

94-08428

BIRCHFIELD 2ND ADDITION

LOTS 1 THRU 113 INCLUSIVE
BEING A PLATTING OF PART OF TAX LOT 18A A TAX LOT
LOCATED IN THE NORTH 1/2 OF NW 1/4 OF SECTION 14,
T14N, R11E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Proof	W
D.E.	
Verify	
Filed	
Checked	
Fee \$	73.00

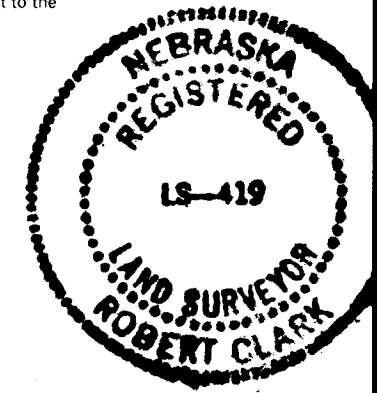
INSTRUMENT NUMBER
94-08428
94 APR 13 PM 3:17
Carol A. Davis
REGISTER OF DEEDS

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 2nd Addition (Lots 1 thru 113, inclusive) being a platting of part of Tax Lot 18A, a tax lot 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:

Commencing at the Northwest corner of said NW 1/4 of Section 14; thence N89°30'49"E (assumed bearing) along the North line of said NW 1/4 of Section 14, a distance of 852.09 feet; thence S00°29'11"E, a distance of 50.00 feet to a point on the southerly right-of-way line of Harrison Street, said point also being the Northeast corner of Lot 1, Emerald Oaks, a subdivision located in said NW 1/4 of Section 14, said point also being the point of beginning; thence N89°30'49"E along said southerly right-of-way line of Harrison Street, a distance of 180.69 feet; thence S00°14'04"E along said southerly right-of-way line of Harrison Street, a distance of 634.00 feet; thence S00°14'04"E along said southerly right-of-way line of Harrison Street, a distance of 17.00 feet; thence N89°30'49"E along said southerly right-of-way line of Harrison Street, a distance of 33.55 feet; thence S00°29'11"E, a distance of 174.54 feet; thence N89°26'11"E, a distance of 90.00 feet to the Northwest corner of Lot 68, Birchfield, a subdivision located in said NW 1/4 of Section 14; thence along the West line of said Birchfield subdivision, a distance of 160.00 feet; thence S00°33'49"E, a distance of 220.00 feet; thence N89°26'11"E, a distance of 10.00 feet; thence S00°33'49"E, a distance of 110.00 feet; thence S89°26'11"W, a distance of 28.03 feet; thence S00°33'49"E, a distance of 110.00 feet; thence S89°26'11"W, a distance of 2.57 feet; thence S00°33'49"E, a distance of 160.00 feet; thence N89°26'11"E, a distance of 7.91 feet; thence S00°33'49"E, a distance of 110.00 feet; thence S89°26'11"W, a distance of 16.27 feet; thence S00°33'49"E, a distance of 157.00 feet; thence N89°26'11"E, a distance of 93.79 feet; thence S00°33'49"E, a distance of 110.00 feet to a point on the South line of the N 1/2 said 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, a distance of 670.77 feet to the Northeast corner of Lot 7, said Emerald Oaks, said point also being on the southerly right-of-way line of Gertrude Street; thence along said Easterly line of Emerald Oaks on the following described courses; thence N50°40'04"E, a distance of 165.00 feet; thence N39°19'56"W, a distance of 34.75 feet; thence N50°40'04"E, a distance of 110.00 feet; thence N39°19'56"W, a distance of 112.64 feet; thence N22°14'13"W, a distance of 108.37 feet; thence N12°43'47"W, a distance of 54.03 feet; thence N00°29'11"W, a distance of 104.85 feet to the point of beginning.

Robert Clark 1-5-94
Robert Clark, LS 419 Date



DEDICATION

Know all men by these presents that We, Construction Sciences Inc., owner of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as BIRCHFIELD 2ND ADDITION, and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, 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; 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 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 5 day of JAN, 1994.

CONSTRUCTION SCIENCES, INC.
John J. Smith
John J. Smith, President

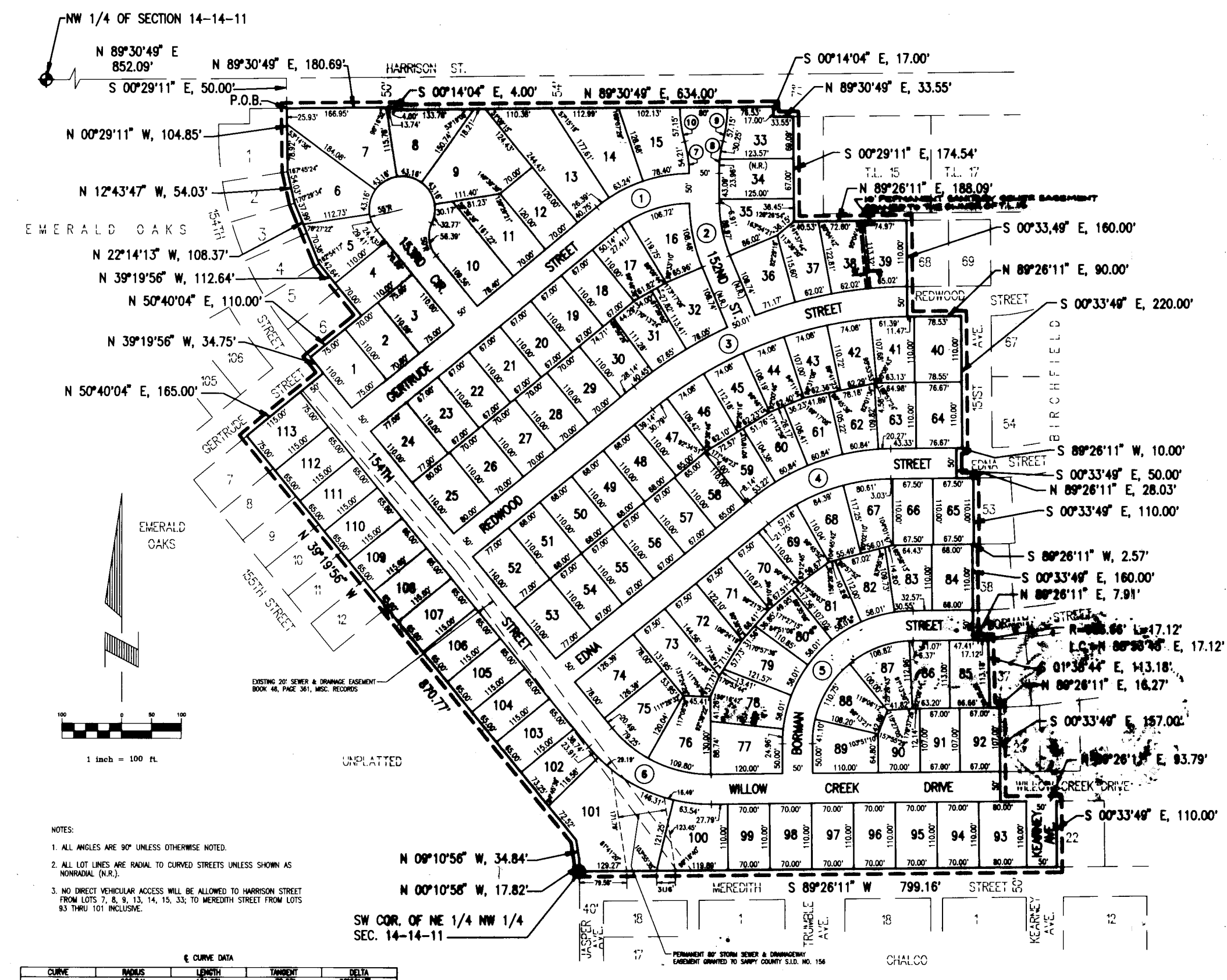
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS)

On this 5 day of JAN, 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Construction Sciences, 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
Homer R. Hunt
Notary Public Seal

GENERAL NOTARY-STATE OF NEBRASKA
HOMER R. HUNT
My Comm. Exp. April 30, 1995



- 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. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 7, 8, 9, 13, 14, 15, 33, TO MEREDITH STREET FROM LOTS 93 THRU 101 INCLUSIVE.

Curve Data

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	222.84'	151.28'	78.57'	38°50'20"
2	233.28'	68.33'	34.33'	19°31'48"
3	238.62'	47.48'	24.33'	19°31'48"
4	303.38'	238.17'	124.33'	38°50'20"
5	185.00'	58.31'	29.33'	19°31'48"
6	238.62'	311.41'	113.33'	31°13'50"

ROW CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	200.00'	54.31'	27.27'	19°31'48"
8	200.00'	54.31'	27.27'	19°31'48"
9	210.83'	57.15'	28.75'	19°31'48"
10	210.83'	57.15'	28.75'	19°31'48"

SARPY COUNTY BUILDING INSPECTOR APPROVAL
His final plat of Birchfield 2nd Addition was approved on this 19 day of January, 1994.
Ken Alex
Sarpy County Building Inspector

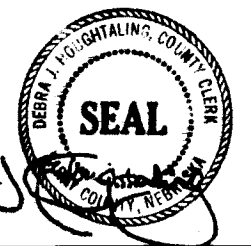
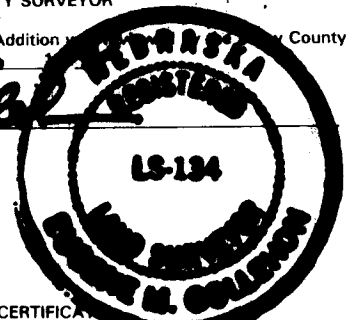
SARPY COUNTY PLANNING COMMISSION APPROVAL
This final plat of Birchfield 2nd Addition was approved by the County Planning Commission on this 9 day of January, 1994.
Donald E. Meyer
Chairman, Sarpy County Planning Commission

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

REVIEW OF SARPY COUNTY SURVEYOR
This plat of Birchfield 2nd Addition was reviewed and approved by me, County Surveyor on this 5 day of January, 1994.
Don Miller
Dep. Sarpy County Surveyor

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.
Paul D. [Signature] 4/8/94
Sarpy County Treasurer

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL
This final plat of Birchfield 2nd Addition was approved by the County Board of Commissioners on this 4 day of January, 1994.
Don Miller
Chairman, Sarpy County Board of Commissioners



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ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

BIRCHFIELD 2ND ADDITION
SARPY COUNTY, NEBRASKA

FINAL PLAT

12-28-93
910424
1"=100'
TTH
TTH