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DEED 2002 12633

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8-29-02
Date
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By

THOMAS W. TRUELL
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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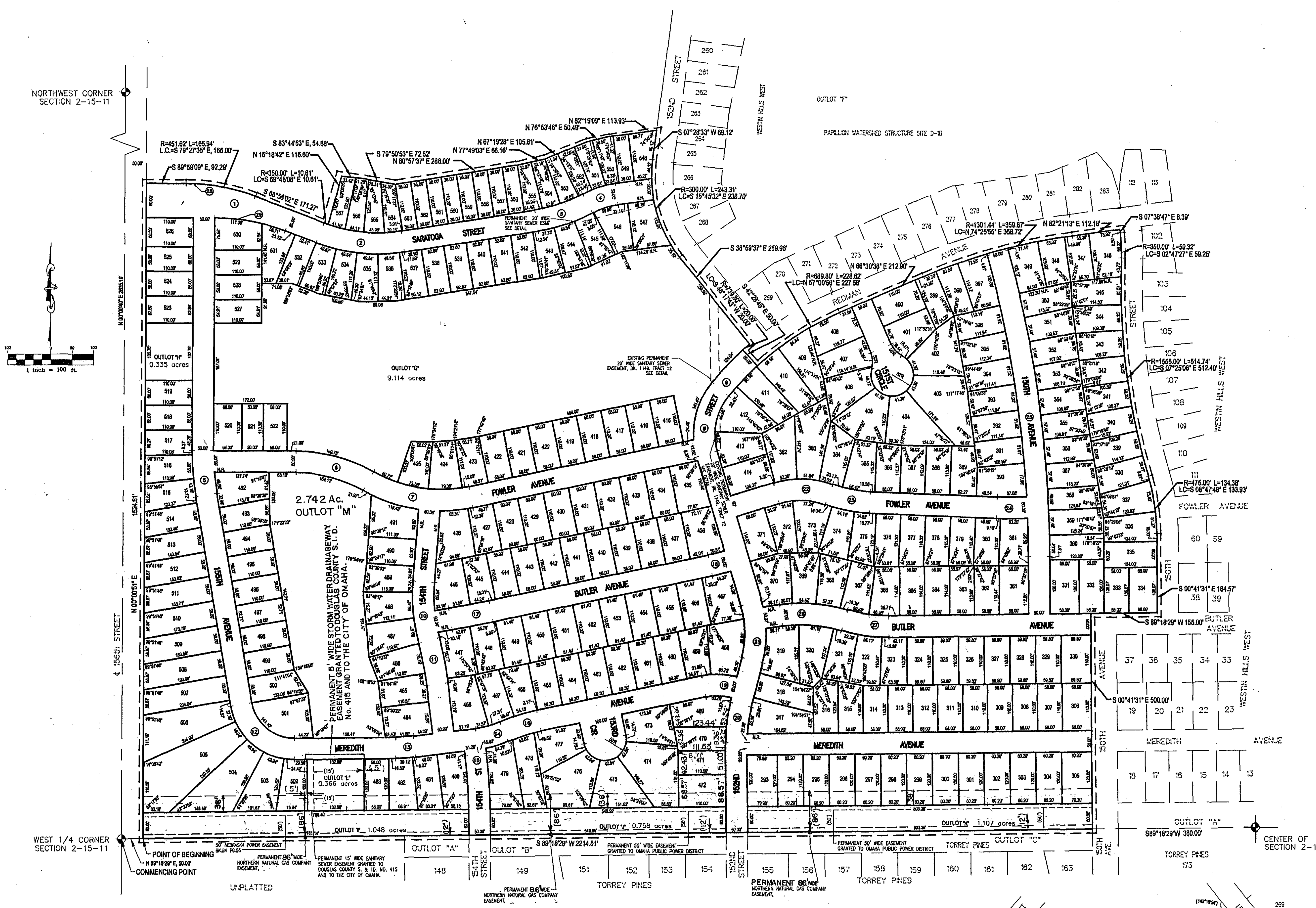


WESTIN HILLS WEST

LOTS 293 THRU 567 INCLUSIVE & OUTLOTS "G" THRU "M" INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 284 THRU 292 INCLUSIVE, WESTIN HILLS WEST (LOTS 168 THRU 292 INCLUSIVE AND OUTLOTS "B" THRU "F" INCLUSIVE), A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SECTION 2; AND ALSO BEING A PLATTING OF PART OF NW 1/4 OF SAID SECTION 2; ALL LOCATED IN 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 Westin Hills West (lots numbered as shown) being a replat of all of Lots 284 thru 292, inclusive, Westin Hills West (Lots 168 thru 292, inclusive, and Outlots "B" thru "F", inclusive), a subdivision located in the North 1/2 of Section 2; and also being a platting of part of the NW 1/4 of said Section 2, all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 2; thence N89°18'29"E (assumed bearing) along the South line of said NW 1/4 of Section 2, a distance of 50.00 feet to a point on the East right-of-way line of 156th Street, said point also being the point of beginning; thence N00°00'51"E along said East right-of-way line of 156th Street, a distance of 1524.81 feet; thence S89°59'09"E, a distance of 92.29 feet; thence Southeasterly on a curve to the right with a radius of 451.62 feet, a distance of 165.94 feet, said curve having a long chord which bears S79°27'35"E, a distance of 165.00 feet; thence S68°56'02"E, a distance of 171.27 feet; thence Southeasterly on a curve to the left with a radius of 350.00 feet, a distance of 10.61 feet, said curve having a long chord which bears S69°48'08"E, a distance of 10.61 feet; thence N15°18'42"E, a distance of 116.60 feet; thence S83°44'53"E, a distance of 54.68 feet; thence S79°50'53"E, a distance of 72.52 feet; thence N80°57'37"E, a distance of 288.00 feet; thence N77°49'03"E, a distance of 66.16 feet; thence N67°19'28"E, a distance of 105.61 feet; thence N76°53'46"E, a distance of 50.49 feet; thence N82°19'09"E, a distance of 113.93 feet to a point on the Westerly right-of-way line of 152nd Street; thence along said Westerly right-of-way line of said 152nd Street on the following described courses; thence S07°28'33"W, a distance of 69.12 feet; thence Southeasterly on a curve to the left with a radius of 300.00 feet, a distance of 243.31 feet, said curve having a long chord which bears S15°45'32"E, a distance of 236.70 feet; thence S38°59'37"E, a distance of 259.96 feet to the point of intersection of said Westerly right-of-way line of 152nd Street and the Northerly right-of-way line of Redman Avenue; thence Southwesterly along said Northerly right-of-way line of Redman Avenue on a curve to the left with a radius of 739.80 feet, a distance of 20.00 feet, said curve having a long chord which bears S48°17'43"W, a distance of 20.00 feet to the point of intersection of said Northerly right-of-way line of Redman Avenue and the Westerly right-of-way line of said Redman Avenue; thence S42°28'45"E along said Westerly right-of-way line of Redman Avenue, a distance of 50.00 feet to the point of intersection of said Westerly right-of-way line of Redman Avenue and the Southerly right-of-way line of said Redman Avenue; thence along said Southerly right-of-way line of Redman Avenue on the following described courses; thence Northeasterly on a curve to the right with a radius of 689.80 feet, a distance of 228.62 feet, said curve having a long chord which bears N57°00'56"E, a distance of 227.58 feet; thence N66°30'38"E, a distance of 212.90 feet; thence Northeasterly on a curve to the right with a radius of 1301.44 feet, a distance of 359.87 feet, said curve having a long chord which bears N74°25'55"E, a distance of 358.72 feet; thence N82°21'13"E, a distance of 112.18 feet to the point of intersection of said Southerly right-of-way line of Redman Avenue and the Westerly right-of-way line of 150th Street, said point also being the Northeast corner of said Lot 284, Westin Hills West (Lots 168 thru 292, inclusive and Outlots "B" thru "F", inclusive); thence along the Easterly line of said Lot 284, Westin Hills West (Lots 168 thru 292, inclusive, and Outlots "B" thru "F", inclusive) and also along said Westerly right-of-way line of 150th Street on the following described courses; thence S07°38'47"E, a distance of 8.39 feet; thence Southerly 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°47'27"E, a distance of 59.25 feet; thence Southerly on a curve to the left with a radius of 1555.00 feet, a distance of 514.74 feet, said curve having a long chord which bears S07°25'06"E, a distance of 512.40 feet; thence Southerly on a curve to the right with a radius of 475.00 feet, a distance of 134.38 feet, said curve having a long chord which bears S08°47'48"E, a distance of 133.93 feet; thence S00°41'31"E, a distance of 184.57 feet to the point of intersection of said Westerly right-of-way line of 150th Street and the North right-of-way line of Butler Avenue; thence S89°18'29"W along said North right-of-way line of Butler Avenue, a distance of 155.00 feet to the point of intersection of said North right-of-way line of Butler Avenue and the West right-of-way line of 150th Avenue; thence S00°41'31"E along said West right-of-way line of 150th Avenue, a distance of 500.00 feet to a point on said South line of the NW 1/4 of Section 2, said point also being the Northeast corner of Outlot "C", Torrey Pines, a subdivision located in the SW 1/4 of said Section 2; thence S89°18'29"W along said South line of the NW 1/4 of Section 2, said line also being the North line of said Torrey Pines, and the Westerly extension thereof, a distance of 2214.51 feet to the point of beginning.

Said tract of land contains an area of 73.869 acres, more or less.

11-19-01

Robert Clark, LS-419 Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

NOTES:

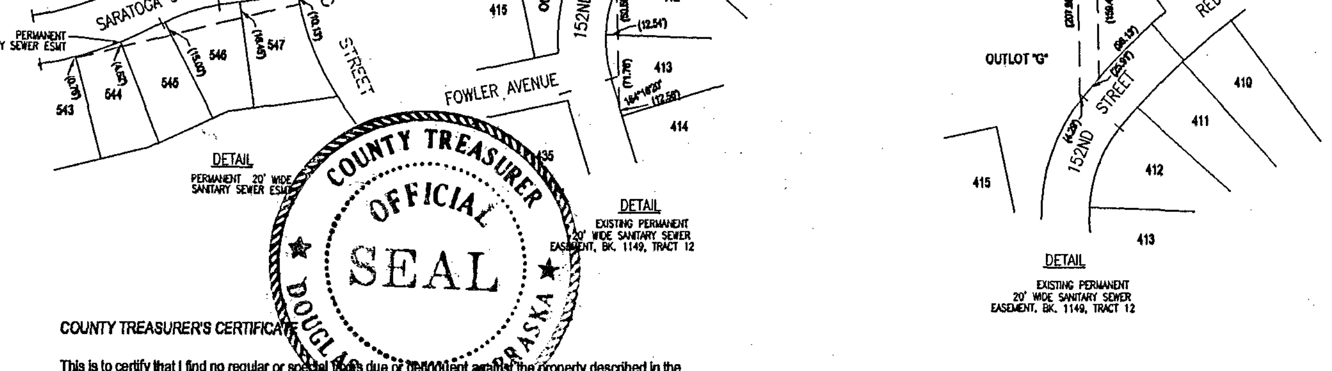
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. MINIMUM BASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WESTIN HILLS WEST SUBDIVISION IS 1145.6 (USGS DATUM)
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET FROM ANY LOTS ABUTTING SAID STREET.
6. OUTLOTS "G", "H", "L", AND "M" ARE DEDICATED AS NATURAL ENVIRONMENTAL AREAS.
7. PERMANENT STORM SEWER & DRAINAGEWAY EASEMENTS OVER ALL OF OUTLOTS "G", "H", "L", AND "M" ARE GRANTED TO DOUGLAS COUNTY S.I.D. NO. 415 AND TO THE CITY OF OMAHA.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	408.50'	149.36'	75.63'	21°03'07"
2	375.00'	197.04'	100.86'	30°06'21"
3	375.00'	125.96'	63.57'	19°14'39"
4	200.00'	71.92'	36.35'	20°36'11"
5	604.50'	104.06'	52.16'	9°51'46"
6	345.00'	176.93'	90.46'	29°23'03"
7	343.00'	247.13'	129.20'	41°16'52"
8	163.00'	160.59'	87.49'	56°26'59"
9	714.80'	100.52'	50.34'	8°03'27"
10	402.77'	137.17'	69.28'	19°30'48"
11	700.08'	102.09'	51.13'	8°21'18"
12	125.00'	176.37'	108.47'	80°50'36"
13	400.00'	44.38'	22.21'	6°21'23"
14	225.00'	66.24'	33.36'	16°52'06"
15	1146.39'	127.18'	63.66'	6°21'23"
16	408.44'	85.38'	42.84'	12°02'01"
17	2458.52'	96.61'	48.41'	2°15'29"
18	471.97'	42.04'	21.03'	5°06'12"
19	158.48'	72.18'	36.73'	26°05'55"
20	345.00'	89.76'	45.14'	14°54'27"
21	245.00'	133.42'	68.41'	31°12'07"
22	196.00'	124.81'	64.62'	36°36'51"
23	320.00'	97.14'	48.94'	17°23'32"
24	753.03'	69.98'	35.02'	5°19'29"
25	2772.42'	715.96'	359.98'	14°47'46"
26	350.00'	149.53'	75.92'	24°28'41"
27	350.00'	104.62'	52.70'	17°07'35"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
28	451.62'	165.94'	83.91'	21°03'07"
29	456.69'	167.80'	84.86'	21°03'07"



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 Surveyor's Certificate and embraced in this plat as shown by the records of this office.

COUNTY TREASURER DATE

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

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 5 day of Dec, 2001.

CITY ENGINEER

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

8/29/2

CITY ENGINEER Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WESTIN HILLS WEST (lots numbered as shown) was approved by the City Planning Board on this City Planning Board on this 9th day of January, 2002.

CHAIR OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WESTIN HILLS WEST (lots numbered as shown) was approved by the City Council of Omaha on this 12 day of MARCH 2002.

MAYOR

ATTEST

CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WESTIN HILLS WEST (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this ___ day of ___, 2001.

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY SURVEYOR OFFICIAL NEBRASKA

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 ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles,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, 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 lot lines on Lots 548 thru 567, 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 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 of Omaha and Peoples Natural Gas Company, 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 streets, avenues and circles, whether public or private. 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 this 3RD day of DEC, 2001.

CELEBRITY HOMES, INC.

Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 3rd day of DEC, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Celebrity Homes, Inc., 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 of said corporation.

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

Notary Public

My commission expires

General Notary Public
SUSAN WASSUNG
State of Nebraska
My Commission Expires April 30, 2003

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

WESTIN HILLS WEST
LOTS 293 THRU 567 INCLUSIVE & OUTLOTS "G" THRU "M" INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

Revisions

No.	Date

Proj No:	96029.20
Date:	12/28/2000
Designed By:	LDO
Drawn By:	MAW
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	

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