

# BRIARCLIFF

LOTS 1 THROUGH 21, INCLUSIVE, BEING A PLATTING OF TAX LOT 12, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### SURVEYORS CERTIFICATE

I, WILLIAM A. FARRELL, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE BOUNDARY OF BRIARCLIFF AS SHOWN ON THIS PLAT, AND THAT IRON MARKERS WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND POINTS OF CURVATURE OF SAID BRIARCLIFF, BEING A REPLAT OF TAX LOT 12 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, THENCE N27°27'16" E 987.50 FEET (ASSUMED BEARING) 987.50 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO THE WESTERLY PROPERTY LINE OF PAPIO DAM SITE 20, THENCE ALONG SAID WESTERLY PROPERTY LINE ON THE FOLLOWING FOUR (4) COURSES: (1) S02°28'54"E 994.89 FEET; (2) S87°27'28"W 456.88 FEET; (3) S02°33'41"E 994.87 FEET; (4) S88°36'24"W 387.33 FEET TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27; THENCE N82°36'28"W 2155.42 FEET TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 30.1 ACRES, MORE OR LESS.

NOTE: BEARINGS ARE BASED ON A SURVEY BY THE U.S. CORPS OF ENGINEERS DATED JAN. 1894.

WILLIAM A. FARRELL, L.S. NO. 330

DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM F. PFLUG, VIRGINIA A. SHALLEY AND ELEANOR P. PARKINS, BEING THE OWNER'S OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREON. SAID ADDITION TO BE HEREAFTER KNOWN AS "BRIARCLIFF" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE, 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 HEREBY SET OUR HANDS THIS DAY OF \_\_\_\_\_ 1994.

WILLIAM F. PFLUG

VIRGINIA A. SHALLEY

ELEANOR P. PARKINS

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WILLIAM F. PFLUG, VIRGINIA A. SHALLEY AND ELEANOR P. PARKINS, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### COUNTY TREASURER CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SARPY COUNTY TREASURER

DATE

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS  
THIS PLAT OF "BRIARCLIFF" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

COUNTY CLERK

### APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF "BRIARCLIFF" ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

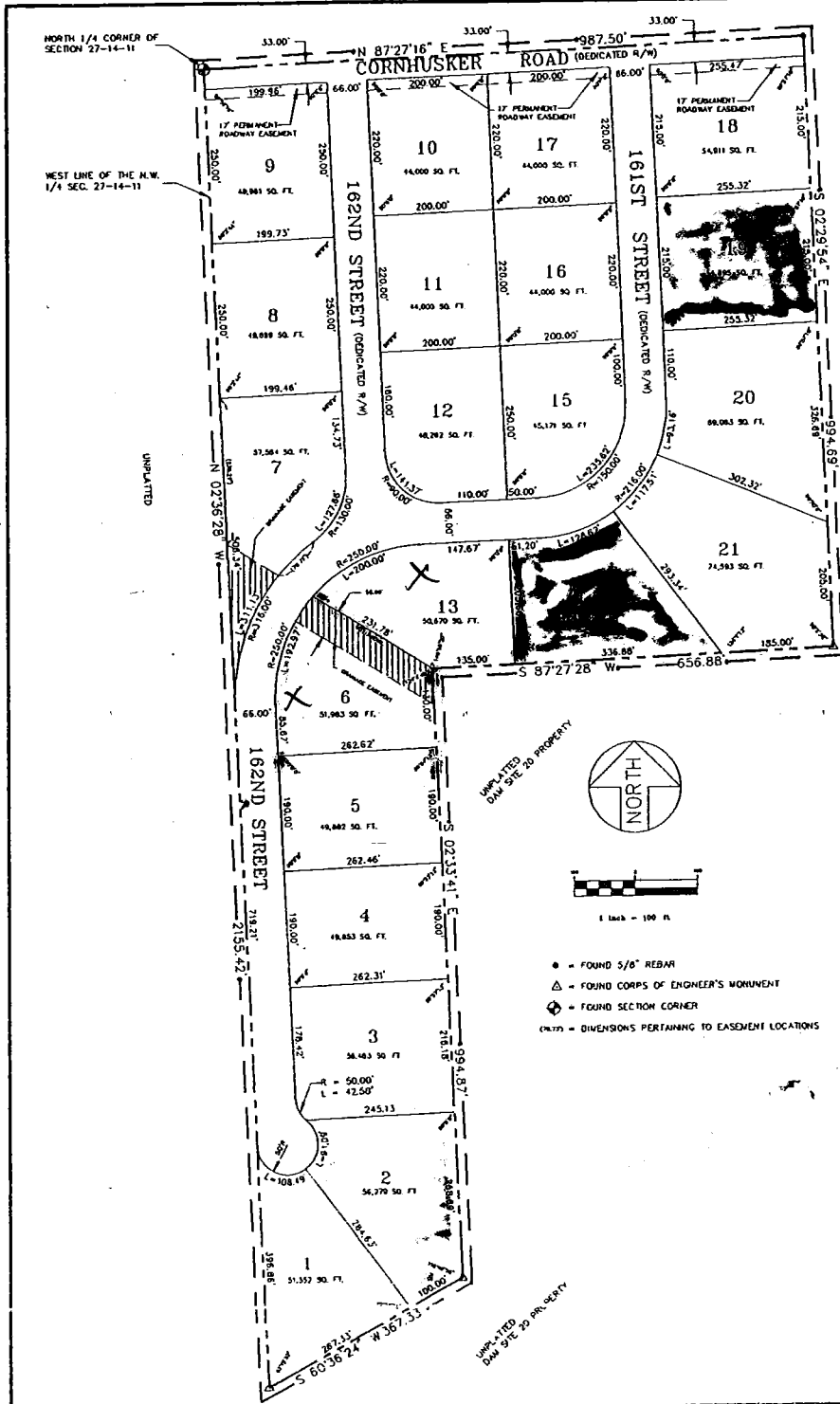
SARPY COUNTY SURVEYOR

APPROVAL OF SARPY COUNTY PLANNING COMMISSION  
THIS PLAT OF "BRIARCLIFF" WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR  
I HEREBY APPROVE THIS PLAT OF "BRIARCLIFF" ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.

SARPY COUNTY BUILDING INSPECTOR



UNPLATTED  
DOW SITE 20 PROPERTY

UNPLATTED  
DOW SITE 20 PROPERTY

UNPLATTED  
DOW SITE 20 PROPERTY

**FINAL PLAT - BRIARCLIFF**  
**SARPY COUNTY, NEBRASKA**

**Hill-Parrell Associates, Inc.**  
Land Surveyors, Land Planners, Construction Surveyors  
1004 Lincoln Pl., Bellevue, NE 68004 408-281-8100



94-23596

Fee \$ 26.00
Checked
FILED
DATE
BY
RECORDED

**BRIARCLIFF**  
TAX LOTS 1 THROUGH 21, INCLUSIVE, BEING A PLATTING OF  
OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY  
COUNTY, NEBRASKA.

**SUBJECTS CERTIFICATE**  
I, WILLIAM K. FARRELL, COUNTY SURVEYOR, HAVE ACCURATELY SURVEYED THE BOUNDARY OF BRARCLIFF AS SHOWN ON THIS PLAT, AND THAT  
AND MORE HEREIN APPOINTED BOUNDARY OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING  
AND MORE HEREIN APPOINTED BOUNDARY OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING  
AND MORE HEREIN APPOINTED BOUNDARY OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING  
AND MORE HEREIN APPOINTED BOUNDARY OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING



WILLIAM K. FARRELL, L.S. NO. 330  
DATE: 1-15-84

**DEBRIEFING**  
KNOW ALL MEN BY THESE PRESENTS THAT MR. WILLIAM K. FARRELL, WILLIAM A. SHAMLEY AND DEANOR P. PARKINS,  
FROM THE BOUNDARY OF THE PROPERTY DESCRIBED HEREIN THE SURVEYOR'S CERTIFICATE AND ENLARGED  
FROM THE BOUNDARY OF THE PROPERTY DESCRIBED HEREIN THE SURVEYOR'S CERTIFICATE AND ENLARGED  
FROM THE BOUNDARY OF THE PROPERTY DESCRIBED HEREIN THE SURVEYOR'S CERTIFICATE AND ENLARGED  
FROM THE BOUNDARY OF THE PROPERTY DESCRIBED HEREIN THE SURVEYOR'S CERTIFICATE AND ENLARGED

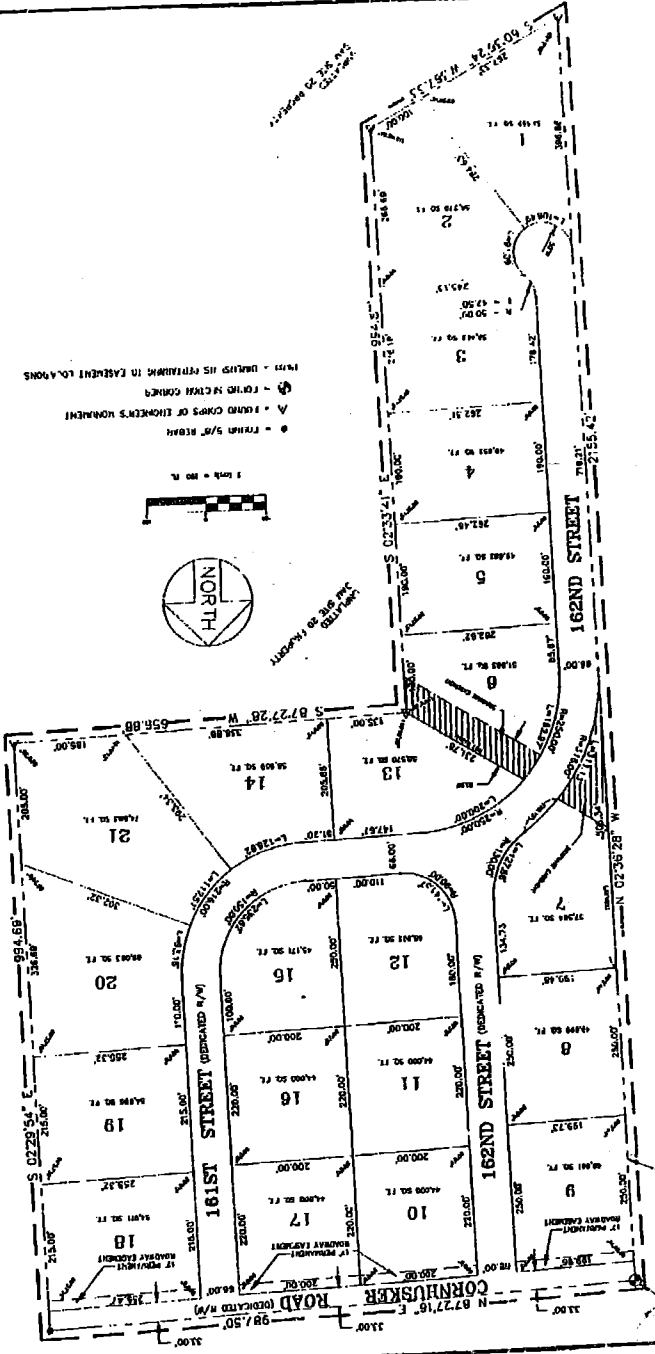
WILLIAM A. SHAMLEY  
DEANOR P. PARKINS

STATE OF NEBRASKA  
COUNTY OF SARPY  
COUNTY TREASURER CERTIFICATE  
IS MANY THINGS DUE OR DEDUCTIBLE FROM THIS PLAT AS SHOWN BY THE  
CERTIFICATE AND ENLARGED HEREIN THIS PLAT AS SHOWN BY THE  
RECORDS OF THE OFFICE.  
DATE: 11-15-84

APPROVAL OF SARPY COUNTY PLANNING COMMISSION  
THIS PLAT OF "BRARCLIFF" WAS APPROVED BY THE SARPY COUNTY  
PLANNING COMMISSION ON THIS 17th DAY OF January, 1984.  
APPROVAL OF SARPY COUNTY BUILDING INSPECTOR  
I HEREBY APPROVE THIS PLAT OF "BRARCLIFF" ON THIS DAY  
OF January, 1984.  
SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS  
BOARD OF COMMISSIONERS OF THIS DAY OF January, 1984.  
SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY SURVEYOR  
I HEREBY APPROVE THIS PLAT OF "BRARCLIFF" ON THIS DAY  
OF January, 1984.  
SARPY COUNTY SURVEYOR



1/4 SEC. 27 11 E  
1/4 SEC. 27 11 E

LOTS 1 THROUGH 21, INCLUSIVE, BEING A PLATTING OF TAX LOT 12, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYORS CERTIFICATE

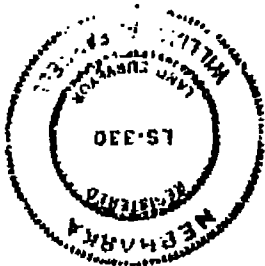
I, WILLIAM A. FARRELL, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE BOUNDARY OF BRIARCUFF AS SHOWN ON THIS PLAT, AND THAT IRON MARKERS WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND POINTS OF CURVATURE OF SAID BRIARCUFF, BEING A REPLAT OF TAX LOT 12 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 27, 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, THENCE N87°27'16"E (ASSUMED BEARING) 987.50 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO THE WESTERLY PROPERTY LINE OF PAPIO DAM SITE 20, THENCE ALONG SAID WESTERLY PROPERTY LINE ON THE FOLLOWING FOUR (4) COURSES: (1) 502.2954'E 894.69 FEET; (2) S87°27'28"W 656.88 FEET; (3) S02°33'41"E 994.87 FEET; (4) S80°16'24"W 567.33 FEET TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27; THENCE N02°56'28"W 2155.42 FEET TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 30.65 ACRES, MORE OR LESS.

NOTE: BEARINGS ARE BASED ON A SURVEY BY THE U.S. CORPS OF ENGINEERS DATED JAN. 1984.

WILLIAM A. FARRELL, L.S. NO 330

DATE

1-25-84



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM A. SMALLY AND ELEANOR P. PARKINS, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREON, SAID ADDITION TO BE HEREAFTER KNOWN AS "BRIARCUFF" AND WE DO HEREBY RAFFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT, AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8) WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE, 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 HEREBY SET OUR HANDS THIS 25th DAY OF JANUARY 1984.

WILLIAM A. SMALLY

*William A. Smally*  
VIRGINIA A. SMALLY

*William A. Farrell*  
WILLIAM A. FARRELL

Fee \$ 26.00
Checked
Verified
D.E. Farrell
W