



BK 2233 PG 224-232



DEED 2003 01581

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
PROVIDENCE, RHODE ISLAND

03 FEB -5 AM 10:21

RECEIVED

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

Deed

9/196

Ⓢ

MC-43447-New

FEE 143.00 FB MC-43447 Old

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 1/4

DEL 1/4 SCAN CR FV \_\_\_\_\_

LVAc.  
MD

Troy Schabers

Temp. 12.4.01

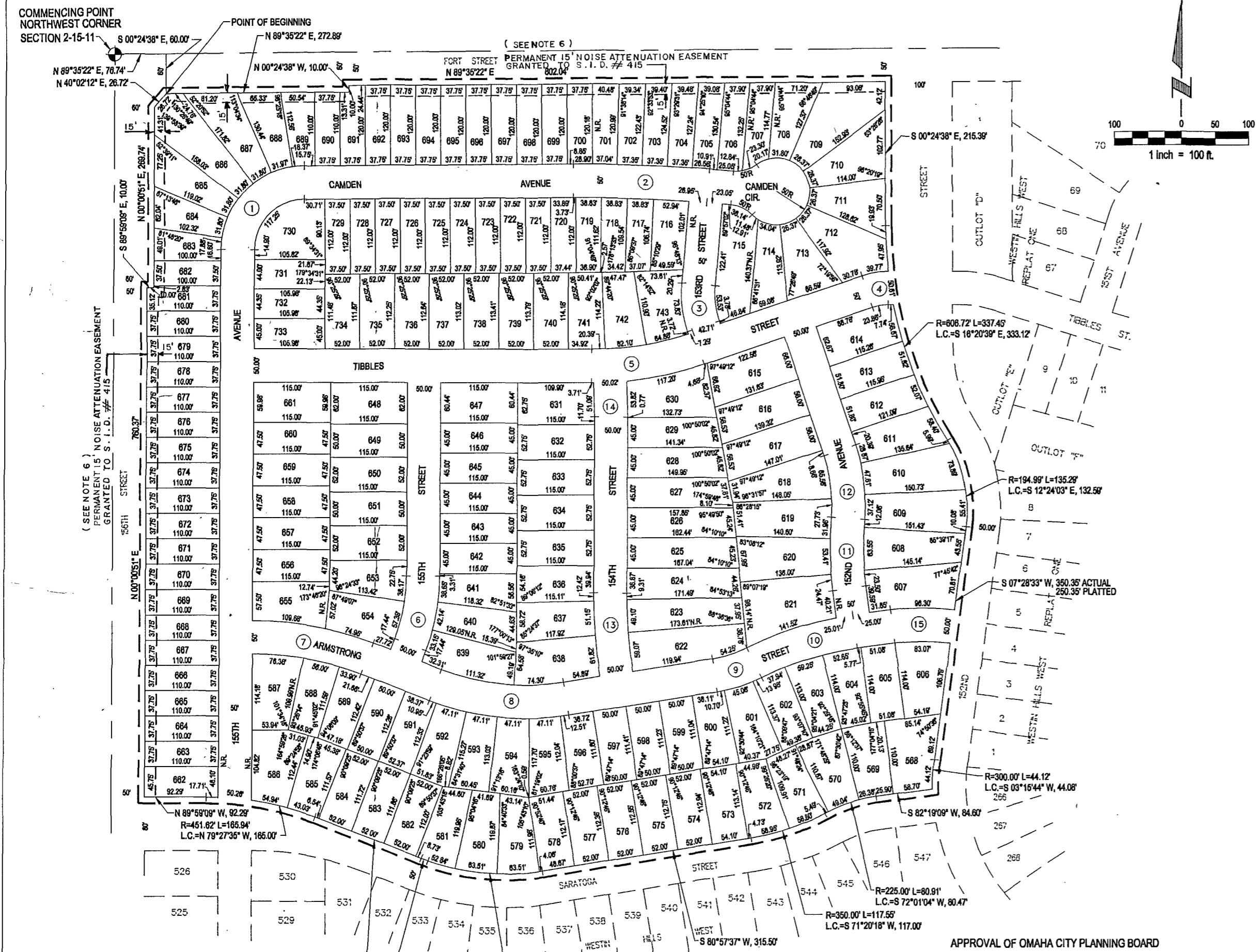
E and A Consulting Group

12001 Q Street

898-4700

016415 ✓

Cash 9.50



**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	156.34	89.28	89°34'31"
2	2282.41	202.32	101.23	6°04'44"
3	158.87	83.68	32.28	23°19'31"
4	100.00	31.82	18.04	18°13'45"
5	500.00	162.79	82.12	18°39'14"
6	285.07	104.74	52.97	21°03'07"
7	477.50	176.45	88.72	21°03'07"
8	378.26	198.75	101.73	30°09'21"
9	200.00	82.00	31.25	17°45'44"
10	474.00	168.19	78.84	19°07'16"
11	488.31	104.48	52.44	12°18'34"
12	254.70	103.44	52.44	23°18'08"
13	768.50	121.44	60.85	9°03'14"
14	959.01	52.48	26.22	3°08'02"
15	338.04	89.69	45.11	15°09'24"

- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - MINIMUM BASEMENT FLOOR ELEVATION FOR ALL LOTS WITHIN THE WESTIN HILLS WEST SUBDIVISION IS 1145.6 (USGS DATUM)
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET, FORT STREET AND 152ND STREET FROM ANY LOTS ABUTTING SAID STREETS.
  - A 15' WIDE PERMANENT EASEMENT IS GRANTED TO PROTECT AND SECURE AN EARTHEN EMBANKMENT CONSTRUCTED AT THE TIME OF DEVELOPMENT TO REDUCE NOISE IMPACTS FROM THE ADJACENT PUBLIC STREET, CONSTRUCTION OF LANDSCAPING, SPRINKLER SYSTEMS, FENCES, AND NON-PERMANENT STRUCTURES SUCH AS STORAGE BUILDINGS OR PLAY EQUIPMENT MAY ENCROACH ON SAID EASEMENT PROVIDED THE EARTHEN BERM IS NOT REDUCED IN ELEVATION BY SAID CONSTRUCTION.

**COUNTY TREASURER'S CERTIFICATE AS SURVEY**  
 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 embodied in this plat as shown by the records of this office.  
 CAUL HANSEN  
 COUNTY TREASURER  
 DOUGLAS COUNTY, NEBRASKA

**OMAHA CITY COUNCIL ACCEPTANCE**  
 This plat of WESTIN HILLS WEST (lots numbered as shown) was approved by the City Council of Omaha on this 14<sup>th</sup> day of January, 2002.  
 MIKE JANEY  
 MAYOR  
 BRUCE BOON  
 CITY CLERK  
 CHAD LARSEN  
 PRESIDENT OF COUNCIL

This plat of WESTIN HILLS WEST (lots numbered as shown) was approved by the City Planning Board on this 27<sup>th</sup> day of Sept, 2002.  
 JOHN L. SPICH  
 CHAIR OF CITY PLANNING BOARD

**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 27<sup>th</sup> day of Oct, 2002.  
 JERRY HERZOG  
 CITY ENGINEER

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

**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 27<sup>th</sup> day of Oct, 2002.  
 DOUGLAS COUNTY ENGINEER

# WESTIN HILLS WEST

LOTS 568 THRU 743 INCLUSIVE

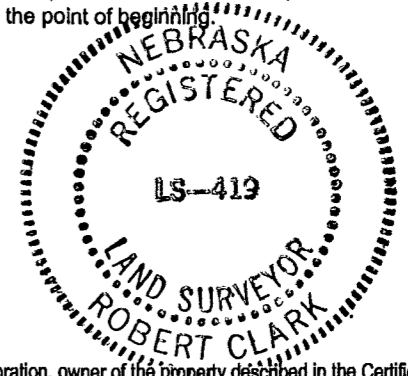
BEING A REPLAT OF ALL OF LOTS 548 THRU 567, INCLUSIVE, WESTIN HILLS WEST (LOTS 293 THRU 567, INCLUSIVE, AND OUTLOTS "G" THRU "M", INCLUSIVE), A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SECTION 2; AND ALSO BEING A PLATTING OF PART OF THE NW 1/4 OF SAID SECTION 2; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

## 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 548 thru 567, inclusive, Westin Hills West (Lots 293 thru 567, inclusive, and Outlots "G" thru "M", 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 Northwest corner of said NW 1/4 of Section 2; thence N89°35'22"E (assumed bearing) along the North line of said NW 1/4 of Section 2, a distance of 76.74 feet; thence S00°24'38"E, a distance of 60.00 feet to the point of intersection of the South right-of-way line of Fort Street and the East right-of-way line of 156th Street, said point also being the point of beginning; thence along said South right-of-way line of Fort Street on the following described courses; thence N89°35'22"E, a distance of 272.89 feet; thence N00°24'38"W, a distance of 10.00 feet; thence N89°35'22"E, a distance of 802.04 feet to the point of intersection of said South right-of-way line of Fort Street and the Westery right-of-way line of 152nd Street; thence along said Westery right-of-way line of 152nd Street, on the following described courses; thence S00°24'38"E, a distance of 215.39 feet; thence Southeasterly on a curve to the left with a radius of 806.72 feet, a distance of 337.45 feet, said curve having a long chord which bears S16°20'39"E, a distance of 333.12 feet; thence Southerly on a curve to the right with a radius of 194.99 feet, a distance of 135.29 feet, said curve having a long chord which bears S12°24'03"E, a distance of 132.59 feet; thence S07°28'33"W, a distance of 350.35 feet; thence Southerly on a curve to the left with a radius of 300.00 feet, a distance of 44.12 feet, said curve having a long chord which bears S03°15'44"W, a distance of 44.08 feet to the Southeastery corner of said Lot 548, Westin Hills West (Lots 293 thru 567, inclusive, and Outlots "G" thru "M", inclusive), said point also being the point of intersection of said Westery right-of-way line of 152nd Street and the Northerly right-of-way line of Saratoga Street; thence Westery along said Northerly right-of-way line of Saratoga Street, said line also being the Southerly line of said Lots 548 thru 567, inclusive, Westin Hills West (Lots 293 thru 567, inclusive, and Outlots "G" thru "M", inclusive) on the following described courses; thence S82°19'09"W, a distance of 84.60 feet; thence Southwesterly on a curve to the left with a radius of 225.00 feet, a distance of 80.91 feet, said curve having a long chord which bears S72°01'04"W, a distance of 80.47 feet; thence Southwesterly on a curve to the right with a radius of 350.00 feet, a distance of 117.56 feet, said curve having a long chord which bears S71°20'18"W, a distance of 117.00 feet; thence S80°57'37"W, a distance of 315.50 feet; thence Northwesterly on a curve to the right with a radius of 350.00 feet, a distance of 173.30 feet, said curve having a long chord which bears N84°51'19"W, a distance of 171.53 feet to the Southwest corner of said Lot 567, Westin Hills West (Lots 293 thru 567, inclusive, and Outlots "G" thru "M", inclusive); thence Northwesterly along said Northerly right-of-way line of Saratoga Street on the following described courses; thence Northwesterly on a curve to the right with a radius of 350.00 feet, a distance of 10.61 feet, said curve having along chord which bears N69°48'08"W, a distance of 10.61 feet; thence N68°58'02"W, a distance of 171.27 feet; thence Westery on a curve to the left with a radius of 451.62 feet, a distance of 165.94 feet, said curve having a long chord which bears N79°27'35"W, a distance of 165.00 feet; thence N89°59'09"W, a distance of 92.29 feet to the point of intersection of said Northerly right-of-way line of Saratoga Street and said East right-of-way line of 156th Street; thence along said East right-of-way line of 156th Street on the following described courses; thence N00°00'51"E, a distance of 760.37 feet; thence S89°59'09"E, a distance of 10.00 feet; thence N00°00'51"E, a distance of 269.74 feet; thence N40°02'12"E, a distance of 26.72 feet to the point of beginning.

Said tract of land contains an area of 29.732 acres, more or less.  
 Robert Clark 8-21-02  
 Robert Clark, LS-419 Date



## DEDICATION

Know all men by these presents that we, Celebrity Townhomes, 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, 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 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, 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 or later interfere with the aforesaid uses or rights herein granted.

**CELEBRITY TOWNHOMES, INC.**  
 Chad Larsen, Vice President

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 23<sup>rd</sup> day of August, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, 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.  
 Alana Hallcraft  
 Notary Public  
 My commission expires 11-26-2004

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

12002 Q STREET  
 LINCOLN, NE 68516-9841  
 PHONE: (402) 462-7277  
 FAX: (402) 462-7276

WESTIN HILLS WEST  
 LOTS 568 THRU 743 INCLUSIVE  
 OMAHA, NEBRASKA

**FINAL PLAT**

Revisions	No.	Date

Proj No: 960220  
 Date: 8-02-02  
 Designed By: MAW  
 Drawn By: TRH  
 Checked By (Dsg):  
 Checked By (Insp):  
 Checked By (Cad Mgr):  
 Scale: 1" = 100'  
 Sheet 1 of 1