

MISC 2006021615

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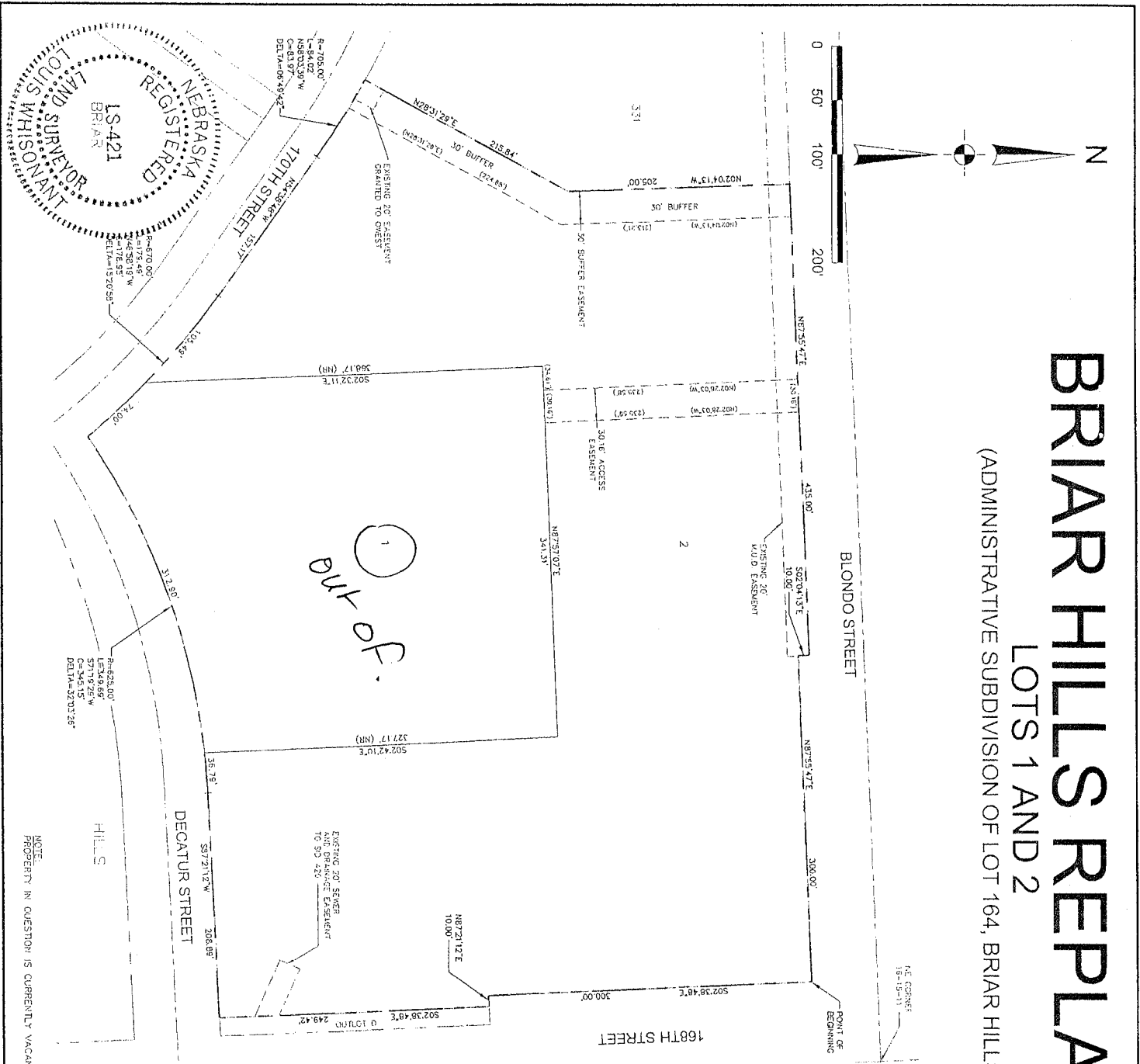
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# BRIAR HILLS REPLAT 3

(ADMINISTRATIVE SUBDIVISION OF LOT 164, BRIAR HILLS)

LOTS 1 AND 2



**LEGAL DESCRIPTION**

LOTS 1 AND 2, BRIAR HILLS REPLAT 3, BEING A REPLATTING OF LOT 164, BRIAR HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS BEING THE BEGINNING OF THE WESTERLY RIGHT-OF-WAY LINE OF 168TH STREET WITH A BEARING OF N87°55'47"E AND A DISTANCE OF 300.00 FEET TO THE BEGINNING OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET, THROUGH A CENTRAL ANGLE OF 100°00'00" (2) COURSES, 1) 502.3848 FT., 2) N87°21'12"E, 10.00 FEET 3) 502.3848 FT., 249.42 FEET TO THE SOUTHEASTLY CORNER OF SAID LOT 164 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DECATUR STREET, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S87°21'12"W, 208.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°02'26", 349.69 FEET TO MOST SOUTHERLY CORNER OF SAID LOT 164 AND A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 170TH STREET, SAID CORNER BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS N50°42'10"E, 670.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE OF 170TH STREET, THROUGH A CENTRAL ANGLE OF 152°02'58", 179.44 FEET 2) N87°55'47"E, 435.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 703.00 FEET; 3) NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°49'42", 64.02 FEET; 4) A CORNER COMMON TO SAID LOT 164 AND LOT 251, BRIAR HILLS, BEING ALONG THE WESTERLY LINE OF SAID LOT 164, 250.00 FEET; 5) N87°51'07"E, 354.35 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET, THROUGH A CENTRAL ANGLE OF 100°00'00" (2) COURSES, 1) N87°55'47"E, 435.00 FEET; 2) S02°04'17"E, 10.00 FEET; 3) N87°55'47"E, 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.033 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.

DATE: *Feb 7, 2006*  
 LOUIS R. WHISOMANT LS #421

**OWNERS CERTIFICATION**

I KNOW ALL PERSONS BE THESE PRESENTS, THAT WE, 168TH AND BLONDO LLC, OWNER OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO THE LOTS AS SHOWN ON THIS PLAT.

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 THE FOREGOING DOCUMENTS CERTIFICATION WAS ADOPTED AND EXECUTED BY ME, THE NOTARY PUBLIC, ON FEBRUARY 7, 2006, AT 10:00 AM, IN THE CITY OF OMAHA, NEBRASKA, IN THE PRESENCE OF *John Spawsky, manager of 168th and Blondo LLC*.

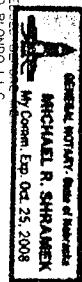
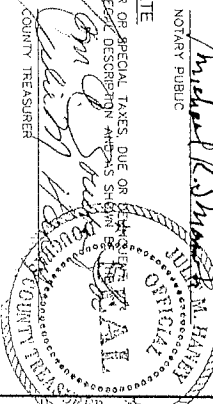
**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR TO BE PAID AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN ON THE RECORDS OF THIS OFFICE.

**PLANNING DIRECTOR'S APPROVAL**

THIS ADMINISTRATIVE LOT SPLIT OF BRIAR HILLS LOT 164, WAS APPROVED BY THE DOUGLAS COUNTY PLANNING DIRECTOR ON THE DATE INDICATED BELOW. THIS ADMINISTRATIVE LOT LINE ADJUSTMENT APPROVAL IS VOID UNLESS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE.

DATE: *2/15/06*  
 PLANNING DIRECTOR: *John Whisomant*



PROJECT NO: 00-05-05	BRIAR HILLS REPLAT 3	<p><b>ENGINEERING, INC.</b>          11920 BURY STREET, SUITE 150          OMAHA, NEBRASKA 68154          402.565.4355 (PH), 402.505.4432 (FAX)</p>
DATE: FEB 2006	DOUGLAS COUNTY, NEBRASKA	
DESIGNED: MOS	ADMINISTRATIVE SUBDIVISION OF LOT 164, BRIAR HILLS	
DRAWN: CAD		
CHECKED: MOS		
SHEET NO: 1 OF 1		

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