

BRIAR HILLS OUTLOTS A THRU D AND OUTLOTS A THRU D, INCLUSIVE SECTION 16, T. 15 N., R. 11 E. OF THE 6TH P.M. DODGE COUNTY, NEBRASKA

NE
SE)NE

EVERY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES
UNDER SUPERVISION, AND THAT I SHALL INSTALL PERMANENT
POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON
DODGE COUNTY, NEBRASKA, IN ORDER TO INSURE THE PLACING OF
THE BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

NORTH, RANGE 11 EAST OF THE 6TH P.M., DODGE COUNTY,

OF SAID SECTION 16, S02°30'48"E (ASSUMED BEARING),
OF THE NORTHEAST QUARTER OF SAID SECTION 16, S87°52'08"W,
SAID CURVE, HAVING A RADIUS OF 375.00 FEET AND A CHORD
100.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THENCE
118.85 FEET, AN ARC DISTANCE OF 118.85 FEET; THENCE
A CURVE, HAVING A RADIUS OF 375.00 FEET AND A CHORD BEARING
TO THE CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A
9.78 FEET; THENCE N08°20'04"W, 67.48 FEET; THENCE A NON-TANGENT
BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, 118.85 FEET ALONG
AN ARC DISTANCE OF 35.48 FEET; THENCE N59°44'11"E, 118.85 FEET;
71°05'W, 87.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
28°51'E, 338.13 FEET, AN ARC DISTANCE OF 338.74 FEET; THENCE
FEET; THENCE N21°49'53"E, 180.00 FEET TO THE BEGINNING OF
A CHORD BEARING S04°14'52"E, 25.30 FEET, AN ARC DISTANCE
S22°28'33"E, 130.00 FEET; THENCE S82°32'27"E, 26.57 FEET
OF 840.00 FEET AND A CHORD BEARING S81°56'30"E, 114.92 FEET,
255.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER
OF BEGINNING, CONTAINING AN AREA OF 75.33 ACRES, MORE OR LESS.

W. Shum
LAND SURVEYOR L.S. 112



BY OF BHD, L.L.C. AND NEW MILLENNIUM, L.L.P., S. SHEN
E, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS
BE NUMBERED AS SHOWN (LOTS 1 THRU 164, INCLUSIVE, AND
ON THIS PLAT AND HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC
PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE
ING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY
BOUNDARIES OF THIS PLAT, AND U.S. WIRE CONDUITS, TELEPHONE
CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSPENSORS
IN WIRE FOR THE CARRYING OF TRANSMISSION OF ELECTRIC CURRENT
AND SIGNALS PROVIDED BY A CABLE TELEVISION
STRIP OF LAND ABUTTING THE FRONT AND THE SIDE
OR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A STRIP
S THAT ARE NOT ADJACENT TO PRESENTLY PLAT D AND
2) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED,
DOES FURTHER GRANT A PERPETUAL EASEMENT TO THE
INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPE LINES,
THE TRANSMISSION OF NATURAL GAS AND WATER OIL, OVER
S, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDING OR
LINE MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND
RIGHTS HEREBY GRANTED.

1997, A.D.

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THE PLAT OF BRIAR HILLS, FIRST PLATING (LOTS 1 THRU 164, INCLUSIVE, AND
OUTLOTS A THRU D, INCLUSIVE) AS SHOWN ON THE ATTACHED PLAT AND RECORD THIS 23rd DAY
OF JULY, 1997, A.D.

Roger Neumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER
53 OF THE OMAHA MUNICIPAL CODE THIS 17 DAY OF February, 1998, A.D.

Roger Neumann
CITY ENGINEER

OMAHA CITY COUNCIL RECEIPT

THIS PLAT OF BRIAR HILLS, FIRST PLATING WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL
OF OMAHA THIS 17th DAY OF February, 1998, A.D.

Roger Neumann
Roger Neumann

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF BRIAR HILLS, FIRST PLATING WAS REFERRED BY THE COUNTY ENGINEER'S
OFFICE ON THE 17th DAY OF February, 1998, A.D.

W. Shum
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 SUBJECT'S CORNER AND BARRIERS ON THIS PLAT AS SHOWN BY
THE RECORDS OF THIS OFFICE.

DATED THIS 5th DAY OF February, 1998, A.D.

W. Shum



AND FOR SAID COUNTY, PERSONALLY CAME
L.L.C., WHICH ARE THE SOLE PARTNERS
PERSONS WHOSE NAMES ARE AFFIXED
HEREOF TO BE HIS/HER VOLUNTARY ACT

W. Shum

GENERAL NOTARY STATE OF NEBRASKA
JOHN L. ADLER
My Comm. Exp. Oct. 17, 1997

APPROVAL OF CITY ENGINEER OF OMAHA

THIS PLAT OF BRIAR HILLS, FIRST PLATING WAS APPROVED BY THE CITY ENGINEER BOARD OF
THE CITY OF OMAHA ON THE 17th DAY OF February, 1998, A.D.

W. Shum

AND FOR SAID COUNTY, PERSONALLY CAME
PERSONALLY KNOWN TO ME TO BE THE
THAT THE EXECUTION THEREOF TO BE
MILLENNIUM, L.L.P. AND BHD, L.L.C.

W. Shum
GENERAL NOTARY STATE OF NEBRASKA
JOHN L. ADLER

(50.18') DIMENSIONS IN PARENTHESES ARE EASEMENT DIMENSIONS

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- - - EXISTING R/W
- - - R/W CENTERLINE
- SECTION LINE

NE 1/4 SEC. 16
T15N-R11E
(UNPLATTED)

R=1005.00'
CH=338.13'
N31°06'51"E
ARC=339.74'

N02°07'52"W
80.00'

R=335.00'
CH=35.47'
S77°28'22"W
ARC=35.48'

R=365.00'
CH=9.78'
N22°14'37"E
ARC=9.78'

R=275.00'
CH=119.52'
N10°25'13"E
ARC=120.46'

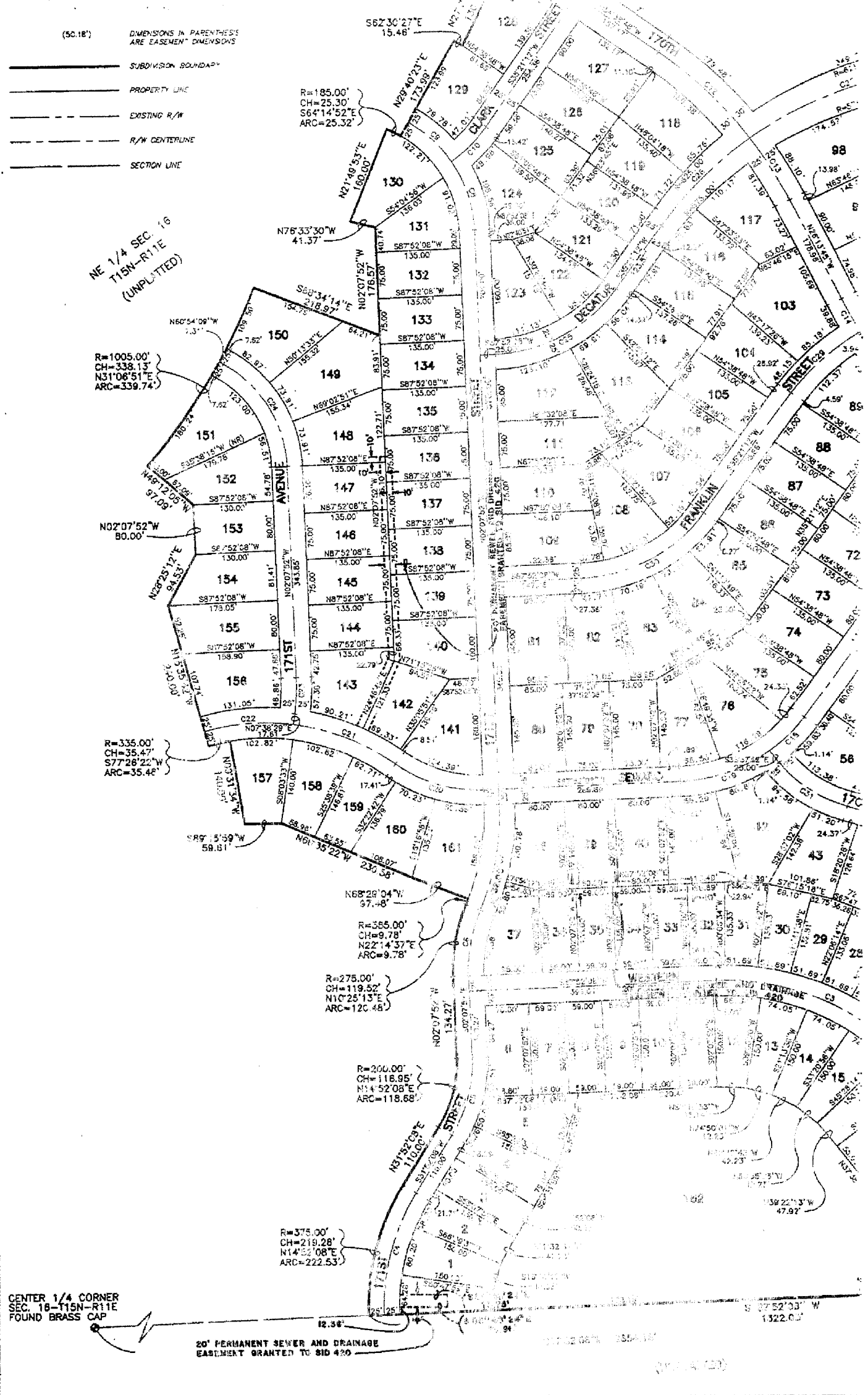
R=200.00'
CH=118.95'
N14°52'08"E
ARC=118.68'

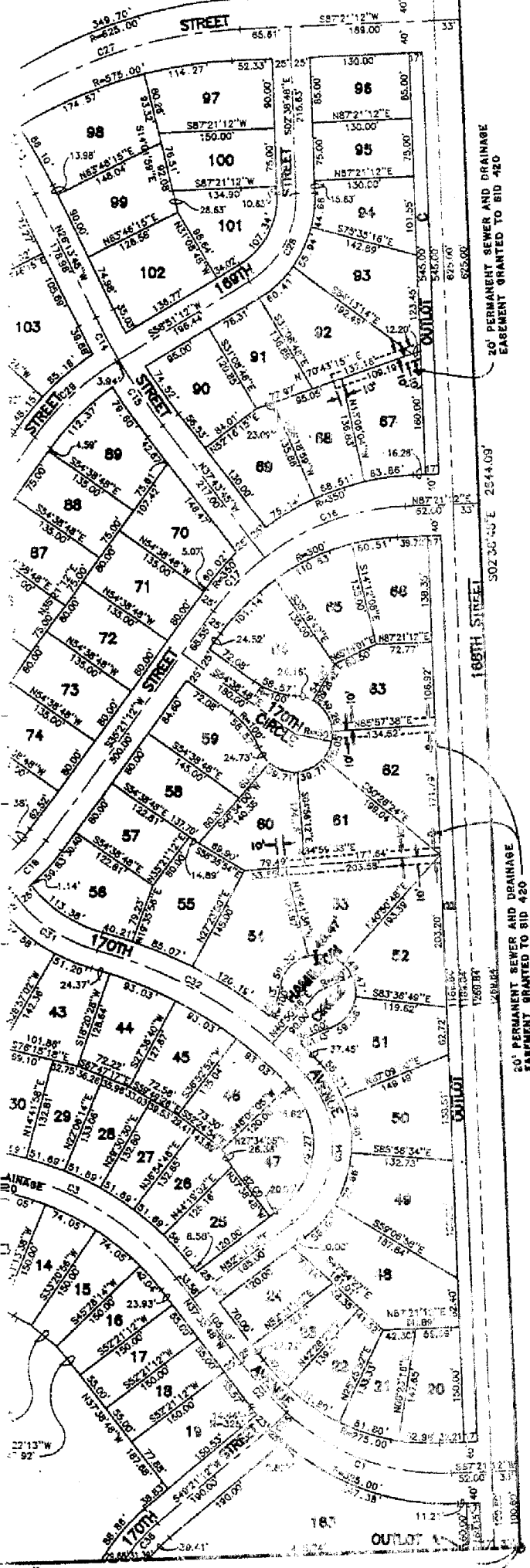
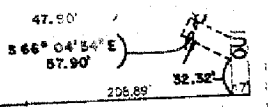
R=375.00'
CH=219.28'
N14°52'08"E
ARC=222.53'

CENTER 1/4 CORNER
SEC. 16-T15N-R11E
FOUND BRASS CAP

20' PERMANENT SEWER AND DRAINAGE
EASEMENT GRANTED TO SID 420

AS 4 10 1997 00 02 15
S:\PROJECTS\VERMONT\DWG
DWG





20' PERMANENT SEWER AND DRAINAGE
EASEMENT GRANTED TO SID 420

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20' PERMANENT SEWER AND DRAINAGE
EASEMENT GRANTED TO SID 420

EAST 1/4 CORNER
SEC. 16-T15N-R11E
FOUND BRASS CAP
IN 6" ASPHALT PAVEMENT

DATED THIS 10th DAY OF April, 1987, A.D.

Chas
CHARLES V.
REGISTERED

DEDICATION

NOTOR ALL WITH THESE PRESENTS
THAT, BRAD HILLS DEVELOPMENT, L.L.P., OWNER, AND PAUL M. BROWN, TRUSTEE FOR THE BENEFIT OF THE TRUST, HERETOFORE KNOWN AS THE SURVEYOR'S CERTIFICATE AND STREET SUBMISSION TO BE KNOWN AS BRAD HILLS FIRST PLATTING, THE LOTS 14 THROUGH 103, INCLUSIVE, AND APPROVES THE DEDICATION OF THE PROPERTY AS SHOWN ON THE SURVEY AS SHOWN HEREIN AND HEREBY GRANT THE EASEMENTS SHOWN ON THE PURPOSES AFORESAID AND DOES HEREBY GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANT WHICH HAS BEEN GRANTED TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE SUBDIVISION AND ALIGNS TO LECT AND OPERATE MAINTAIN REPAIR AND RENEW UNDERGROUND CABLES AND BUILT AND PROVIDES AND SHALL PROVIDE AND EXTEND THEM FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL SYSTEMS, AND THE RECEIPT OR OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT BOUNDARY LINES OF ALL LOTS, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE 1/4" FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR RECORDED LOTS, THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FEET WIDE AND RECORDED. BRAD HILLS DEVELOPMENT, L.L.P., AND PAUL M. BROWN, TRUSTEE HERETOFORE KNOWN AS THE SURVEYOR'S CERTIFICATE AND APPROVES AND ASSIGNS, TO ERECT HEREIN, WATER AND OTHER RELATED FACILITIES, AND TO EXTEND BRONCO PIPES FOR THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL CIRC RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OF

IT WAS DONE BY SAID SURVEYOR AND HERETOFOR KNOWN AS THIS 11th DAY OF April

BY SAID SURVEYOR
[Signature]
NEW HILLERMAN, L.L.P.

BY SAID TRUSTEE
[Signature]
PAUL M. BROWN, TRUSTEE
FOR THE BENEFIT OF BRAD HILLS DEVELOPMENT, L.L.P. AND BRAD, L.L.C.

STATE OF MISSOURI, COUNTY OF POLK, BARRATERSHIP ACKNOWLEDGMENT

BY THIS INSTRUMENT, I, *[Signature]*, ALL, BEING A NOTARY PUBLIC IN AND FOR THE STATE OF MISSOURI, DO HEREBY CERTIFY AS MANAGER OF BRAD HILLS DEVELOPMENT, L.L.P., AND BRAD, L.L.C., THAT THE SIGNATURES TO BE THE C TO THE INSTRUMENT AS AFORESAID, HAVE BEEN MADE AND ACKNOWLEDGED THAT THE EXECUTION AND RECORDING OF SAID INSTRUMENT ARE THE ACTS OF SAID BRAD HILLS DEVELOPMENT, L.L.P. AND BRAD, L.L.C. WITNESSE MY HAND AND OFFICE SEAL THIS LAST DAY AFORESAID.

[Signature]
NOTARY PUBLIC

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[Signature]
NOTARY PUBLIC

CURVE	BEARING	RADIUS	LENGTH	PERCENT	CHORD	BEARING
01	N70°06'48"W	219.26	222.63	104.89	229.31	N70°06'48"W
02	N14°52'08"E	200.00	134.87	107.79	134.87	N14°52'08"E
03	N11°25'10"E	190.00	118.50	107.00	118.50	N11°25'10"E
04	N17°33'30"W	185.00	126.57	108.00	126.57	N17°33'30"W
05	N67°22'38"W	185.00	126.57	108.00	126.57	N67°22'38"W
06	S66°30'27"E	185.00	126.57	108.00	126.57	S66°30'27"E
07	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
08	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
09	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
10	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
11	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
12	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
13	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
14	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
15	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
16	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
17	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
18	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
19	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E
20	N27°40'23"E	173.59	113.59	107.00	113.59	N27°40'23"E