



BK 2192 PG 305-311



DEED 2001 13182

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

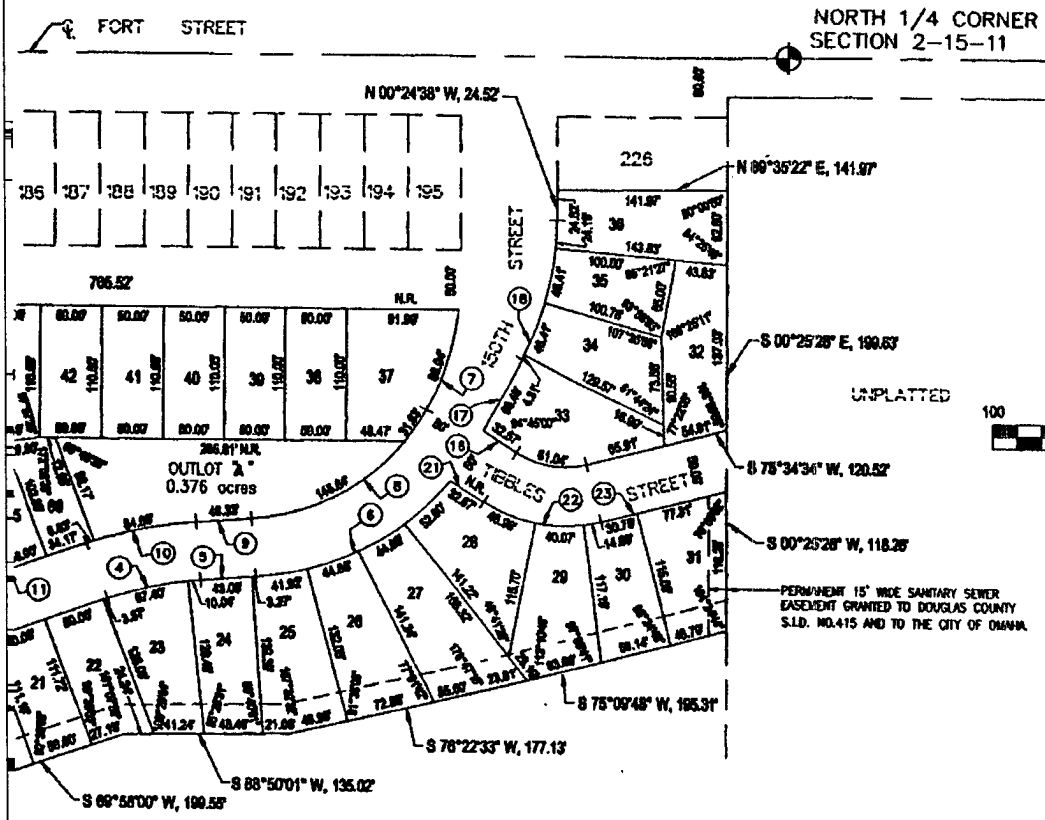
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Deed <sup>Q</sup>  
 7 FEE 11.50 FB \_\_\_\_\_ MC-434470ld  
 153 BKP \_\_\_\_\_ C/D \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN CR FV \_\_\_\_\_

10736.



# WESTIN

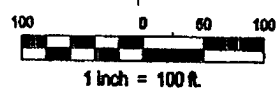
BEING A RE  
LOTS 227 1  
THE NORTH

### SURVEYOR'S CERTIFICATE

I hereby certify that I have m  
boundary of the within plat an  
numbered as shown) being a  
inclusive, and also Outlots "B"  
East of the 6th P.M., Douglas

Said tract of land contains an

*Robert Clark*  
Robert Clark, LS-419



OUTLOT F  
WESTIN HILLS WEST

### COMMENTS

- =242.52 L=88.04  
C.-S 17°03'34" W, 87.58
- =175.00 L=177.27  
C.-S 86°28'47" W, 188.79
- 85°30'02" W, 46.33
- =325.00 L=81.52  
C.-S 77°20'00" W, 81.22
- 69°21'57" W, 152.42
- =175.00 L=67.28  
C.-S 80°22'28" W, 86.83
- 88°37'04" W, 114.88
- =175.00 L=48.18  
C.-N 80°34'13" W, 48.00
- 72°31'23" W, 214.00
- (16) N 57°47'27" W, 32.57
- (17) N 27°27'33" E, 88.48
- (18) R=248.42 L=121.32  
L.C.-N 13°31'27" E, 120.13
- (19) S 72°31'23" E, 313.32
- (20) R=225.00 L=83.20  
L.C.-S 80°34'14" E, 83.00
- (21) S 57°47'27" E, 32.67
- (22) R=125.00 L=101.74  
L.C.-S 81°06'29" E, 83.00
- (23) N 75°34'34" E, 108.08
- (24) N 17°28'37" E, 139.24
- (25) R=75.00 L=84.40  
L.C.-N 53°32'00" E, 88.28
- (26) R=125.00 L=157.33  
L.C.-S 53°32'00" W, 147.14
- (27) S 17°28'37" W, 139.24

### NOTES:

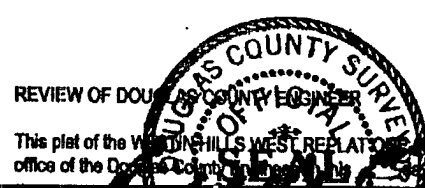
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. MINIMUM BASEMENT FLOOR ELEVATION FOR LOTS 1 THRU 66, INCLUSIVE AND LOTS 71 THRU 73, INCLUSIVE IS 1145.6 (USGS DATUM); AND FOR LOTS 67 THRU 70, INCLUSIVE IS 1150.4 (USGS DATUM).
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM ANY LOTS ABUTTING SAID STREET.

OMAHA CITY PLANNING BOARD

IN HILLS WEST REPLAT ONE (lots numbered as shown) was approved by the City

on this 11th day of July, 2001  
*[Signature]*

PLANNING BOARD



This plat of the WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) was reviewed by the office of the Douglas County Surveyor on this 11th day of July, 2001.

# WESTIN HILLS WEST REPLAT ONE

LOTS 1 THRU 73, INCLUSIVE & OUTLOT "A"

BEING A REPLAT OF ALL OF LOTS 168 THRU 175, INCLUSIVE, AND ALSO LOTS 196 THRU 225, INCLUSIVE, AND ALSO LOTS 227 THRU 265 INCLUSIVE, AND ALSO OUTLOTS "B" AND "C", WESTIN HILLS WEST, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## CERTIFICATE

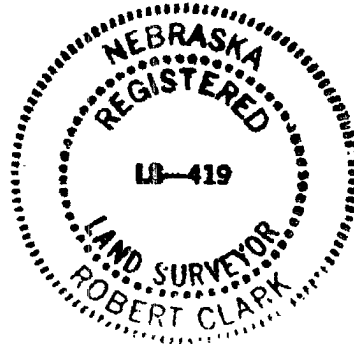
I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the within plat and at all corners of all lots, streets, angle points and ends of all curves in WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) being a replat of all of Lots 168 thru 175, inclusive, and also Lots 196 thru 225, inclusive, and also Lots 227 thru 265, inclusive, and also Outlots "B" and "C"; Westin Hills West, a subdivision located in the NORTH 1/2 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

contains an area of 11.151 acres, more or less.

*Robert Clark*

MAY 24, 2001

Date



## DEDICATION

Know all men by these presents that we, Celebrity Townhomes, Inc., owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as WESTIN HILLS WEST REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant easements as shown on this 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 a five foot (5') wide strip of land abutting all front and side boundary lot lines, except those side lot lines which are occupied by the common wall between duplex units; 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. 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.

By: Chad Larsen, Vice President

CELEBRITY HOMES, Inc.

By: Cole Larsen, President

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

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



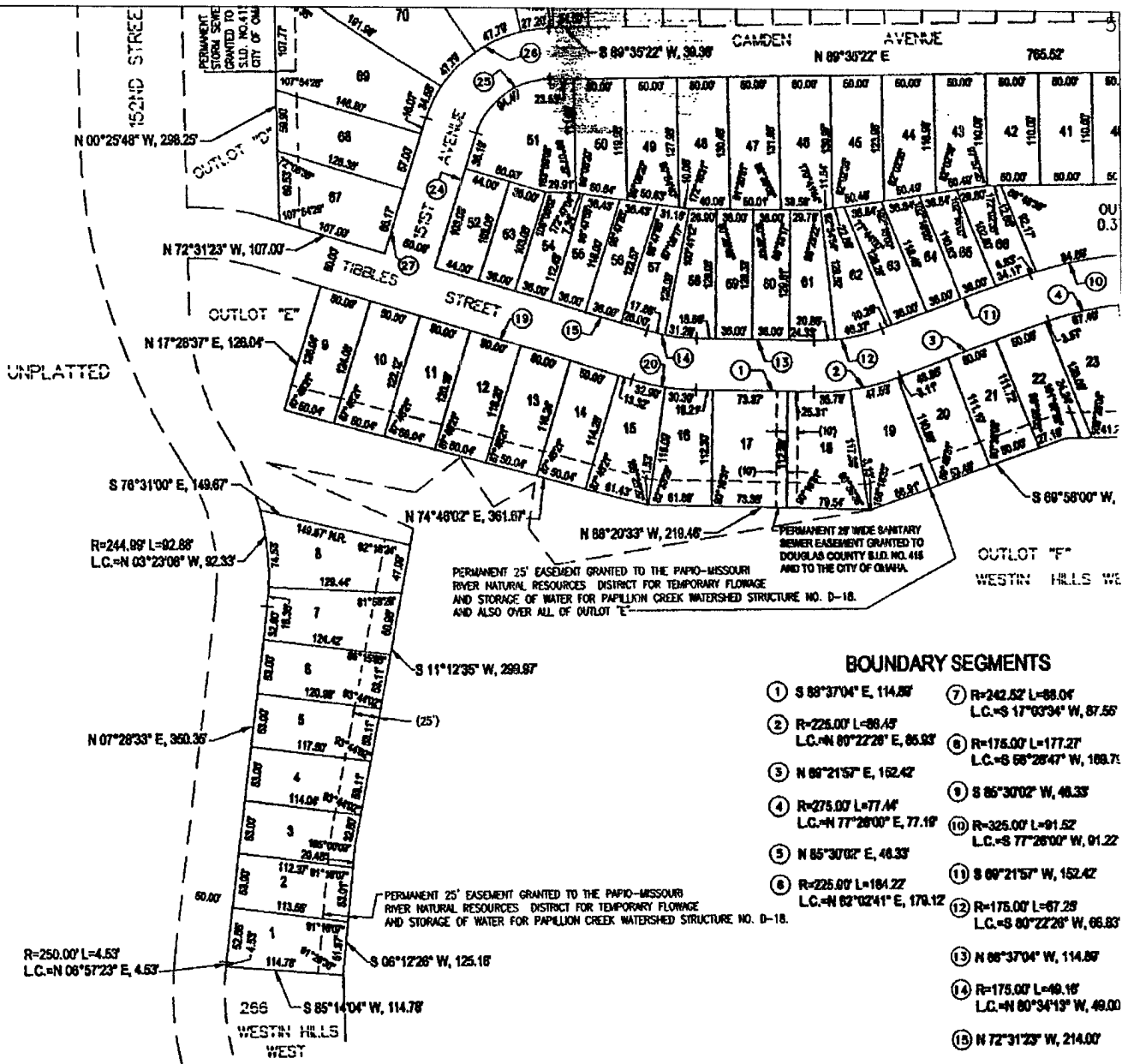
7130 SOUTH 28TH STREET, SUITE D  
LINCOLN, NE 68508-9891  
PHONE: (402) 425-7217  
FAX: (402) 425-9286

12001 Q STREET  
OMAHA, NE 68137  
PHONE: (402) 886-4700  
FAX: (402) 886-6669

WESTIN HILLS WEST REPLAT ONE

OMAHA, NEBRASKA

PLAT



**BOUNDARY SEGMENTS**

- ① S 88°37'04" E, 114.88'
- ② R=225.00' L=80.45'  
L.C.=N 89°22'28" E, 86.93'
- ③ N 88°21'57" E, 162.42'
- ④ R=275.00' L=77.44'  
L.C.=N 77°28'00" E, 77.18'
- ⑤ N 85°30'02" E, 48.33'
- ⑥ R=225.00' L=184.22'  
L.C.=N 82°02'41" E, 179.12'
- ⑦ R=242.52' L=88.04'  
L.C.=S 17°03'34" W, 87.55'
- ⑧ R=175.00' L=177.27'  
L.C.=S 68°28'47" W, 188.71'
- ⑨ S 85°30'02" W, 48.33'
- ⑩ R=325.00' L=91.52'  
L.C.=S 77°26'00" W, 91.22'
- ⑪ S 89°21'57" W, 152.42'
- ⑫ R=175.00' L=67.29'  
L.C.=S 80°22'26" W, 66.83'
- ⑬ N 88°37'04" W, 114.88'
- ⑭ R=175.00' L=49.16'  
L.C.=N 80°34'13" W, 49.00'
- ⑮ N 72°31'23" W, 214.00'

**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of WESTIN HILLS WEST REPLAT ONE (lots numbered as shown) as to the Design Standards this 11 day of June, 2001.

*Denny Vesegger*  
CITY ENGINEER

**APPROVAL OF OMAHA CITY PLAN**

This plat of WESTIN HILLS WEST REPLAT ONE is approved by the City Planning Board on this 11th day of June, 2001.

*John L. ...*  
CHAIR OF CITY PLANNING BOARD

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

*Denny Vesegger* 9.11.01  
CITY ENGINEER

**OMAHA CITY COUNCIL ACCEPTANCE**

This plat of WESTIN HILLS WEST REPLAT ONE is approved by the Council of Omaha on this 2 day of June, 2001.

*Mike ...*  
MAYOR

ATTEST *[Signature]*  
CITY CLERK

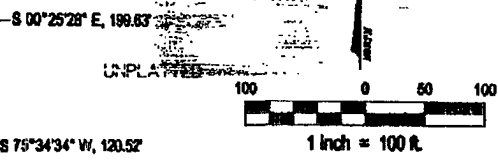
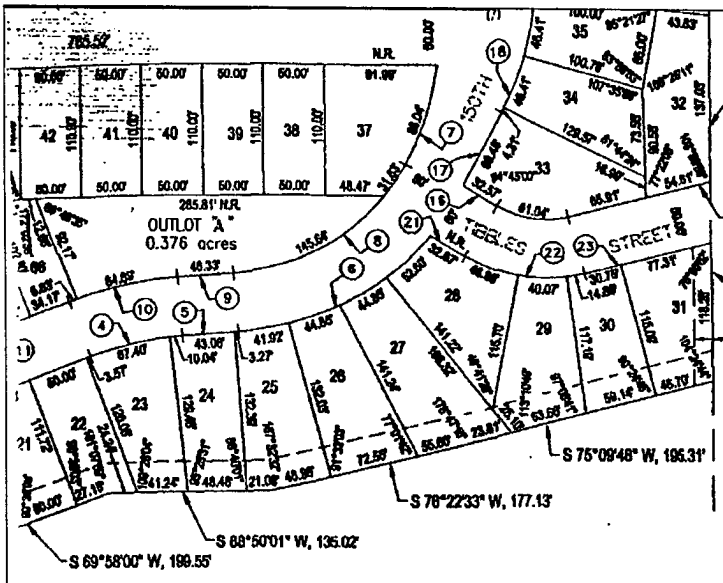
*[Signature]*  
PRESIDENT OF COUNCIL

COUNTY TREASURER'S OFFICE

This is to certify that there is no unpaid or delinquent 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.

*Carol ...*  
COUNTY TREASURER

**SEAL**  
DUBLAS COUNTY NEBRASKA



**SURVEYOR'S CERTIFICATE**

I hereby certify that I have made the boundary of the within plat and (numbered as shown) being a replat, inclusive, and also Outlots "B" and "C" East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of \_\_\_\_\_ acres.

*Robert Clark*  
Robert Clark, LS-419

S 00°25'28" E, 190.63'  
S 75°34'34" W, 120.52'  
S 00°25'20" W, 118.26'  
PERMANENT 15' WIDE SANITARY SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.D. NO.415 AND TO THE CITY OF OMAHA.  
S 75°09'48" W, 195.31'  
S 78°22'33" W, 177.13'  
S 69°58'00" W, 180.55'  
S 68°50'01" W, 135.02'

PLAT "F"  
WEST HILLS WEST

**BEARINGS**

- |   |   |
|---|---|
| 242.57' L=88.04'<br>-S 17°03'34" W, 87.58'  | (16) N 57°47'27" W, 32.57'                              |
| 78.00' L=177.27'<br>-S 58°28'47" W, 169.79' | (17) N 27°27'33" E, 68.48'                              |
| 573002' W, 48.33'                           | (18) R=249.42' L=121.32'<br>L.C.=N 13°31'27" E, 120.13' |
| 26.00' L=91.52'<br>-S 77°28'00" W, 91.22'   | (19) S 72°31'23" E, 313.32'                             |
| 72157' W, 152.42'                           | (20) R=225.00' L=83.20'<br>L.C.=S 80°34'14" E, 83.00'   |
| 75.00' L=67.23'<br>-S 80°22'26" W, 66.83'   | (21) S 61°47'27" E, 32.67'                              |
| 8°37'04" W, 114.86'                         | (22) R=125.00' L=101.74'<br>L.C.=S 81°08'28" E, 83.00'  |
| 75.00' L=49.18'<br>-N 80°34'13" W, 48.00'   | (23) N 75°34'34" E, 108.08'                             |
| 273123' W, 214.00'                          | (24) N 17°28'37" E, 139.24'                             |
|   | (25) R=75.00' L=94.40'<br>L.C.=N 53°32'00" E, 88.29'    |
|   | (26) R=125.00' L=157.33'<br>L.C.=S 53°32'00" W, 147.14' |
|   | (27) S 17°28'37" W, 139.24'                             |

**NOTES:**

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. MINIMUM BASEMENT FLOOR ELEVATION FOR LOTS 1 THRU 66, INCLUSIVE AND LOTS 71 THRU 73, INCLUSIVE IS 1145.6 (USGS DATUM); AND FOR LOTS 67 THRU 70, INCLUSIVE IS 1150.4 (USGS DATUM).
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM ANY LOTS ABUTTING SAID STREET.

OMAHA CITY PLANNING BOARD

WEST HILLS WEST REPLAT ONE (lots numbered as shown) was approved by the City of Omaha on this 11th day of July, 2001.

*[Signature]*  
PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER  
This plat of the West Hills West Replat One (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 11th day of July, 2001.  
*[Signature]*  
DOUGLAS COUNTY ENGINEER

**COUNCIL ACCEPTANCE**

WEST HILLS WEST REPLAT ONE (lots numbered as shown) was approved by the City of Omaha on this 28th day of July, 2001.

*[Signature]*  
*[Signature]*  
CITY OF OMAHA

