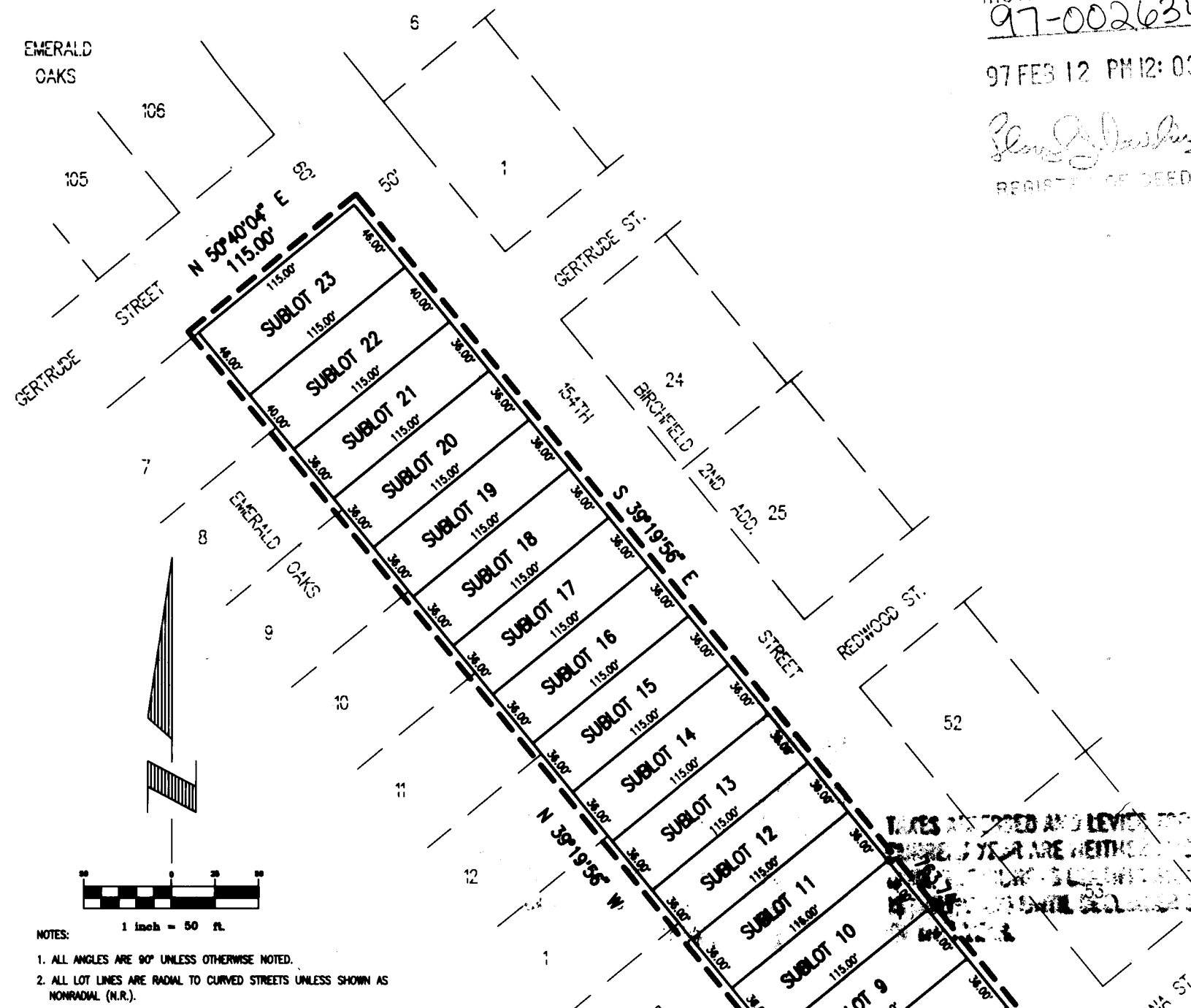


# BIRCHFIELD 3RD ADDITION, LOT 1

97-02634

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.



FILED SARPY COUNTY INSTRUMENT NUMBER 97-002634 97 FEB 12 PM 12:03

708

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
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.

*Homer R. Hunt*  
Notary Public

### 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 Daily* 2/12/97  
Sarpy County Treasurer

### 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 30 day of Nov, 1996.

*[Signature]*  
Sarpy County Building Inspector

### DEDICATION

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 3<sup>RD</sup> 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 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

### 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 3<sup>RD</sup> Addition, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A", being a replat of all of Lots 101 thru 113, inclusive, Birchfield 2<sup>ND</sup> 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 6<sup>TH</sup> P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 101, Birchfield 2<sup>ND</sup> 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 2<sup>ND</sup> Addition, on the following described courses; thence N00°10'58"W (assumed bearing), a distance of 17.82 feet; thence N09°10'58"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 2<sup>ND</sup> 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 2<sup>ND</sup> Addition, said line also being said Southerly right-of-way line of Gertrude Street, a distance of 115.00 feet to the Northeastery corner of said Lot 113, Birchfield 2<sup>ND</sup> 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 154<sup>TH</sup> Street; thence along the Northeastery line of said Lot 113 thru 101, inclusive, Birchfield 2<sup>ND</sup> Addition, said line also being said Westerly right-of-way line of 154<sup>TH</sup> Street on the following described courses; thence S39°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 170.22 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 2<sup>ND</sup> Addition; thence S13°21'46"W along the East line of said Lot 101, Birchfield 2<sup>ND</sup> Addition, a distance of 121.25 feet to the Southeast corner of said Lot 101, Birchfield 2<sup>ND</sup> 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 2<sup>ND</sup> 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  
Date Oct. 31, 1996

- 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.

### SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of 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 Nov, 1996.

*Donald E. Meyer*  
Chairman, Sarpy County Planning Commission

### SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

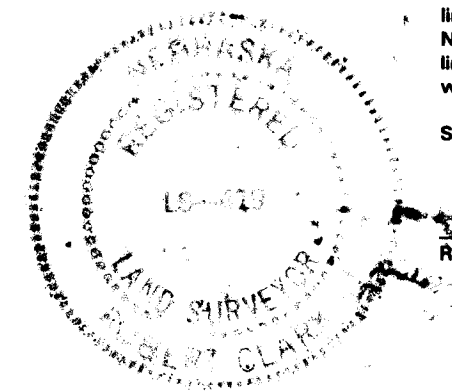
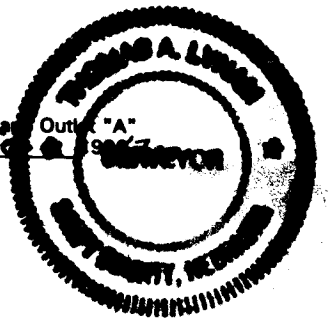
This final plat of Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A" was approved by the County Board of Commissioners on this 31 day of Nov, 1996.

*[Signature]*  
Chairman, Sarpy County Board of Commissioners

### REVIEW OF SARPY COUNTY SURVEYOR

This plat of Birchfield 3rd Addition, Lot 1, Sublots 1 thru 23, inclusive, and Outlot "A" was reviewed by the Sarpy County Surveyor on this 17 day of Nov, 1996.

*[Signature]*  
Sarpy County Surveyor



E&A CONSULTING GROUP  
1201 1<sup>ST</sup> STREET • OMAHA, NE 68137 • (402) 946-7700 • FAX (402) 946-3588

BIRCHFIELD 3RD ADDITION, LOT 1  
SUBLOTS 1 THRU 23 INCLUSIVE & OUTLOT "A"  
SARPY COUNTY, NEBRASKA

FINAL PLAT

97-02634	10-31-96
LS 419	RS
TRH	TRH
LS 419	TRH