



BK 2188 PG 203-209



DEED 2001 10571

REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2001 AUG -8 PM 2: 24

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed 100.50 Newt MC - 43447
 FEE 100. FB 01-60000
7 BKP 2-15-11 C/O _____ COMP _____
131 DEL JB SCAN LF FV _____

NE NW
NW NW
SW NW

WESTIN HILLS WEST

LOTS 168 THRU 292 INCLUSIVE AND OUTLOTS "B", "C", "D", "E", "F" & "G"
 BEING A PLATING OF PART OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

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 said Westin Hills West (lots numbered as shown) being a plating of part of the North 1/2 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

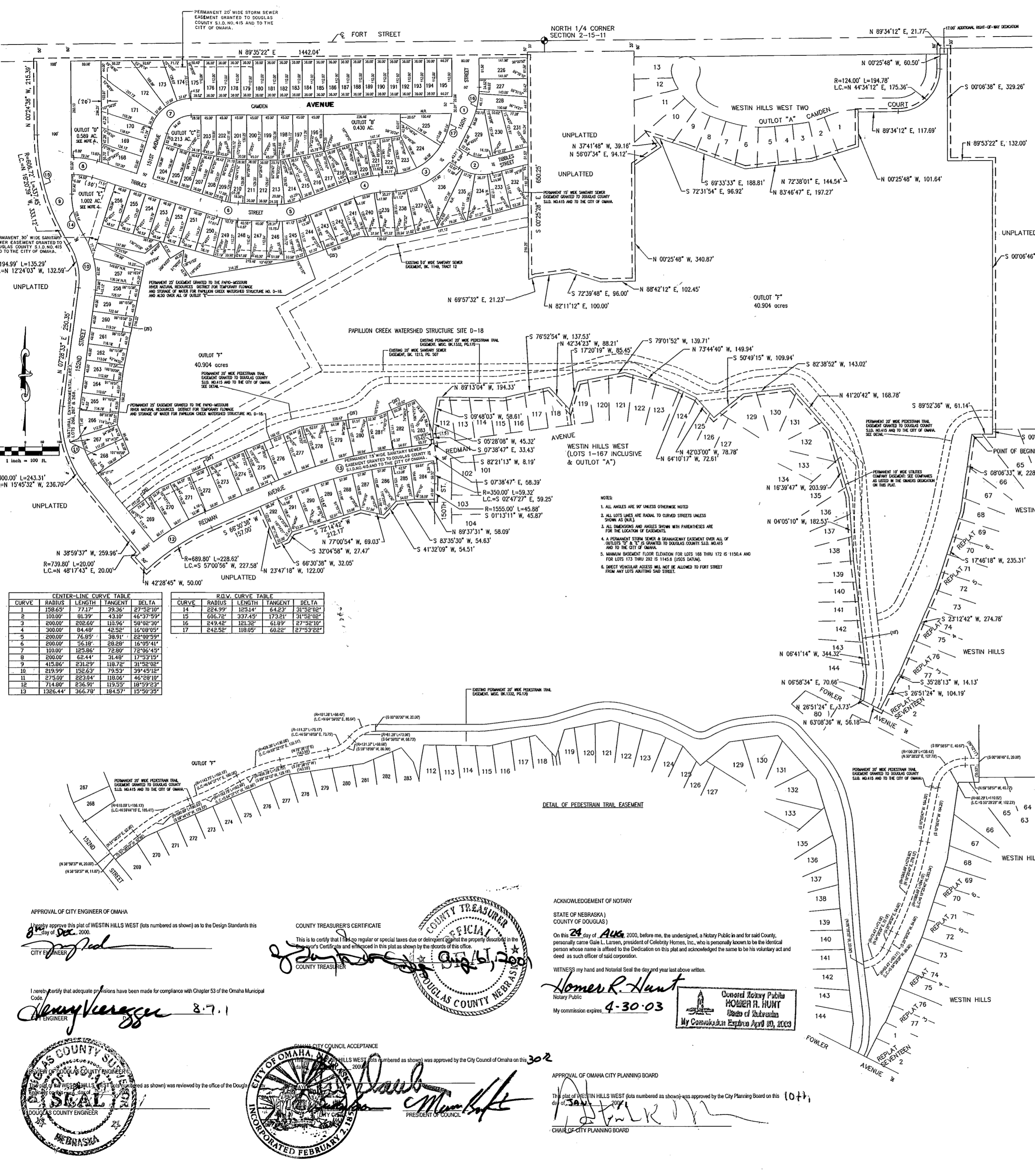
Beginning at the Northwest corner of Lot 66, Westin Hills, a subdivision located in said North 1/2 of Section 2, said point also being on the Eastern line of the Papillon Creek Watershed Structure Site D-18; thence along the Western line of said Westin Hills, and also along the Western line of Westin Hills Replat 3, Westin Hills Replat 4, Westin Hills Replat 5, Westin Hills Replat 6, and Westin Hills Replat Seventeen, subdivisions located in said North 1/2 of Section 2, said line also being said Eastern line of the Papillon Creek Watershed Structure Site D-18; on the following described courses; thence S00°03'31" W, assumed bearing, a distance of 228.50 feet; thence S37°46'18" W, a distance of 235.31 feet; thence S23°12'42" W, a distance of 274.78 feet; thence S39°28'13" W, a distance of 14.13 feet; thence S28°51'24" W, a distance of 104.10 feet to the Southwesterly corner of Lot 2; said Westin Hills Replat Seventeen, said point also being on the Northern right-of-way line of Fowler Avenue; thence N83°08'38" W along said Northern right-of-way line of Fowler Avenue, a distance of 56.18 feet to the Southeast corner of Lot 144, Westin Hills West (Lots 1 thru 167, inclusive, and Outlot "A"), a subdivision located in said North 1/2 of Section 2, said point also being on the Southern line of said Papillon Creek Watershed Structure Site D-18; thence along the Eastern and Northern lines of said Westin Hills West (Lots 1 thru 167, inclusive, and Outlot "A"), said line also being said Southern line of the Papillon Creek Watershed Structure Site D-18; on the following described courses; thence N26°51'24" E, a distance of 3.73 feet; thence N89°52'45" W, a distance of 70.69 feet; thence N00°11'14" W, a distance of 24.26 feet; thence N04°05'10" W, a distance of 182.53 feet; thence N16°39'47" W, a distance of 203.99 feet; thence N41°20'42" W, a distance of 188.78 feet; thence S82°36'52" W, a distance of 143.02 feet; thence S59°49'15" W, a distance of 109.94 feet; thence N42°03'00" W, a distance of 78.78 feet; thence N64°10'17" W, a distance of 72.81 feet; thence N73°44'40" W, a distance of 149.94 feet; thence S79°01'52" W, a distance of 139.71 feet; thence S17°20'19" W, a distance of 85.45 feet; thence N42°34'22" W, a distance of 68.21 feet; thence S78°52'54" W, a distance of 137.53 feet; thence S48°13'00" W, a distance of 134.53 feet; thence S09°48'00" W, a distance of 58.81 feet; thence S05°28'08" W, a distance of 45.32 feet to the Western corner of Lot 112, Westin Hills West, Lots 1 thru 167, inclusive, and Outlot "A"; thence S07°38'47" E along the Western line of said Westin Hills West (Lots 1 thru 167, inclusive, and Outlot "A"), a distance of 8.19 feet; thence S07°38'47" E along said Western line of Westin Hills West (Lots 1 thru 167, inclusive, and Outlot "A"), a distance of 58.39 feet; thence South along said Western line of Westin Hills West (Lots 1 thru 167, inclusive, and Outlot "A"), on a curve to the right with a radius of 350.00 feet, a distance of 59.32 feet, said curve having a long chord which bears S02°42'27" E, a distance of 59.25 feet; thence South along said Western line of Westin Hills West along said Western line of Westin Hills West (Lots 1 thru 167, inclusive, and Outlot "A"), on a curve to the left with a radius of 1555.00 feet, a distance of 45.88 feet, said curve having a long chord which bears S01°13'11" W, a distance of 45.87 feet; thence N89°37'31" W, a distance of 58.09 feet; thence S83°30'30" W, a distance of 187.00 feet; thence Southwesterly, on a curve to the left with a radius of 659.80 feet, a distance of 228.62 feet; thence N59°52'37" W, a distance of 298.95 feet; thence North, on a curve to the right with a radius of 300.00 feet, a distance of 243.31 feet, said curve having a long chord which bears N15°45'32" W, a distance of 236.70 feet; thence N07°28'53" E, a distance of 250.35 feet; thence Northwesterly, on a curve to the left with a radius of 194.99 feet, a distance of 135.29 feet, said curve having a long chord which bears N12°24'25" W, a distance of 132.99 feet; thence North, on a curve to the right with a radius of 606.72 feet, a distance of 337.45 feet, said curve having a long chord which bears N16°20'39" W, a distance of 333.12 feet; thence N07°24'59" W, a distance of 215.38 feet to a point on the South right-of-way line of Fort Street; thence N89°32'22" E along said South right-of-way line of Fort Street, a distance of 1442.04 feet to the point of intersection of said South right-of-way line of Fort Street and the Northern extension of the Northern line of said Papillon Creek Watershed Structure Site D-18; thence along said Northern line of the Papillon Creek Watershed Structure Site D-18, a distance of 650.25 feet; thence along said Northern line of the Papillon Creek Watershed Structure Site D-18, a subdivision located in the NW 1/4 of the NE 1/4 of said Section 2; thence continuing along said Northern line of the Papillon Creek Watershed Structure Site D-18, said line also being the Southern line of said Westin Hills West Two, on the following described courses; thence N65°07'45" E, a distance of 112.12 feet; thence N74°14'48" W, a distance of 59.16 feet; thence S72°31'54" E, a distance of 96.92 feet; thence S89°33'33" E, a distance of 188.81 feet; thence N83°40'47" E, a distance of 197.27 feet; thence N72°38'01" E, a distance of 144.54 feet; thence N00°25'48" W, a distance of 101.64 feet to a point on the Southern line of Outlot "A"; said Westin Hills West Two; thence along said Southern line of Outlot "A"; Westin Hills West Two, and also along the Eastern line of said Outlot "A"; Westin Hills West Two, on the following described courses; thence N89°34'12" E, a distance of 117.69 feet; thence North, on a curve to the left with a radius of 124.00 feet, a distance of 194.78 feet, said curve having a long chord which bears N44°31'21" E, a distance of 176.36 feet; thence N00°24'58" W, a distance of 60.50 feet to a point on the South right-of-way line of Fort Street; said point also being on the North line of said Papillon Creek Watershed Structure Site D-18; thence along said South right-of-way line of Fort Street, said line also being said Southern line of the Papillon Creek Watershed Structure Site D-18, a distance of 21.77 feet to the Northeast corner of said Papillon Creek Watershed Structure Site D-18; thence along the Eastern line of said Papillon Creek Watershed Structure Site D-18, on the following described courses; thence S00°06'38" E, a distance of 329.26 feet; thence S00°06'43" E, a distance of 144.40 feet; thence S89°52'36" W, a distance of 61.14 feet to the point of beginning.

Said plat of land contains an area of 66.341 acres, more or less.
 Robert Clark 7-27-00
 Robert Clark, LS-419 Date



DEDICATION
 Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, 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 WESTIN HILLS WEST (lots numbered as shown), and we do hereby certify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and drives, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. 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 lines except those side lot lines on Lots 168 thru 268, inclusive, 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 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 alter or interfere with the aforesaid uses or rights herein granted.
 In witness whereof, we do set our hands this 24th day of AUG. 2000.

CELEBRITY HOMES, INC.
 Gabe L. Larsen, President



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	158.65'	77.17'	39.36'	27°32'30"
2	100.00'	61.07'	31.11'	45°17'30"
3	200.00'	122.14'	62.22'	90°35'00"
4	300.00'	183.21'	93.33'	135°52'30"
5	400.00'	244.28'	124.44'	181°10'00"
6	500.00'	305.35'	155.55'	226°27'30"
7	600.00'	366.42'	186.66'	271°45'00"
8	700.00'	427.49'	217.77'	317°02'30"
9	800.00'	488.56'	248.88'	362°20'00"
10	900.00'	549.63'	280.00'	407°37'30"
11	1000.00'	610.70'	311.11'	452°55'00"
12	1100.00'	671.77'	342.22'	498°12'30"
13	1200.00'	732.84'	373.33'	543°30'00"

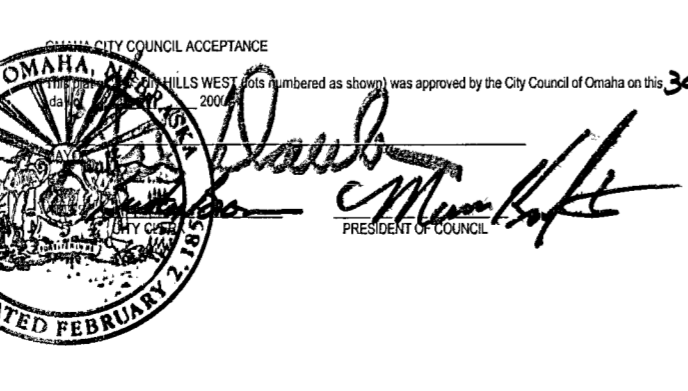
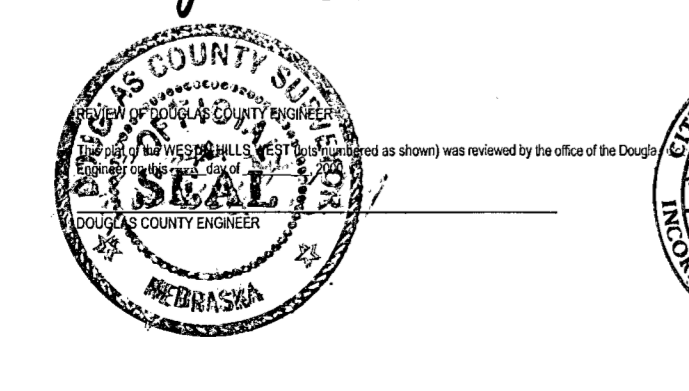
R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
14	224.99'	112.49'	56.24'	31°38'00"
15	696.72'	348.36'	174.18'	94°54'00"
16	249.42'	124.71'	62.35'	27°32'10"
17	242.32'	121.16'	60.58'	27°33'22"

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of WESTIN HILLS WEST (lots numbered as shown) as to the Design Standards this City of Omaha, 2000.
 City Engineer
 I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
 City Engineer

COUNTY TREASURER'S CERTIFICATE
 This is to certify that I am a 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 records of this office.
 County Treasurer
 My commission expires 4-30-03

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 24th day of AUG. 2000, before me, the undersigned, a Notary Public in and for said County, personally came Gabe L. Larsen, President of Celebrity Homes, Inc., who is personally known to me as the individual 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 of said corporation.
 Witness my hand and Notarial Seal this day and year last above written.
 Homer R. Hunt
 Notary Public
 My Commission Expires April 30, 2003



APPROVAL OF OMAHA CITY PLANNING BOARD
 The plat of WESTIN HILLS WEST (lots numbered as shown) was approved by the City Planning Board on this 10th day of AUG. 2000.
 Chair of City Planning Board

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

WESTIN HILLS WEST
 LOTS 168 THRU 292 INCLUSIVE AND OUTLOTS "B", "C", "D", "E", "F" & "G"

FINAL PLAT

Revisions
 Date
 Plot No. 96029-A
 Date: 7-6-00
 Designed By: MAW
 Created By: MAW
 Checked By: MAW
 Scale: 1" = 100'