, to erect, new poles, wires, cables, conduits and other related facilities, and to extend the same wires or cables for the carrying and or light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable... through, under and across all open spaces, common ground, recreational areas and nonpublic roads. No... shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other... or interfere with the aforesaid uses or rights herein granted.

...hands.

[Signature]

NOTARY

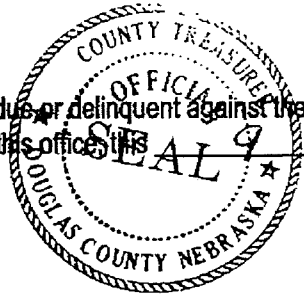


... May, 2001, before me, a Notary Public, duly commissioned an qualified... Larsen, vice president of CELEBRITY TOWNHOMES, Inc., who (are/is) personally known to me to be the identical... fixed to the above instrument and they acknowledged the signing of the same to be their voluntary... said corporation.

[Signature] 5-7-01
Date

CERTIFICATE

...regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate... shown by the records of this office... day of May, 2001



CITY DIRECTOR

...PLAT FIFTY TWO, was approved as a subdivision of WESTIN HILLS REPLAT SEVEN, in... (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule... this Minor Subdivision Plat is void if this plat is not recorded within thirty (30) days of the date... ure.

[Signature] Date 7/12/01

CITY OF OMAHA

...visions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

[Signature]
City Engineer



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

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
FAX: (402) 420-7218

G-14, 477
WESTIN HILLS REPLAT FIFTY TWO
PLAT 7206

SURVEYOR'S CERTIFICATE

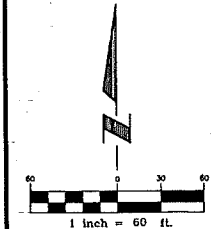
I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in WESTIN HILLS REPLAT FIFTY TWO (the lots numbered as shown) being a replat of Lots 3 THRU 13 (INCLUSIVE) AND LOTS 19 THRU 23 (INCLUSIVE), WESTIN HILLS REPLAT SEVEN, a subdivision located in the NE 1/4 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 159,002 Square Feet or 3.651 acres, more or less.

Robert C. Clark
Date **MAY 4, 2001**



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LC=N12°40'16"W, 36.04'
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LC=S 40°48'54" W, 91.20'

- NOTES:**
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 - LOTS 1 THROUGH 32 INCLUSIVE WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF OMAHA MUNICIPAL CODE.

Project No. 96029.5
Date: 4-17-01
Designed By:
Drawn By: TRH
Checked By:
Scale: 1" = 60'

MINOR PLAT

393.1'

**WESTIN HILLS
REPLAT FIFTY TWO**

OMAHA, NEBRASKA

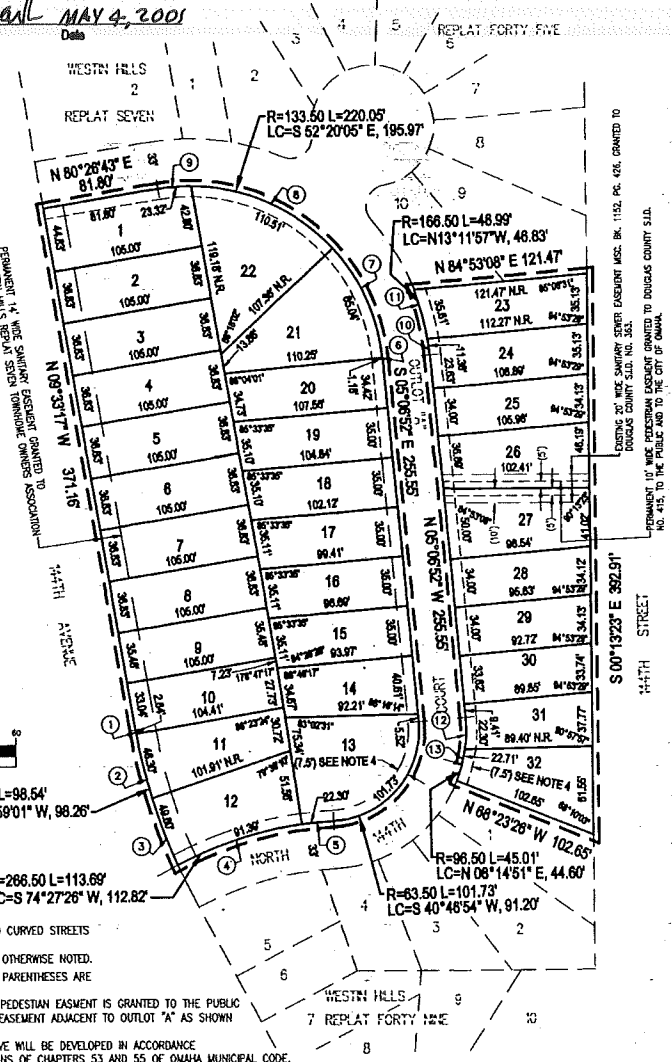
WESTIN HILLS REPLAT FIFTY TWO

LOTS 1 THRU 32

BEING A REPLAT OF LOTS 3 THRU 13 INCLUSIVE AND LOTS 19 THRU 23 INCLUSIVE WESTIN HILLS REPLAT SEVEN, A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.



RECEIVED
2001 JUL 16 PM 12:10
DOUGLAS COUNTY, NE



DEDICATION

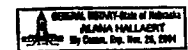
Know all men by these presents that we, CELEBRITY TOWNHOMES, Inc., Owners of the property described in the Certification of Survey and embraced within the plat, has caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as WESTIN HILLS REPLAT FIFTY TWO (lots numbered as shown), and we do hereby ratify 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 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 all open spaces, common ground, recreational areas and nonpublic roads. 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
Chad Larsen, Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)



On this 7 day of May, 2001, before me, a Notary Public, duly commissioned and qualified for said County, appeared Chad Larsen, vice president of CELEBRITY TOWNHOMES, Inc., who (are/s) personally known to me to be the identical person(s) whose name(s) are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary act and deed as said officer of said corporation.
Alana M. Hallavert 5-7-01
Notary Public Date

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular nor special taxes due or owing against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 7 day of May, 2001.
Carol J. Parker
Douglas County Treasurer



APPROVAL OF CITY PLANNING DIRECTOR

This plat of WESTIN HILLS REPLAT FIFTY TWO, was approved as a subdivision of WESTIN HILLS REPLAT SEVEN, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.06, 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]
City Planning Director Date 7/12/01

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.
7.12.01
Date *[Signature]*
City Engineer

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

12001 Q STREET
OMAHA, NE 68137-3542
PHONE: (402) 895-4700
FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
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