

BIRCHFIELD 3RD ADDITION, LOT 1

SUBLOTS 1 THRU 23 INCLUSIVE & OUTLOT "A"

BEING A REPLAT OF ALL OF LOTS 101 THRU 113, INCLUSIVE, BIRCHFIELD 2ND ADDITION, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

DEDICATION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

)SS
COUNTY OF DOUGLAS)

On this 31 day of OCT., 1996, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Ronald E. Smith, President of R. S. Land, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof 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

Seal



Know all men by these presents that we, R.S. Land, Inc. owner of the property described in the Certification of Survey and embraced within this plat has caused said land to be subdivided into lots and streets to be numbered as shown, said subdivision to be hereafter known as BIRCHFIELD 3RD ADDITION, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A", and we do hereby ratify and approve of the disposition of this property as shown on the plat and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, 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 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 the 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 except those side lot lines which are occupied by duplex buildings; an eight-foot (8') wide strip of land abutting the rear boundary lines of all 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 further grant a perpetual easement to the Metropolitan Utilities District, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, 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, I do set my hand this 31 day of OCT., 1996.

R. S. LAND, INC.

Ronald E. Smith
Ronald E. Smith, President

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.

Russ Clark 2/12/97
Sarpy County Treasurer Date



SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, Inclusive, and Outlot "A" was approved on this 20 day of Nov 1996.

Kan J.P.

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.

R. S. LAND, INC.

Russell 2/12/97
 Sarpy County Treasurer Date

Ronald E. Smith
 Ronald E. Smith, President



SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A" was approved on this 20 day of Nov 1996.

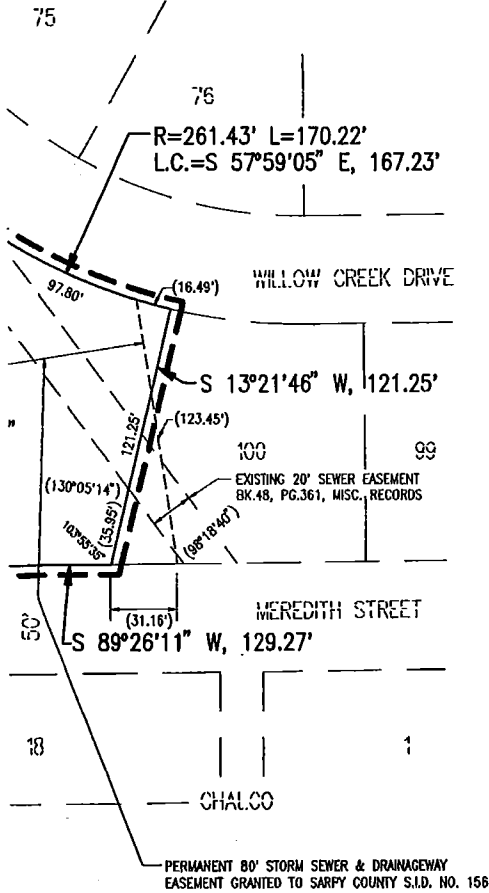
[Signature]
 Sarpy County Building Inspector

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 3rd Addition, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A", being a replat of all of Lots 101 thru 113, inclusive, Birchfield 2nd Addition, a subdivision located in the North 1/2 of 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:

Beginning at the Southwest corner of said Lot 101, Birchfield 2nd Addition, said point also being the Southwest corner of the NE 1/4 of said NW 1/4 of Section 14; thence along the Westerly line of said Lots 101 thru 113, Birchfield 2nd Addition, on the following described courses; thence N00°10'58"W (assumed bearing), a distance of 17.82 feet; thence N09°10'56"W, a distance of 34.84 feet; thence N39°19'56"W, a distance of 870.77 feet to the Northwesterly corner of said Lot 113, Birchfield 2nd Addition, said point also being on the Southerly right-of-way line of Gertrude Street; thence N50°40'04"E along the Northwesterly line of said Lot 113, Birchfield 2nd Addition, said line also being said Southerly right-of-way line of Gertrude Street, a distance of 115.00 feet to the Northeastly corner of said Lot 113, Birchfield 2nd Addition, said point also being the point of intersection of said Southerly right-of-way line of Gertrude Street and the Westerly right-of-way line of 154th Street; thence along the Northeastly line of said Lot 113 thru 101, inclusive, Birchfield 2nd Addition, said line also being said Westerly right-of-way line of 154th Street on the following described courses; thence S39°19'56"E, a distance of 763.74 feet; thence Southeastly on a curve to the left with a radius of 261.43 feet, a distance of 170.22 feet, said curve having a long chord which bears S57°59'05"E, a distance of 167.23 feet to the Northeast corner of said Lot 101, Birchfield 2nd Addition; thence S13°21'46"W along the East line of said Lot 101, Birchfield 2nd Addition, a distance of 121.25 feet to the Southeast corner of said Lot 101, Birchfield 2nd Addition, said point also being on the South line of said North 1/2 of the NW 1/4 of Section 14, said point also being on the North right-of-way line of Meredith Street; thence S89°26'11"W along the South line of said Lot 101, Birchfield 2nd Addition, said line also being said North right-of-way line of Meredith Street, a distance of 129.77 feet to the point of beginning.

Said tract of land contains an area of 2.673 acres, more or less.



Robert Clark
 Robert Clark, LS 419

Oct. 31, 1996
 Date

BIRCHFIELD 3RD ADDITION, LOT 1

SUBLOTS 1 THRU 23 INCLUSIVE & OUTLOT "A"

BEING A PART OF S.D. 114 3RD ADDITION, BEING PART OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 11 WEST, COUNTY OF SENECA, NEBRASKA.

1/4 1/4 NE 14-35

1/4 1/4 NW 14-35

1/4 1/4 SE 14-35

1/4 1/4 SW 14-35

1/4 1/4 NE 14-36

1/4 1/4 NW 14-36

1/4 1/4 SE 14-36

1/4 1/4 SW 14-36

1/4 1/4 NE 14-37

1/4 1/4 NW 14-37

1/4 1/4 SE 14-37

1/4 1/4 SW 14-37

1/4 1/4 NE 14-38

1/4 1/4 NW 14-38

1/4 1/4 SE 14-38

1/4 1/4 SW 14-38

1/4 1/4 NE 14-39

1/4 1/4 NW 14-39

1/4 1/4 SE 14-39

1/4 1/4 SW 14-39

1/4 1/4 NE 14-40

1/4 1/4 NW 14-40

1/4 1/4 SE 14-40

1/4 1/4 SW 14-40

1/4 1/4 NE 14-41

1/4 1/4 NW 14-41

1/4 1/4 SE 14-41

1/4 1/4 SW 14-41

1/4 1/4 NE 14-42

1/4 1/4 NW 14-42

1/4 1/4 SE 14-42

1/4 1/4 SW 14-42

1/4 1/4 NE 14-43

1/4 1/4 NW 14-43

1/4 1/4 SE 14-43

1/4 1/4 SW 14-43

1/4 1/4 NE 14-44

1/4 1/4 NW 14-44

1/4 1/4 SE 14-44

1/4 1/4 SW 14-44

1/4 1/4 NE 14-45

1/4 1/4 NW 14-45

1/4 1/4 SE 14-45

1/4 1/4 SW 14-45

1/4 1/4 NE 14-46

1/4 1/4 NW 14-46

1/4 1/4 SE 14-46

1/4 1/4 SW 14-46

1/4 1/4 NE 14-47

1/4 1/4 NW 14-47

1/4 1/4 SE 14-47

1/4 1/4 SW 14-47

1/4 1/4 NE 14-48

1/4 1/4 NW 14-48

1/4 1/4 SE 14-48

1/4 1/4 SW 14-48

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF DONALD

On this 31 day of OCT, 1996, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Harold E. Smith, President of R. S. Land, Inc., who is personally known by me to be the legal person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as a duly authorized officer of said corporation.

Witness my hand and Notary Seal the day and year first above written.

Harold E. Smith
Harold E. Smith
Notary Public

Seal

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or annual taxes due or delinquent against the property described in the Surveyor's Certificate and endorsed in this plat as shown by the records of this office.

Randy
Randy
Sage County Treasurer

Harley
Harley
Deputy

SAGE COUNTY BUILDING INSPECTOR APPROVAL

This final plat for Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, Inclusive, and Outlot "A" was approved on this 30 day of OCT, 1996.

Harley
Harley
Sage County Building Inspector

DEDICATION

Know all men by these presents that we, R.S. Land, Inc., owner of the property described in the Certificate of Survey and endorsed within this plat has caused said land to be subdivided into lots and streets to be hereinafter shown, said subdivision to be hereinafter known as BIRCHFIELD 3RD ADDITION, LOT 1, SUBLOTS 1 THRU 23, INCLUSIVE, and OUTLOT "A", and we do hereby ratify and approve of the proposed use of this property as shown on this plat and we do hereby grant, consent, and agree to allow the use of this property as shown on this plat, we do further grant a proposed easement to the Omaha Public Power District, 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, said easements and easements to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to install the same wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sources of all kinds including signals provided by a cable television system, and the reception and, over-the-air, under and across is conducted by the user of such signals and/or other devices, and we do hereby grant to said users all of the area bounded by front and side boundary lines, except those areas that are shown on this plat, and a six-foot (6') wide strip of land abutting the rear boundary line of all lots, and a six-foot (6') wide strip of land abutting the rear boundary line of all lots. The term "utilities" as used herein means any public or private utility, whether public or private, that is authorized to lay, maintain, use or operate any lines, pipes, conduits, wires, cables, or other facilities, and to erect thereon poles for the transmission of gas and water, gas, electric power, and other utilities, and to use the same for such purposes, but the same may be used for other purposes that do not interfere with the above-mentioned uses or rights herein granted.

In witness whereof, I do hereby ratify and approve this 31 day of OCT, 1996.

R. S. LAND, INC.

Robert Clark
Robert Clark
Harold E. Smith, President

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 3RD Addition, Lot 1, Sublots 1 thru 23, Inclusive, and Outlot "A", being a recap of all of lots 101 thru 113, Inclusive, Birchfield 2ND Addition, a subdivision located in the North 1/4 of the NW 1/4 of Section 14, Township 23 North, Range 11 West of the 9TH P.M., Sage County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 101, Birchfield 2ND Addition, said point also being the Southwest corner of the NE 1/4 of said NW 1/4 of Section 14; thence along the Westerly line of said Lot 101 thru 113, Birchfield 2ND Addition, or the following described courses: thence N00°10'56"W (assumed bearing), a distance of 37.82 feet; thence N09°10'56"W, a distance of 31.81 feet; thence S89°19'56"W, a distance of 870.77 feet to the Northwest corner of said Lot 113, Birchfield 2ND Addition, said point also being on the Southerly right-of-way line of Gertrude Street, thence N50°40'04"E along the Northwesterly line of said Lot 113, Birchfield 2ND Addition, said line also being said Southerly right-of-way line of Gertrude Street, a distance of 115.00 feet to the Northeast corner of said Lot 113, Birchfield 2ND Addition, said point also being the point of intersection of said Southerly right-of-way line of Gertrude Street and the Westerly right-of-way line of 34TH Street on the following described courses: thence S30°19'56"E, a distance of 763.74 feet; thence Southeasterly on a curve to the left with a radius of 261.43 feet, a distance of 170.77 feet, said curve having a long chord which bears S87°19'05"E, a distance of 167.23 feet to the Northeast corner of said Lot 101, Birchfield 2ND Addition; thence S19°21'46"W along the East line of said Lot 101, Birchfield 2ND Addition, a distance of 121.25 feet to the Southeast corner of said Lot 12; thence S12°12'25"W, a distance of 121.25 feet to the Southeast corner of said Lot 12; Birchfield 2ND Addition, and point also being on the South line of said North 1/4 of the NW 1/4 of Section 14, said point also being on the West right-of-way line of Meredith Street; thence S89°26'11"W along the South line of said Lot 101, Birchfield 2ND Addition, said line also being said Westerly right-of-way line of Meredith Street, a distance of 129.77 feet to the point of beginning.

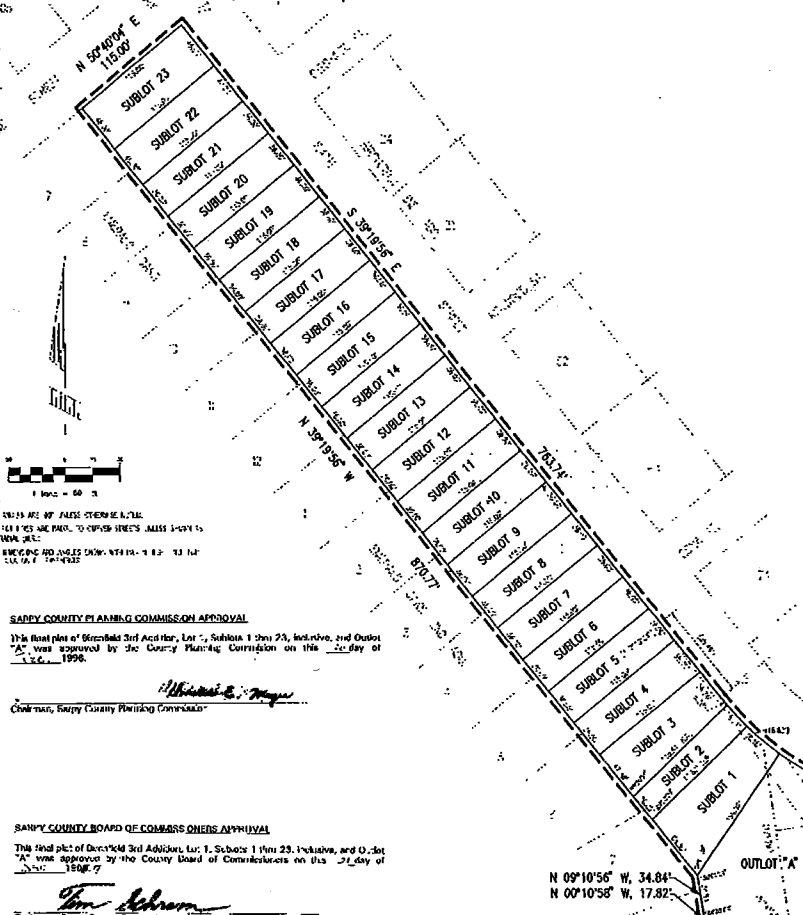
Said tract of land contains an area of 2.673 acres, more or less.

Robert Clark
Robert Clark
Notary Public, LS 419

Oct. 31, 1996
Date



RECAP OF 1794, 1841 & 1894-1914
ENRETY PLATS BY SAGE COUNTY SURVEYOR



SAGE COUNTY PLANNING COMMISSION APPROVAL

This final plat for Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, Inclusive, and Outlot "A" was approved by the County Planning Commission on this 20 day of OCT, 1996.

Harley
Harley
Chairman, Sage County Planning Commission

SAGE COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat for Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, Inclusive, and Outlot "A" was approved by the County Board of Commissioners on this 30 day of OCT, 1996.

Tom Johnson
Tom Johnson
Chairman, Sage County Board of Commissioners

REVIEW OF SAGE COUNTY SURVEYOR

This final plat for Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, Inclusive, and Outlot "A" was reviewed by the Sage County Surveyor on this 12 day of OCT, 1996.

Harley
Harley
Sage County Surveyor



This is to certify that I find no regular or special taxes due or delinquent property described in the Surveyor's Certificate and embraced in this the records of this office.

Russ Oakes
Sarpy County Treasurer

2/12/97
Date



SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, Incl "A" was approved on this 20 day of Nov 1996.

Russ Oakes
Sarpy County Building Inspector

SHOWN AS
ARE FOR

PLANNING COMMISSION APPROVAL

on, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A" was approved on this 20 day of Nov 1996.

Walter E. Meyer
Commissioner

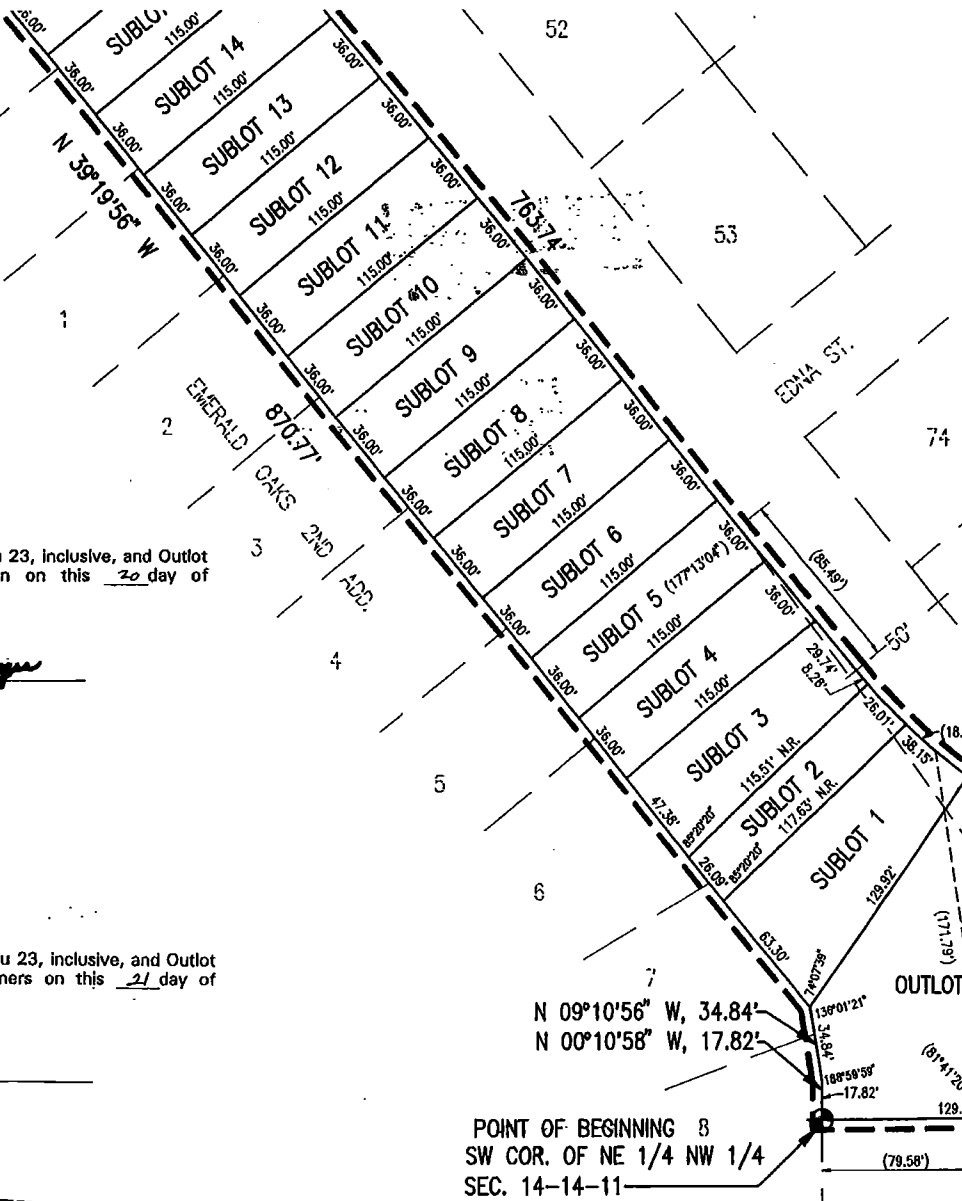
BOARD OF COMMISSIONERS APPROVAL

on, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A" was approved on this 21 day of Nov 1996.

Walter E. Meyer
Commissioners

BY

on, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A" was approved on this 12 day of Feb 1996.



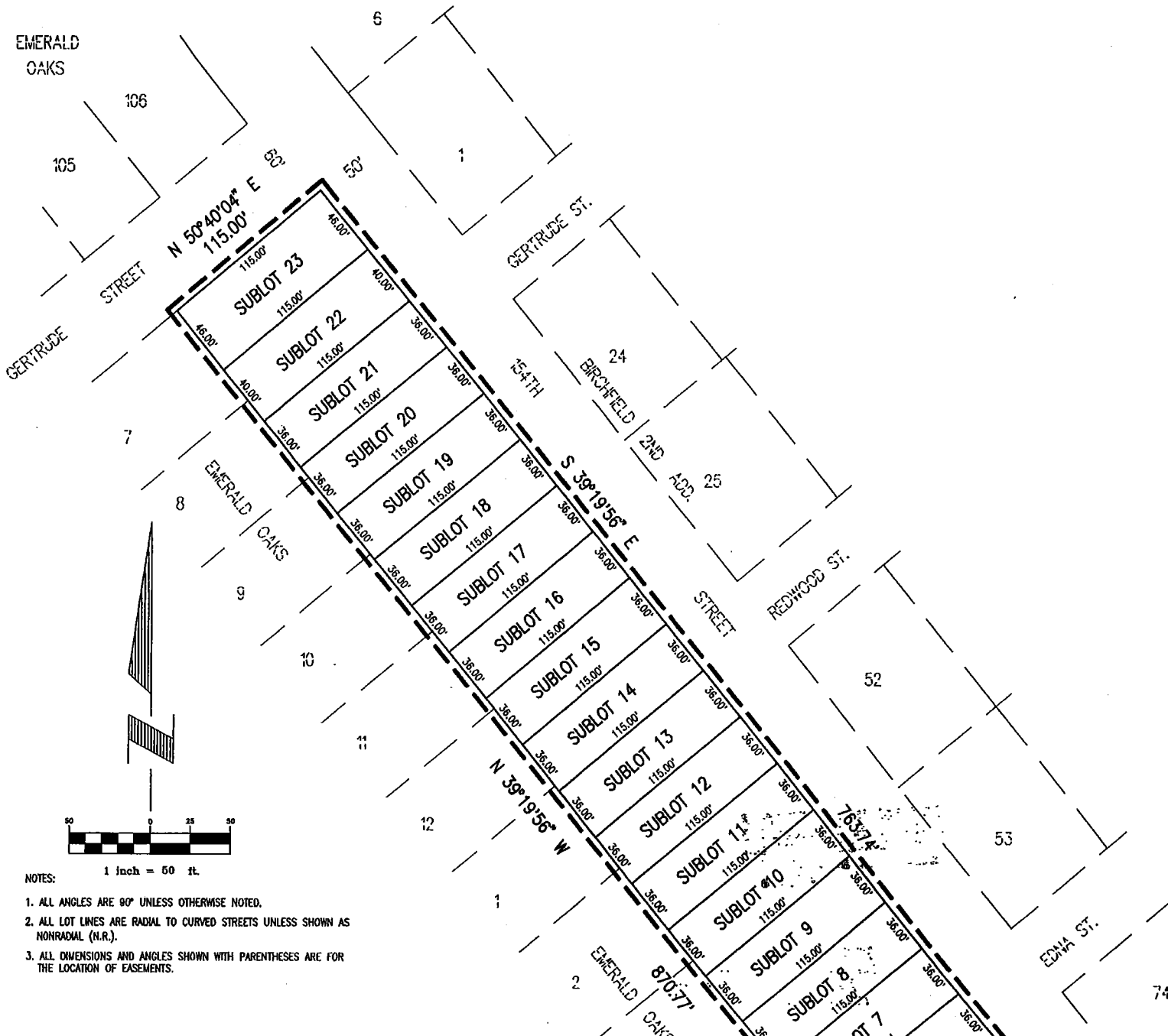
R=261.43' L=170.22'
L.C.=S 57°59'05" E, 167.23'

S 13°21'46" W, 121.25'

S 89°26'11" W, 129.27'

POINT OF BEGINNING B
SW COR. OF NE 1/4 NW 1/4
SEC. 14-14-11

PERMANENT 80' STORM SEWER & DRAINAGEWAY
EASEMENT GRANTED TO SARPY COUNTY S.I.D. NO. 156



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.