Proof
D.E.
Checked
Fee $ 54.59

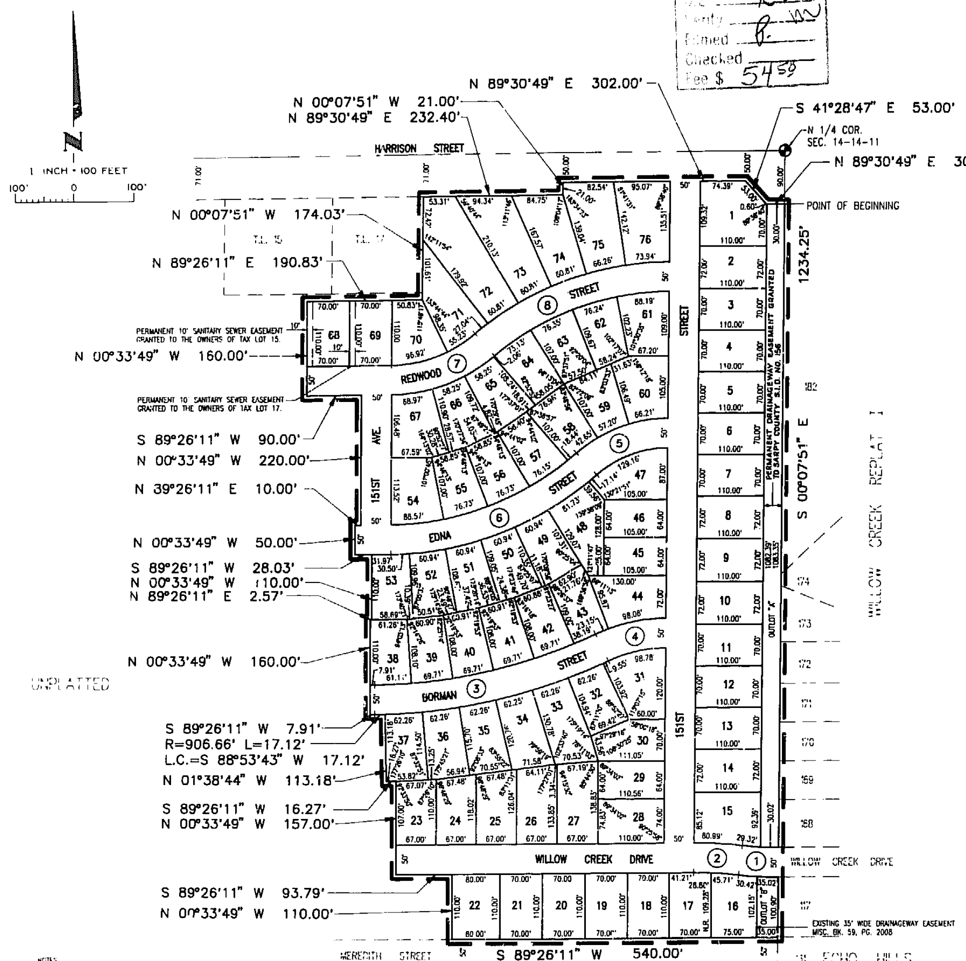
FILED SARPY CO. NE.
INSTRUMENT NUMBER 92-009648
92 MAY 15 PM 4:26
REGISTER OF DEEDS

92-09648

BIRCHFIELD

LOTS 1 THRU 76 INCLUSIVE AND OUTLOTS "A" & "B"

BEING A PLATTING OF PART OF TAX LOT 18A LOCATED IN THE NW 1/4 OF SECTION 14, T14N, R11E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.)

3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOT 1, AND LOTS 72, 73, 74, 75, 76, TO MEREDITH STREET FROM LOTS 16, 17, 18, 19, 20, 21, 22.

℄ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	485.70'	62.37'	31.24'	07°21'34"
2	600.00'	77.75'	38.93'	07°25'29"
3	881.66'	389.19'	197.82'	25°17'30"
4	245.00'	110.00'	55.94'	25°43'29"
5	200.00'	147.61'	77.35'	42°17'13"
6	485.81'	354.88'	185.77'	41°51'15"
7	240.05'	169.84'	88.65'	40°32'15"
8	464.00'	331.79'	173.35'	40°58'13"

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of Birchfield was approved on this 13 day of MAR, 1992.

Sarpy County Building Inspector

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of Birchfield was approved by the County Planning Commission on this 11 day of MARCH, 1992.

Chairman, Sarpy County Planning Commission

DEDICATION

Know all men by these presents that we, Landevco, Inc. and the Karloff Farm Company, a partnership, owners of the property described in the Certification of Survey and embraced within this 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 Birchfield(Lots 1 thru 76 and Outlots "A" & "B"), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat; we do further grant a perpetual easement to the Omaha Public Power District, US 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 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; and 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 pipe lines, 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. 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 hereunto set our hands this 26 day of Feb, 1992.

LANDEVCO, INC.

John J. Smith, President

THE KARLOFF FARM COMPANY

Edna M. Karloff, Partner

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)ss
COUNTY OF DOUGLAS)

On this 26 day of Feb, 1992, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Landevco, Inc., to me 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.

Homer R. Hunt
Notary Public

GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 1995

My Commission expires

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)ss
COUNTY OF DOUGLAS)

On this 26 day of Feb, 1992, before me, the undersigned, a Notary Public in and for said County, personally came Edna M. Karloff, Partner of the Karloff Farm Company, a partnership, to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be her voluntary act and deed as such partner of said partnership.

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

Homer R. Hunt
Notary Public

GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 1995

My Commission expires

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in BIRCHFIELD (Lots 1 thru 76, inclusive and Outlots "A" and "B"), being a platting of part of Tax Lot 18A, a tax lot located in the NW 1/4 of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 14; thence S00°07'51"E (assumed bearing) along the East line of said NW 1/4 of Section 14, a distance of 90.00 feet to a point on the South right-of-way line of Harrison Street, said point also being the point of beginning; thence continuing S00°07'51"E along said East line of the NW 1/4 of Section 14, said line also being the West line of Willow Creek Replat I, a subdivision located in the NE 1/4 of said Section 14, a distance of 1234.25 feet to the Southwest corner of Lot 117, said Willow Creek Replat I, said point also being on the North right-of-way line of Meredith Street and said point also being the Southeast corner of the North 1/2 of said NW 1/4 of Section 14; thence S89°26'11"W along said North right-of-way line of Meredith Street and the South line of said North 1/2 of the NW 1/4 of Section 14, a distance of 540.00 feet; thence N00°33'49"W, a distance of 110.00 feet; thence S89°26'11"W, a distance of 93.79 feet; thence N00°33'49"W, a distance of 157.00 feet; thence S89°26'11"W, a distance of 16.27 feet; thence N01°38'44"W, a distance of 113.18 feet; thence Westerly on a curve to the right with a radius of 906.66 feet, a distance of 17.12 feet, said curve having a long chord which bears S88°53'43"W, a distance of 17.12 feet; thence S89°26'11"W, a distance of 7.91 feet; thence N00°33'49"W, a distance of 160.00 feet; thence N89°26'11"E, a distance of 2.57 feet; thence N00°33'49"W, a distance of 110.00 feet; thence S89°26'11"W, a distance of 28.03 feet; thence N00°33'49"W, a distance of 50.00 feet; thence N89°26'11"E, a distance of 10.00 feet; thence N00°33'49"W, a distance of 220.00 feet; thence S89°26'11"W, a distance of 90.00 feet; thence N00°33'49"W, a distance of 160.00 feet; thence N89°26'11"E, a distance of 190.83 feet to a point on the Southerly extension of the East line of Tax Lot 17, a tax lot located in said NW 1/4 of Section 14; thence N00°07'51"W along said East line and the Southerly extension thereof on Tax Lot 17, a distance of 174.03 feet to a point on said South right-of-way line of Harrison Street; thence along said South right-of-way line of Harrison Street on the following described courses; thence N89°30'49"E, a distance of 232.40 feet; thence N00°07'51"W, a distance of 21.00 feet; thence N89°30'49"E, a distance of 302.00 feet; thence S41°28'47"E, a distance of 53.00 feet; thence N89°30'49"E, a distance of 30.60 feet to the point of beginning.

Robert Clark
Robert Clark, LS-419

Feb. 25, 1992
Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of Birchfield approved by the County Board of Commissioners on this 7 day of April, 1992.

Chairman, Sarpy County Board of Commissioners

SARPY 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 on this 15 day of May, 1992.

Kathleen A. Ingram
Sarpy County Treasurer
By Doris Larsen, Deputy

KATHLEEN A. INGRAM SARPY COUNTY TREASURER Seal

REVIEW OF SARPY COUNTY SURVEYOR

This plat of Birchfield was reviewed by the office of the Sarpy County Surveyor on this 11 day of May, 1992.

Sarpy County Surveyor

NEBRASKA REGISTERED LS-462 LAND SURVEYOR

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

BIRCHFIELD
SARPY COUNTY, NEBRASKA

FINAL PLAT

DATE 2-24-92	DESIGNED BY R.L.S.	DRAWN BY T.R.H.	CHECKED BY H.R.H.
PROJECT NO. 91042	SCALE 1"=100'	SHEET 1 of 1	

009648