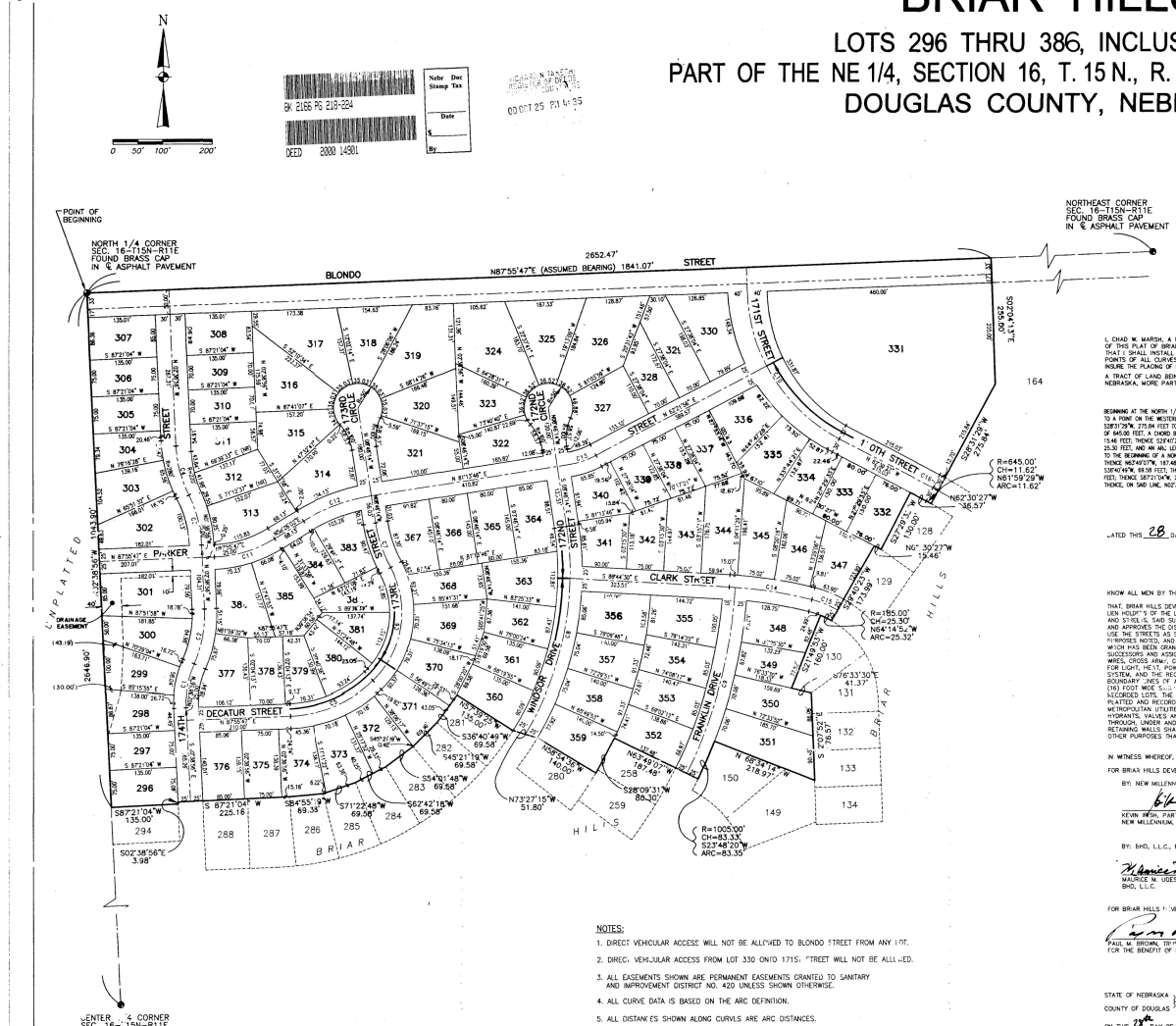
G13 #8

Briar Hills 296-386

BRIAR HILLS

LOTS 296 THRU 386, INCLUSIVE
PART OF THE NE 1/4, SECTION 16, T. 15 N., R. 11 E. OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF BRIAR HILLS, (LOTS 296 THRU 386 INCLUSIVE), HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF BRIAR HILLS; THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, N87°55'47"E (ASSUMED BEARING), 1841.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BRIAR HILLS, FIRST PLATTING, A PLATTED AND RECORDED SUBDIVISION IN SAID COUNTY; THENCE ON SAID LINE, S02°04'13"E, 235.00 FEET; THENCE S38°37'30"W, 275.04 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 170TH STREET; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 645.00 FEET, A CHORD BEARING N81°59'29"W, 11.62 FEET, AND AN ARC LENGTH OF 11.62 FEET; THENCE N02°30'27"W, 36.07 FEET; THENCE S37°29'33"W, 130.00 FEET; THENCE N02°30'27"W, 15.46 FEET; THENCE S37°40'27"W, 173.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 185.00 FEET, A CHORD BEARING N64°14'52"W, 25.30 FEET, AND AN ARC LENGTH OF 25.32 FEET; THENCE S21°49'53"W, 160.00 FEET; THENCE S76°33'30"E, 41.37 FEET; THENCE S02°03'52"E, 176.57 FEET; THENCE N68°54'14"W, 218.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 1005.00 FEET, A CHORD BEARING S23°48'20"W, 83.33 FEET, AND AN ARC LENGTH OF 83.35 FEET; THENCE N63°49'31"W, 187.48 FEET; THENCE S28°09'31"W, 80.30 FEET; THENCE N58°54'36"W, 140.00 FEET; THENCE N73°27'15"W, 51.80 FEET; THENCE N57°39'25"W, 125.00 FEET; THENCE S38°47'49"W, 69.58 FEET; THENCE S45°21'19"W, 69.58 FEET; THENCE S54°01'48"W, 69.58 FEET; THENCE S62°42'18"W, 69.58 FEET; THENCE S71°22'48"W, 69.58 FEET; THENCE S80°55'19"W, 69.38 FEET; THENCE S87°21'04"W, 225.16 FEET; THENCE S02°38'56"E, 3.98 FEET; THENCE S87°21'04"W, 135.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE, ON SAID LINE, N02°38'56"W, 1043.90 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING AN AREA OF 37.47 ACRES, MORE OR LESS.

DATED THIS 28 DAY OF April, 2000, A.D.

Chad W. Marsh
CHAD W. MARSH
REGISTERED LAND SURVEYOR L.S. #560

NEBRASKA REGISTERED LS-560 LAND SURVEYOR CHAD W. MARSH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIAR HILLS DEVELOPMENT, L.L.P., OWNER, AND PAUL M. BROWN, TRUSTEE FOR THE BENEFIT OF BHD, L.L.C. AND NEW MILLENNIUM, L.L.P., AND B-4, L.L.C., AS LIEN HOLDERS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS BRIAR HILLS, (LOTS 296 THRU 386 INCLUSIVE), AND APPROVES THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND DOES ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND FOR THE PURPOSES SHOWN HEREON AND DOES ALSO GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY CITY WHICH DOES HEREAFTER GRANT A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO TEN (10) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. BRIAR HILLS DEVELOPMENT, L.L.P., AND PAUL M. BROWN, TRUSTEE, DOES FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREIN PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF TRUSTEE ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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 28th DAY OF April, 2000, A.D.

FOR BRIAR HILLS DEVELOPMENT, L.L.P., OWNER

BY: NEW MILLENNIUM, L.L.P., PARTNER

KEVIN IRISH, PARTNER
NEW MILLENNIUM, L.L.P.

HERBERT FREEMAN, PARTNER
NEW MILLENNIUM, L.L.P.

BY: BHD, L.L.C., PARTNER

MAURICE M. UDES, MANAGER
BHD, L.L.C.

BY: B-4, L.L.C., PARTNER

MARRETTA E. BROWN, MEMBER

FOR BRIAR HILLS DEVELOPMENT, L.L.P., TRUSTOR

PAUL M. BROWN, TRUSTEE
FOR THE BENEFIT OF NEW MILLENNIUM, L.L.P., BHD, L.L.C., AND B-4, L.L.C.

PARTNERSHIP ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 28th DAY OF April, 2000, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KEVIN IRISH AND HERBERT FREEMAN AS PARTNERS OF NEW MILLENNIUM, L.L.P., MAURICE M. UDES AS MANAGER OF BHD, L.L.C., AND MARRETTA E. BROWN, MEMBER OF B-4, L.L.C., WHICH ARE THE SOLE PARTNERS IN BRIAR HILLS DEVELOPMENT, L.L.P., WHO ARE EACH PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT AS PARTNER, MANAGER, AND MEMBER, AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF NEW MILLENNIUM, L.L.P., BHD, L.L.C., AND B-4, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

John L. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 17th DAY OF October 2001, A.D.

TRUSTEE ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 28th DAY OF April, 2000, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PAUL M. BROWN, TRUSTEE FOR THE BENEFIT OF BHD, L.L.C., NEW MILLENNIUM, L.L.P., AND B-4, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS TRUSTEE AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Jan Marie Young
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 28th DAY OF August 2002, A.D.

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF BRIAR HILLS (LOTS 296 THRU 386, INCLUSIVE), AS TO THE DESIGN STANDARDS THIS 1st DAY OF MAY, 2000, A.D.

Jenny Yaremczyk
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 5th DAY OF September, 2000, A.D.

CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF BRIAR HILLS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 26th DAY OF September, 2000, A.D.

MAYOR

CITY CLERK

CITY COUNCIL PRESIDENT

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF BRIAR HILLS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 11th DAY OF October, 2000, A.D.

COUNTY ENGINEER

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.

DATED THIS 23rd DAY OF Oct, 2000, A.D.

COUNTY TREASURER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF BRIAR HILLS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 24th DAY OF May, 2000, A.D.

CHAIRMAN

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BLONDO STREET FROM ANY LOT.
2. DIRECT VEHICULAR ACCESS FROM LOT 330 ONTO 171ST STREET WILL NOT BE ALLOWED.
3. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 420 UNLESS SHOWN OTHERWISE.
4. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
5. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.

℄ CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	25°50'40"	200.00'	90.21'	45.89'	89.45'	S 10°51'07" W
C2	26°25'23"	250.00'	115.29'	58.69'	114.27'	S 10°33'45" W
C3	24°14'03"	250.00'	105.74'	53.67'	104.95'	N 14°11'15" W
C4	23°39'20"	250.00'	103.22'	52.35'	102.49'	N 14°28'36" W
C5	41°20'24"	260.00'	187.60'	98.09'	183.55'	S 67°11'34" W
C6	75°22'03"	190.00'	249.90'	146.76'	232.29'	N 08°54'21" E
C7	2°00'27"	275.00'	96.03'	48.51'	95.54'	N 18°46'27" W
C8	40°27'39"	620.00'	437.83'	228.49'	428.79'	N 11°27'36" E
C9	22°55'06"	980.00'	392.00'	198.66'	389.39'	N 14°43'20" E
C10	60°26'14"	350.00'	369.19'	203.86'	352.31'	N 32°17'20" W
C10	60°26'14"	350.00'	369.19'	203.86'	352.31'	S 32°17'20" E
C11	29°22'45"	250.00'	128.70'	65.81'	127.28'	N 73°10'54" E
C12	22°47'45"	375.00'	149.20'	75.60'	148.22'	N 69°49'54" E
C13	18°51'51"	175.00'	57.62'	29.07'	57.36'	N 71°47'51" E
C14	10°50'04"	900.00'	170.19'	85.35'	169.93'	S 81°19'28" E
C15	15°34'50"	210.00'	57.11'	28.73'	56.93'	N 68°07'02" W
C16	01°01'56"	675.00'	12.16'	6.08'	12.16'	S 61°59'29" E

LEGEND

- SECTION CORNER
- (NR) INDICATES NON-RADIAL LINE
- (50.18') DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- R/W CENTERLINE
- SECTION LINE
- EXISTING R/W

KIRKHAM MICHAEL
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

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