



DEED 2003111386



JUN 11 2003 15:40 P 7

Nebr Doc Stamp Tax
6-11-03
Date
\$ 2.00
By <i>CP</i>

RICHARD N TAKECH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

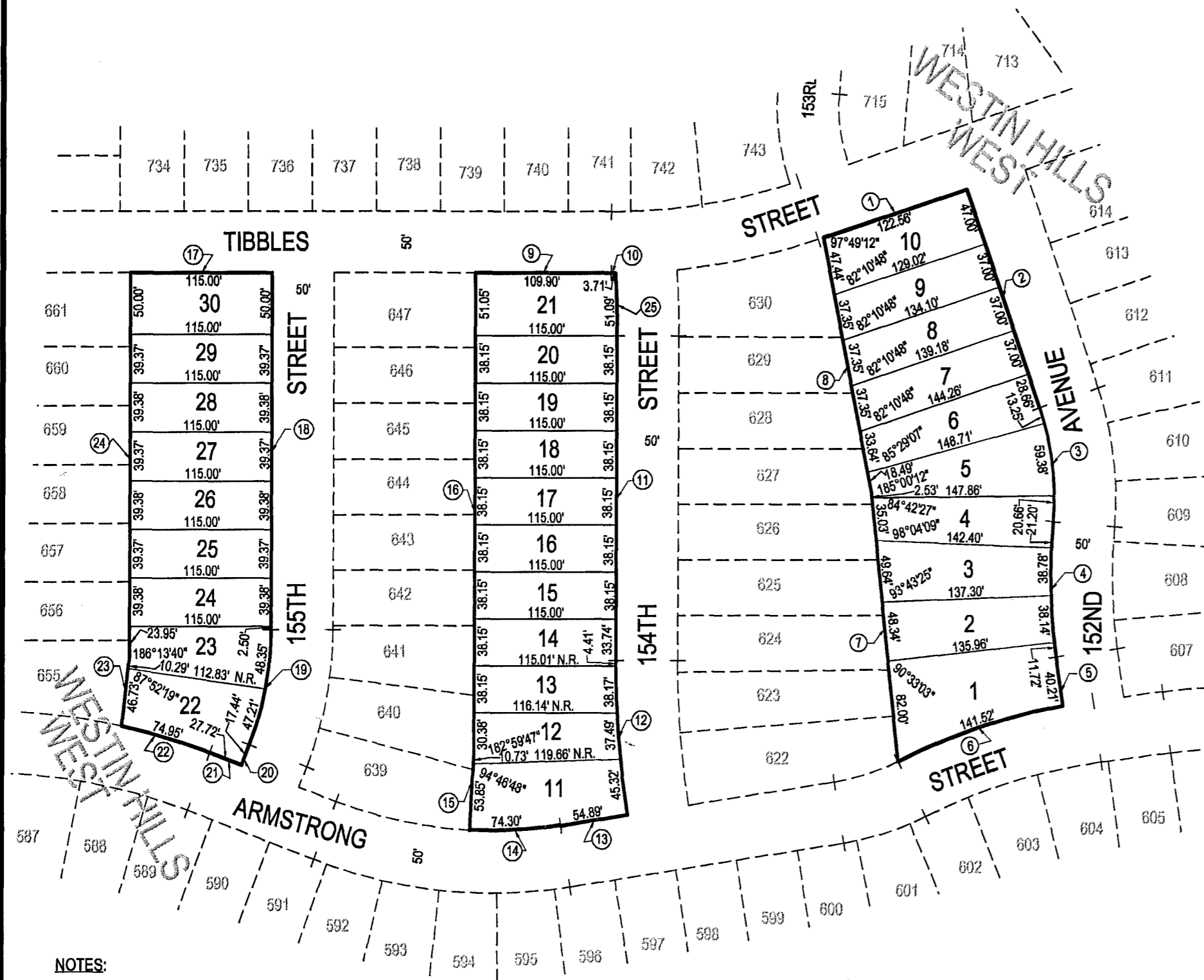
F Deed FEE 132.50 FB *new - MC - 43611*
195 BKP _____ C/O _____ COMP _____
 DEL *MD* SCAN *LR* FV _____

WESTIN HILLS WEST REPLAT SIXTEEN

LOTS 1 THRU 30 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 615 THRU 621 INCLUSIVE, LOTS 631 THRU 638 INCLUSIVE AND LOTS 648 THRU 654 INCLUSIVE, WESTIN HILLS WEST (LOTS 568 THRU 743 INCLUSIVE), A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

3219-1018-25
thru
3219-1030-25
3219-1050-25
thru
3219-1064-25
3219-1084-25
thru
3219-1096-25



BOUNDARY TABLE

① N71°21'37"E 122.56'	⑬ S80°57'37"W 54.89'
② S18°38'23"E 186.66'	⑭ R=353.26' L=74.30' L.C.= S86°59'07"W 74.16'
③ R=229.70' L=93.29' L.C.= S07°00'20"E 92.64'	⑮ N03°00'38"E 64.58'
④ R=511.31' L=109.84' L.C.= S01°31'34"E 109.64'	⑯ N00°00'51"E 386.63'
⑤ S07°40'51"E 40.21'	⑰ S89°59'09"E 115.00'
⑥ R=499.00' L=141.52' L.C.= S71°19'22"W 141.05'	⑱ S00°00'51"W 288.75'
⑦ N05°48'59"W 217.54'	⑲ R=260.07' L=95.66' L.C.= S10°32'26"W 95.02'
⑧ N10°49'11"W 211.62'	⑳ S21°03'58"W 17.44'
⑨ S89°59'09"E 109.90'	㉑ N68°56'02"W 27.72'
⑩ R=525.00' L=3.71' L.C.= N89°48'43"E 3.71'	㉒ R=502.50' L=74.95' L.C.= N73°12'24"W 74.88'
⑪ S00°00'51"W 282.64'	㉓ N06°14'31"E 57.02'
⑫ R=793.50' L=125.39' L.C.= S04°30'46"E 125.28'	㉔ N00°00'51"E 310.20'
	㉕ R=834.01' L=51.09' L.C.= S01°33'10"E 51.08'

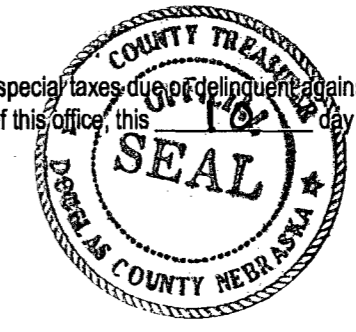
DEDICATION

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, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WESTIN HILLS WEST REPLAT SIXTEEN, and we do hereby ratify and approve of the disposition of our property as shown on this plat, 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; except those side boundary lot lines which are occupied by the common wall between the 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 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 cul-de-sac 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. In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, INC.
Chad Larsen
CHAD LARSEN VICE PRESIDENT

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 Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this June day of June, 2003.
Cowd J. Packer
Douglas County Treasurer



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WESTIN HILLS WEST REPLAT SIXTEEN (lots numbered as shown) as to the Design Standards.
Henry Kieroggen 2/27/03
CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Henry Kieroggen 6.10.03
CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WESTIN HILLS WEST REPLAT SIXTEEN (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.
Will Hill 1/30/03
DOUGLAS COUNTY ENGINEER DATE

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 boundaries of the within plat and at all corners of all lots, streets, angle points and ends of all curves in Westin Hills West Replat Sixteen (lots numbered as shown) being a replat of all of Lots 615 thru 621 inclusive, Lots 631 thru 638 inclusive and Lots 648 thru 654 inclusive, Westin Hills West (Lots 568 thru 743 inclusive), a subdivision located in the NW 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 154,515 square feet or 3.547 acres, more or less.
Robert Clark 2-3, 2003
Robert Clark, LS-419 Date



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS WEST REPLAT SIXTEEN (lots numbered as shown) was approved by the City Council of Omaha.
Mike Jabej April 8, 2003
MAYOR DATE
ATTEST *Donna Brown*
CITY CLERK PRESIDENT OF COUNCIL



- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS N.R.
 - MINIMUM BASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WESTIN HILLS WEST REPLAT SIXTEEN SUBDIVISION IS 1145.60 (USGS DATUM).

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)
On this 30TH day of JAN, 2003, before me, a Notary Public, duly commissioned and qualified for said County, appeared Chad Larsen, vice president of Celebrity Townhomes, Inc., who (are/is) 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.

Homer R. Hunt
Notary Public
General Notary Public
HOMER R. HUNT
State of Nebraska
My Commission Expires April 30, 2003

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS WEST REPLAT SIXTEEN, (lots numbered as shown) was approved by the City Planning Board.
Kathleen Juppner 3/5/03
CHAIRMAN OF CITY PLANNING BOARD DATE

Proj No:	96029.32	Revisions	
Date:	01/07/2003	(No)	Date
Designed By:	XXX		
Drawn By:	DM		
Checked By (Dsgn):			
Checked By (Insp):			
Checked By (Cad Mgr):			
Scale:	1" = 100'		
Sheet	01 of 01		

MINOR PLAT

WESTIN HILLS WEST
REPLAT SIXTEEN

S.I.&D. NO. 415
DOUGLAS COUNTY, NEBRASKA



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

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

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