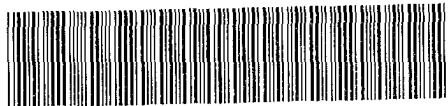




2132 510 DEED



13075 99 510-520

Nebr Doc Stamp Tax
Date
\$
By

RICHARD M. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 SEP 14 PM 12:54

RECEIVED

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

13075 F New # 61 - 43465  
 FEE 58.50 FB 61-43440-01d  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BW  
 DEL ms SCAN ds FV \_\_\_\_\_

**FINAL PLAT**  
**WESTWOOD HEIGHTS REPLAT 3**

LOTS 1 THROUGH 6, INCLUSIVE

PART OF LOT 1, BLOCK 34, WESTWOOD HEIGHTS, AN ADDITION TO  
THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN  
DOUGLAS COUNTY, NEBRASKA.

**SURVEYOR'S CERTIFICATE**

I, Myron R. Kauss, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have placed permanent markers at the corners of all lots, streets, angle points and curves in WESTWOOD HEIGHTS REPLAT 3, Lots 1 through 6, inclusive, being a replat of part of Lot 1, Block 34, Westwood Heights, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, being all more particularly described as follows:

Beginning at the intersection of the South right of way line of West Center Road and the West right of way line of 120th Street; thence South 00° 06' 29" West (bearings based on a survey by Myron R. Kauss dated August 27, 1997), along said West line of 120th Street, a distance of 570.10 feet; thence North 89° 56' 59" West a distance of 200.20 feet; thence South 00° 06' 29" West, along a line parallel with and 200.20 feet west of said West right of way line of 120th Street, a distance of 120.00 feet; thence South 89° 56' 59" East a distance of 200.20 feet to a point on said West right of way line of 120th Street; thence South 00° 06' 29" West, along said West right of way line of 120th Street, a distance of 22.20 feet; thence South 00° 03' 07" West, along said West right of way line of 120th Street, a distance of 149.94 feet to the intersection of said West right of way line of 120th Street and the North right of way line of Westwood Lane; thence North 89° 57' 41" West, along said North right of way line of Westwood Lane, a distance of 200.00 feet; thence North 89° 56' 57" West, along said North right of way line of Westwood Lane, a distance of 1,153.17 feet to a point of curvature; thence Southwest, along a 330.0 foot radius curve to the left, an arc distance of 46.30 feet (said arc has a chord bearing South 85° 30' 11" West and a chord distance of 46.25 feet); thence North 00° 09' 44" West, along the east line of Lot 7, Replat II Westwood Heights 15th Addition, a distance of 125.35 feet to the Northeast corner of said Lot 7; thence North 00° 04' 03" East a distance of 344.31 feet; thence North 89° 55' 57" West a distance of 136.20 feet to a point on the East line of Lot 5, said Replat II Westwood Heights 15th Addition; thence North 00° 04' 03" East, along the East line of said Lot 5, a distance of 122.95 feet to the Northeast corner of said Lot 5; thence North 00° 14' 24" East, along the east line of Lot 3, said Replat II Westwood Heights 15th Addition, a distance of 274.54 feet to a point on said South right of way line of West Center Road being the Northeast corner of said Lot 3; thence South 89° 54' 19" East, along said South right of way line of West Center Road, a distance of 1,535.76 feet to the intersection of said South right of way line of West Center Road and said West right of way line of 120th Street and the Point of Beginning. Containing 1,237,914 square feet (28.419 ± acres) more or less.

Excepting Therefrom:

Part of Lot 1, Block 34, Westwood Heights, an addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows:

Commencing at said Northeast corner of Lot 3; thence South 89° 54' 19" East, along said South right of way line of West Center Road, a distance of 579.30 feet; thence South 00° 18' 52" East a distance of 68.08 feet to the Point of Beginning; thence South 00° 22' 50" East a distance of 100.00 feet; thence South 89° 54' 19" East a distance of 139.00 feet; thence North 00° 22' 50" West a distance of 100.00 feet; thence North 89° 54' 19" West a distance of 139.00 feet to the Point of Beginning. Containing 13,900 square feet (0.319 ± acres) more or less.

Entire tract minus exception contains 1,224,014 square feet (28.100 ± acres) more or less.

*Myron R. Kauss* 7/16/98  
MYRON R. KAUSS DATE



**DEDICATION**

Know all men by these presents: That We, Seldin Properties, a Nebraska General Partnership, Montclair Investment Company nka Montclair Investment II Co., a Nebraska General Partnership and Rite Way Oil & Gas Company, Inc., are the owners of the property described in the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereinafter known as WESTWOOD HEIGHTS REPLAT 3, Lots 1 through 6, inclusive, and we do hereby ratify and approve of the disposition of our property as shown on this plat.

In witness whereof, I do set my name:

*Stanley C. Silverman* 7/16/98  
SELDIN PROPERTIES, A NEBRASKA GENERAL PARTNERSHIP  
STANLEY C. SILVERMAN, PARTNER OF SELDIN PROPERTIES DATE

*Theodore M. Seldin* 7/16/98  
MONTCLAIR INVESTMENT COMPANY nka MONTCLAIR INVESTMENT II CO., A NEBRASKA GENERAL PARTNERSHIP  
THEODORE M. SELDIN, TRUSTEE OF MILLARD R. SELDIN CHILDREN'S MASTER TRUST PARTNER DATE

*Rex E. Exwall* 7-16-98  
RITE WAY OIL & GAS COMPANY, INC.  
REX E. EXWALL, PRESIDENT DATE

**ACKNOWLEDGMENT OF NOTARY**

State of Nebraska } SS  
County of Douglas }  
On this 16<sup>th</sup> day of July, 1998, before me the undersigned, a Notary Public, duly commissioned in and for said county, personally appeared Stanley C. Silverman, personally known to me to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.  
My commission expires 3/8/2002  
*Carol A. Nicola*  
NOTARY PUBLIC

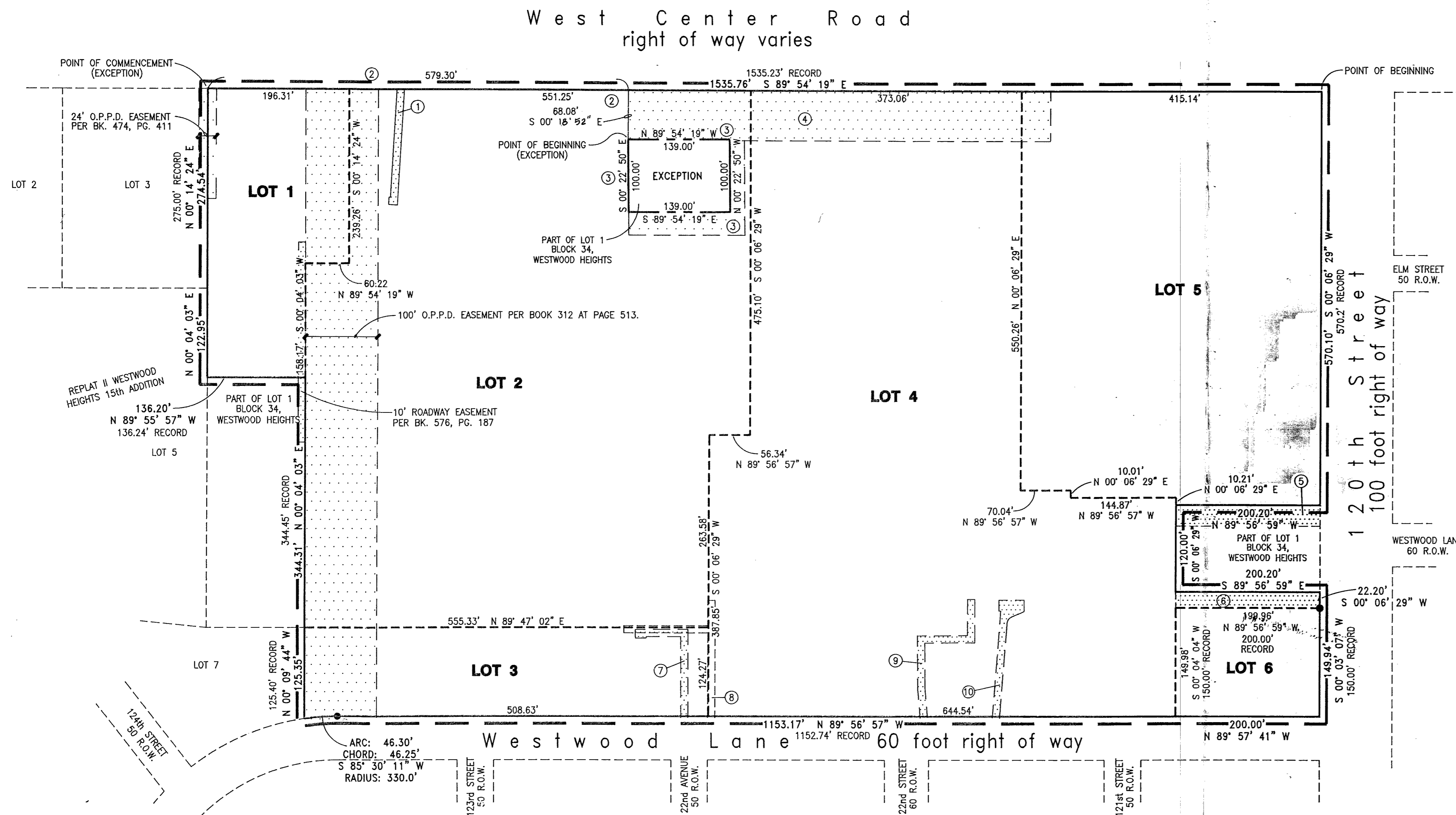
**ACKNOWLEDGMENT OF NOTARY**

State of Nebraska } SS  
County of Douglas }  
On this 16<sup>th</sup> day of July, 1998, before me the undersigned, a Notary Public, duly commissioned in and for said county, personally appeared Theodore M. Seldin, personally known to me to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.  
My commission expires 3/8/2002  
*Carol A. Nicola*  
NOTARY PUBLIC

**ACKNOWLEDGMENT OF NOTARY**

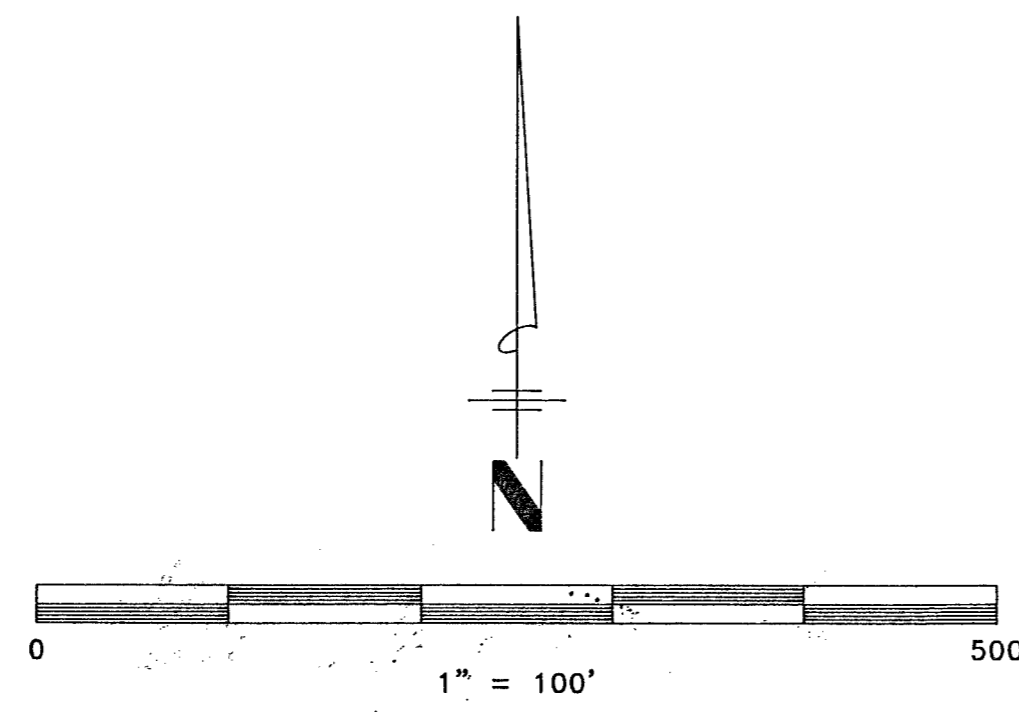
State of Nebraska } SS  
County of Douglas }  
On this 16<sup>th</sup> day of July, 1998, before me the undersigned, a Notary Public, duly commissioned in and for said county, personally appeared Rex E. Exwall, personally known to me to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.  
My commission expires 3/8/2002  
*Carol A. Nicola*  
NOTARY PUBLIC

PROJECT NO. 4037SKFP DATE 3-18-98 BOOK 120 PAGE 119 SCALE 1" = 100'  
DRAWN D. BERGLUND CHECKED M. J. OEHME SHEET 1 OF 1  
BOUNDARYLINE SURVEYS  
MIKE KAUSS & ASSOCIATES, INC.  
2521 South 119th Street • Omaha, Ne. 68144 • (402) 334-2032  
REVISIONS  
6-30-98-REVISED LOTS, 7-16-98-ADDED EASEMENTS



- GENERAL NOTES:**
- O.P.P.D. EASEMENT PER BOOK 795 AT PAGE 449.
  - THERE IS NO DIRECT ACCESS TO WEST CENTER ROAD FROM THIS PROPERTY EXCEPT FOR TWO COMMERCIAL ENTRANCES, NOT TO EXCEED 40' IN WIDTH, IN THE AREAS SHOWN HEREON. PER BOOK 1335 AT PAGE 603.
  - ROADWAY EASEMENT AND AGREEMENT PER BOOK 466 AT PAGE 61.
  - ROADWAY EASEMENT PER BOOK 464 AT PAGE 259.
  - 27.5' X 200.20' PERPETUAL EASEMENT PER BOOK 1506 AT PAGE 429.
  - 22.20' X 200.20' NON-EXCLUSIVE PERPETUAL EASEMENT PER BOOK 1506 AT PAGE 429.
  - O.P.P.D. AND NORTHWESTERN BELL TELEPHONE COMPANY EASEMENT PER BOOK 512 AT PAGE 409. INTEREST IN EASEMENT RELEASED BY O.P.P.D. ONLY PER BOOK 707 AT PAGE 320.
  - 10' O.P.P.D. EASEMENT PER BOOK 707 AT PAGE 486.
  - CABLE TELEVISION EASEMENT PER BOOK 853 AT PAGE 365.
  - O.P.P.D. EASEMENT PER BOOK 692 AT PAGE 111.
  - PORTIONS OF SUBJECT PROPERTY ARE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT PER BOOK 948 AT PAGE 685. (BLANKET EASEMENT FOR UTILITY AND PARKING PURPOSES)
  - PORTIONS OF LOT 1, BLOCK 34, WESTWOOD HEIGHTS ARE SUBJECT TO AN EASEMENT AND PARTY WALL AGREEMENT PER BOOK 761 AT PAGE 2. (BLANKET EASEMENT FOR UTILITIES, PARKING, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND PARTY WALLS)
  - SUBJECT TO CONSENT TO OCCUPY EASEMENT BY AND BETWEEN O.P.P.D., SPRINT SPECTRUM, L.P. DATED JANUARY 13, 1997, FILED JANUARY 27, 1997 IN BOOK 1199 AT PAGE 552 OF THE MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA. CONSENT TO OCCUPY AREA IS LOCATED ON TRANSMISSION TOWER WITHIN 100' O.P.P.D. EASEMENT AS SHOWN ON SUBJECT PER BOOK 312, PAGE 513.

**LEGEND**  
O.P.P.D. - OMAHA PUBLIC POWER DISTRICT  
R.O.W. - RIGHT OF WAY



**APPROVAL OF OMAHA CITY PLANNING BOARD**

This plat of WESTWOOD HEIGHTS REPLAT 3, Lots 1 through 6, inclusive, was approved by the City Planning Board of the City of Omaha, Nebraska, this 2 day of Dec, 1998.

*John J. Kelly*  
CHAIRMAN, OMAHA CITY PLANNING BOARD

**APPROVAL OF OMAHA CITY COUNCIL**

This plat of WESTWOOD HEIGHTS REPLAT 3, Lots 1 through 6, inclusive, was approved by the City Council of the City of Omaha, Nebraska, this 9 day of February, 1999.

*Paul M. Smith* PRESIDENT  
*Hal Dorsch* CITY CLERK  
MAYOR

**DOUGLAS COUNTY TREASURER'S CERTIFICATE**

This is to certify that I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced within this plat, as shown by the records of this office, this 12 day of February, 1999.

*David J. ...*  
DOUGLAS COUNTY TREASURER

**APPROVAL OF DOUGLAS COUNTY ENGINEER**

This plat of WESTWOOD HEIGHTS REPLAT 3, Lots 1 through 6, inclusive, was reviewed by the Douglas County Engineer's Office this 17 day of February, 1999.

*Frank Kelly*  
DOUGLAS COUNTY ENGINEER

**APPROVAL OF OMAHA CITY ENGINEER**

I hereby approve this plat of WESTWOOD HEIGHTS REPLAT 3, Lots 1 through 6, inclusive, as to the design standards this 20 day of December, 1998.

*Paul M. ...*  
OMAHA CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with chapter 53 of the Omaha Municipal Code.  
*Paul M. ...* 9-3-99  
OMAHA CITY ENGINEER DATE

