101-10080

101-10079

101-10078

# BRIARWOOD SUBDIVISION PHASE 1

LOTS 1 THROUGH 100 INCLUSIVE

A TRACT OF LAND BEING A PORTION OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.

## LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE NORTH 00°14'36" WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1104.59 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°18'12" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN A DISTANCE OF 95.21 FEET; THENCE SOUTH 89°43'02" EAST, A DISTANCE OF 132.60 FEET; THENCE NORTH 00°16'58" EAST, A DISTANCE OF 20.88 FEET; THENCE SOUTH 89°43'02" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°16'58" WEST, A DISTANCE OF 64.00 FEET; THENCE SOUTH 03°51'46" WEST, A DISTANCE OF 41.49 FEET; THENCE SOUTH 78°08'40" EAST, A DISTANCE OF 233.29 FEET; THENCE SOUTH 55°09'34" EAST, A DISTANCE OF 51.03 FEET; THENCE SOUTH 66°41'39" EAST, A DISTANCE OF 75.38 FEET; THENCE SOUTH 53°07'51" EAST, A DISTANCE OF 160.04 FEET; THENCE NORTH 81°53'41" EAST, A DISTANCE OF 186.12 FEET; THENCE NORTH 00°16'58" EAST, A DISTANCE OF 134.00 FEET; THENCE SOUTH 89°43'02" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°16'58" WEST, A DISTANCE OF 32.91 FEET; THENCE SOUTH 89°43'02" EAST, A DISTANCE OF 145.54 FEET; THENCE SOUTH 00°11'11" EAST, A DISTANCE OF 401.10 FEET; THENCE NORTH 89°43'02" WEST, A DISTANCE OF 194.34 FEET; THENCE SOUTH 00°11'11" EAST, A DISTANCE OF 444.64 FEET; THENCE SOUTH 89°45'25" EAST, A DISTANCE OF 34.39 FEET; THENCE SOUTH 00°15'56" EAST, A DISTANCE OF 194.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE NORTH 89°50'38" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1116.87 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 28.67 ACRES MORE OR LESS.

## SURVEYOR'S NOTES:

1. ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED OTHERWISE. NR = NON-RADIAL
2. DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.
3. 5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN SET AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AND CUT "X"s IN THE CENTER OF ALL CUL-DE-SACS.

CENTER LINE CURVE TABLE

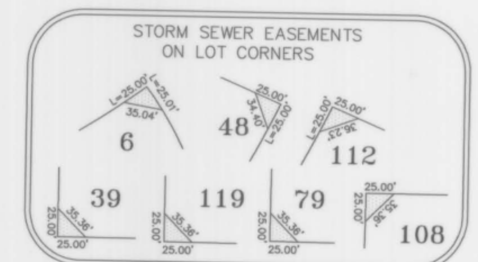
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 227.55 | 350.00 | 117.96 | 223.57 | S71°39'26"W | 37°15'04" |
| C2 | 1137.14 | 724.95 | 723.35 | 1024.10 | N44°46'50"W | 89°52'25" |
| C3 | 85.96 | 321.93 | 43.24 | 85.70 | N82°11'41"W | 15°17'54" |
| C4 | 86.65 | 321.93 | 43.59 | 86.39 | N82°15'23"W | 15°25'19" |
| C5 | 295.70 | 300.00 | 161.11 | 283.87 | N04°55'53"W | 56°28'28" |
| C6 | 135.11 | 725.00 | 67.75 | 134.91 | N05°03'22"W | 10°40'39" |

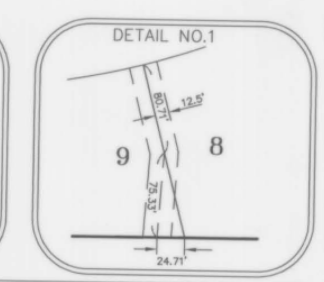
R.O.W. CURVE TABLE

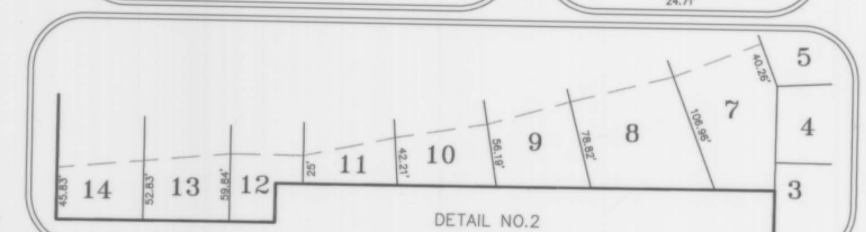
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---|---|---|---|---|---|
| C7 | 244.93 | 375.00 | 37°25'23" | 240.60 | S71°34'16"W |
| C8 | 317.82 | 749.95 | 24°16'53" | 315.45 | N52°38'36"W |
| C9 | 276.34 | 749.95 | 21°06'46" | 274.78 | N79°09'39"W |
| C10 | 139.77 | 750.00 | 10°40'39" | 139.57 | S05°03'22"E |
| C11 | 130.45 | 700.00 | 10°40'39" | 130.26 | S05°03'22"E |
| C12 | 256.25 | 699.95 | 20°58'34" | 254.82 | N79°13'45"W |
| C13 | 320.34 | 325.00 | 56°28'28" | 307.53 | S04°55'53"E |
| C14 | 271.06 | 275.00 | 56°28'28" | 260.22 | S04°55'53"E |
| C15 | 791.67 | 699.95 | 64°48'13" | 750.14 | N32°14'44"W |
| C16 | 78.79 | 296.93 | 15°12'10" | 78.56 | S82°14'33"E |
| C17 | 92.80 | 346.93 | 15°19'35" | 92.53 | N82°18'15"W |
| C18 | 79.43 | 296.93 | 15°19'35" | 79.19 | N82°18'15"W |
| C19 | 60.25 | 346.93 | 09°57'03" | 60.18 | S79°36'59"E |
| C20 | 482.17 | 749.95 | 36°50'12" | 473.90 | N18°15'44"W |
| C21 | 211.01 | 325.00 | 37°11'59" | 207.32 | S71°40'58"W |
| C22 | 261.80 | 50.00 | 300°00'00" | 50.00 | N79°36'19"E |
| C23 | 261.80 | 50.00 | 300°00'00" | 50.00 | N56°49'53"E |

## STANDARD UTILITY EASEMENTS:

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. SAID DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.




CENTER LINE LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 273.85 | N89°43'02"W |
| L2 | 289.00 | N00°16'58"E |
| L3 | 25.01 | N53°01'54"E |
| L4 | 244.24 | N00°09'22"E |
| L5 | 209.69 | N89°43'02"W |
| L6 | 736.24 | N89°50'38"W |
| L7 | 21.47 | N89°58'02"W |
| L8 | 150.07 | S00°09'22"W |
| L9 | 103.55 | N33°10'07"W |
| L10 | 223.82 | N23°18'21"E |
| L11 | 105.71 | N10°23'41"W |
| L12 | 506.49 | N00°16'58"E |

R.O.W. LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L13 | 147.43 | S89°43'02"E |
| L14 | 231.09 | S00°16'58"W |
| L15 | 264.00 | S00°16'58"W |
| L16 | 76.21 | S89°43'02"E |
| L17 | 124.67 | S23°18'21"W |
| L18 | 134.88 | S23°18'21"W |
| L19 | 28.07 | N89°43'02"W |
| L20 | 226.00 | S00°16'58"W |
| L21 | 205.14 | S00°16'58"W |
| L22 | 131.62 | N89°43'02"W |
| L23 | 131.17 | N89°43'02"W |
| L24 | 230.49 | S00°16'58"W |
| L25 | 62.41 | S10°23'41"E |
| L26 | 62.41 | S10°23'41"E |
| L27 | 230.49 | N00°16'58"E |
| L28 | 28.07 | N89°43'02"W |
| L29 | 45.43 | N23°18'21"E |
| L30 | 60.25 | S33°10'07"E |
| L31 | 60.25 | S33°10'07"E |
| L32 | 45.43 | N23°18'21"E |
| L33 | 69.24 | N00°09'22"E |
| L34 | 711.25 | S89°50'38"E |
| L35 | 21.59 | N89°50'38"W |
| L36 | 21.35 | N89°50'38"W |
| L37 | 126.46 | N00°09'22"E |
| L38 | 125.00 | N00°09'22"E |
| L39 | 693.00 | N89°50'38"W |
| L40 | 125.00 | N00°09'22"E |
| L41 | 244.24 | N00°09'22"E |
| L42 | 274.05 | S89°43'02"E |

RESERVED SPACE

MARK E. EHRHART - EHRHART GRIFFIN & ASSOCIATES, 3915 CUMING STREET, OMAHA, NEBRASKA 68131-1211 - (402) 551-0631

## LEGEND

- △ - SET SURVEY POINT 5/8" REBAR X 30" W/ ALUMINUM CAP #11416
- ▲ - FOUND SURVEY POINT 5/8" REBAR AND ALUM. CAP # 7717
- □ ● - FOUND SURVEY POINT
- ⊕ - SECTION CORNER, SEE DESCRIPTION

REGISTERED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MARK E. EHRHART

DATE 8/29/00 LIC. NO. 11416

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2001

EHRHART GRIFFIN & ASSOCIATES

| Project No. 991127 | BRIARWOOD SUBDIVISION PHASE 1 | |
|---|---|---|
| ENGINEERING | PLANNING | LAND SURVEYING |

3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631

SHEET 1 OF 2

101-100-81

101-10082