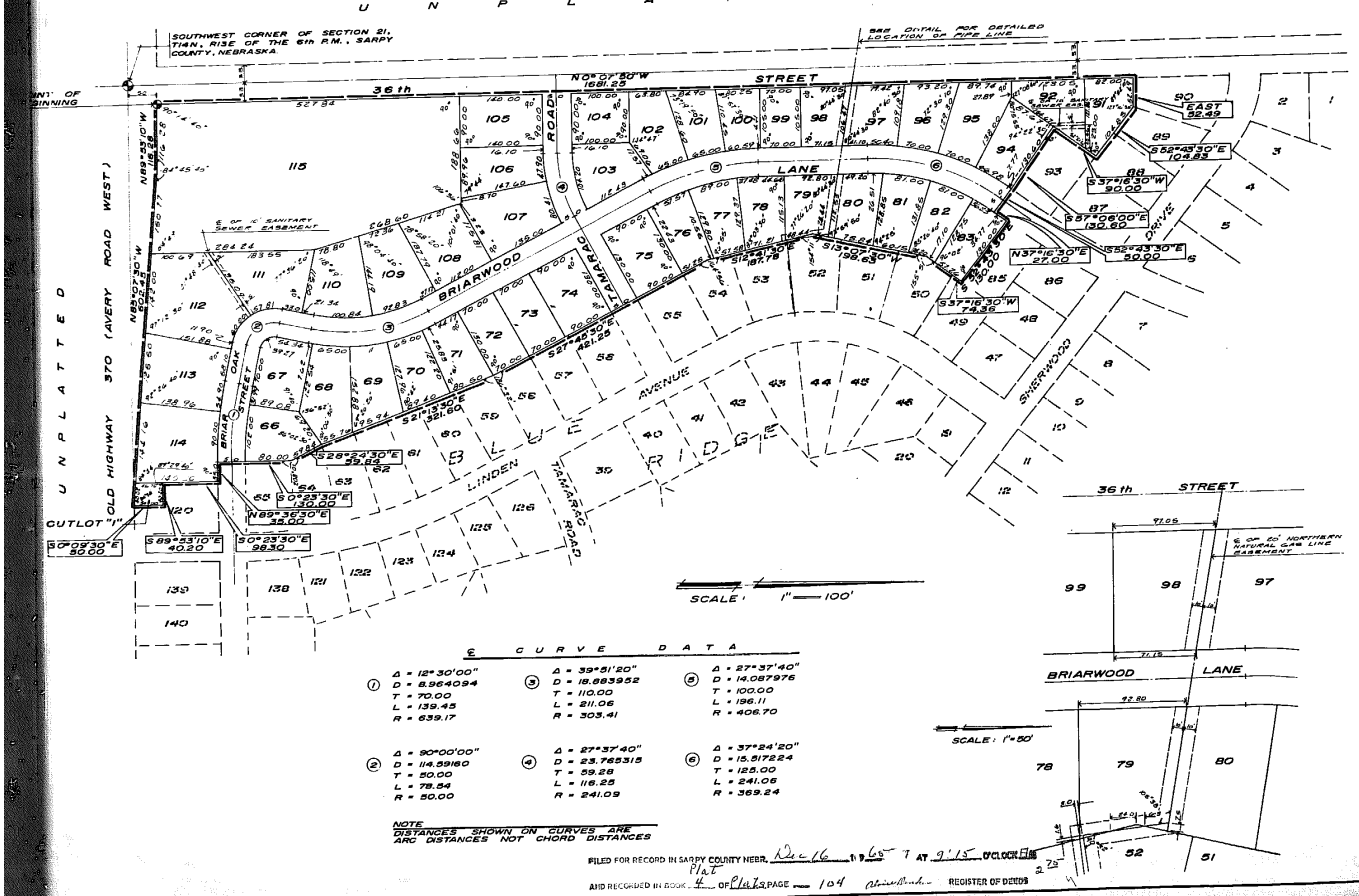
BLUE RIDGE

LOTS 66 THROUGH 83, INCLUSIVE; LOTS 91 AND 92;
LOTS 94 THROUGH 115; INCLUSIVE; AND OUTLOT 1.

BEING A PLATTING OF PART OF THE SW1/4 OF SECTION 21, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA



℄ CURVE DATA

①	Δ = 12°30'00"	③	Δ = 39°51'20"	⑤	Δ = 27°37'40"
	D = 8.964094		D = 18.883952		D = 14.087976
	T = 70.00		T = 110.00		T = 100.00
	L = 139.45		L = 211.06		L = 196.11
	R = 639.17		R = 303.41		R = 406.70
②	Δ = 90°00'00"	④	Δ = 27°37'40"	⑥	Δ = 37°24'20"
	D = 114.59160		D = 23.765315		D = 15.817224
	T = 50.00		T = 59.28		T = 125.00
	L = 78.54		L = 116.25		L = 241.06
	R = 50.00		R = 241.09		R = 369.24

NOTE
DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES

FILED FOR RECORD IN SARPY COUNTY NEBR. Dec 16 19 65 AT 9:15 O'CLOCK A.M.
AND RECORDED IN BOOK 4 OF Plats PAGE 104 REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have accurately surveyed and staked, with iron pipe, all corners of all lots, streets, angle points, and ends of all curves in BLUE RIDGE, Lots 66 thru 83, inclusive; Lots 91 and 92; Lots 94 thru 115, inclusive, and Out Lot 1; being a platting of part of the SW 1/4 of Section 21, T 14 N, R 13 E of the 6th P.M., Sarpy County, Nebraska, to-wit: Beginning at a point 50.00 feet N 0° 07' 50" W of and 33.00 feet S 89° 53' 10" E of the Southwest corner of said Section 21; thence continuing N 0° 07' 50" W along a line 33.00 feet East of and parallel to the West line of the SW 1/4 of said Section 21, a distance of 1681.19 feet to the Southwest corner of Lot 90, Blue Ridge; thence East along the South line of said Lot 90, Blue Ridge for a distance of 52.49 feet to the Southeast corner of said Lot 90, Blue Ridge; thence S 52° 43' 30" E along the South line of Lots 88 and 89, said Blue Ridge, for a distance of 104.83 feet to the Northwest corner of said Lot 93, Blue Ridge; thence S 37° 16' 30" W along the Northwesterly line of said Lot 93, Blue Ridge, for a distance of 90.00 feet to the Southwest corner of said Lot 93, Blue Ridge; thence S 57° 06' 00" E along the South line of said Lot 93, Blue Ridge; thence S 52° 43' 30" E for a distance of 130.60 feet to the Southeast corner of said Lot 93, Blue Ridge; thence N 37° 16' 30" E along said Easterly for a distance of 130.60 feet to a point on the Easterly R.O.W. line of Briarwood Lane; thence N 37° 16' 30" E along said Easterly of 50.00 feet to a point on the Easterly R.O.W. line of Briarwood Lane for a distance of 27.00 feet to the Southwest corner of Lot 85, said Blue Ridge; thence R.O.W. line of Briarwood Lane for a distance of 27.00 feet to the Southwest corner of Lot 85, said Blue Ridge; thence S 52° 43' 30" E along the South line of said Lot 85, Blue Ridge, for a distance of 130.00 feet to the Southeast corner of said Lot 85, Blue Ridge; thence S 37° 16' 30" W along the Westerly line of Lots 49 and 50, said Blue Ridge, for a distance of 74.36 feet; thence S 13° 07' 30" W along the Westerly line of Lots 50, 51 and 52, said Blue Ridge, for a distance of 198.63 feet; thence S 12° 43' 30" E along the Westerly line of Lots 52, 53 and 54, said Blue Ridge, for a distance of 187.78 feet; thence S 27° 45' 30" E along the Westerly line of Lots 54, 55, 56, 57 and 58, said Blue Ridge, for a distance of 421.25 feet; thence S 21° 13' 30" E along the Westerly line of Lots 59 thru 63, inclusive, said Blue Ridge, for a distance of 321.60 feet; thence S 28° 24' 30" E along the Westerly line of Lot 64, said Blue Ridge, for a distance of 59.84 feet; thence S 0° 23' 30" E along the Westerly line of Lot 65, said Blue Ridge, for a distance of 98.30 feet; thence S 0° 23' 30" E along the most Westerly line of said Lot 120, Blue Ridge, for a distance of 50.00 feet to a point on the South R.O.W. line of Briar Oak Street; thence N 89° 36' 30" E along said South R.O.W. line of Briar Oak Street for a distance of 35.00 feet to the Northwest corner of Lot 120, said Blue Ridge; thence S 0° 23' 30" E along the most Westerly line of said Lot 120, Blue Ridge, for a distance of 150.00 feet to a point on the South R.O.W. line of Briar Oak Street; thence S 89° 53' 10" E for a distance of 40.20 feet; thence S 0° 09' 30" E for a distance of 50.00 feet to a point on the North R.O.W. line of Old Highway No. 370 (Avery Road West); thence N 89° 07' 30" W along the said North R.O.W. line of Old Highway No. 370 (Avery Road West) for a distance of 602.45 feet; thence N 89° 53' 10" W along the said North R.O.W. line of Old Highway No. 370 (Avery Road West) for a distance of 116.28 feet to the point of beginning. (The said West line of the SW 1/4 of Section 21 assumed N 0° 07' 50" W in direction.)

11/17/65 (Date)

William L. Rynearson, Land Surveyor No. 63

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, BLUE RIDGE LAND COMPANY (a Nebraska corporation), OWNER of the land described within the Surveyor's Certificate and embraced within this Plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as BLUE RIDGE, and We do hereby dedicate to the public, for public use, the streets and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits, and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors, and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat, and power, and for all telephone and telegraph and message service over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots (these easements apply only to land within said Subdivision); provided, however, that said side lot line easement is granted to present and future owners of lots in said Subdivision; provided, however, that said side lot line easements shall automatically upon the specific condition that if both said utility companies fail to construct such poles, wires or conduits along any of said side lot lines within 36 months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways.

BLUE RIDGE LAND COMPANY

Louis A. McFarling, Vice-President

Robert S. Masters, Secretary-Treasurer

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) ss

On this 9th day of December, 1965, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Louis A. McFarling and Robert S. Masters, who are personally known by me to be, respectively, the Vice-President and Secretary-Treasurer of Blue Ridge Land Company (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

My commission expires on October 28, 1968

COUNTY SURVEYOR'S CERTIFICATE

This plat of BLUE RIDGE was approved and accepted by the County Surveyor of Sarpy County, Nebraska, this 10th day of December, 1965.

County Surveyor

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the property described in the Surveyor's Certificate on this plat as of 13th December 1965.

County Treasurer

APPROVAL OF BOARD OF COMMISSIONERS

This plat of BLUE RIDGE was approved by the Board of Commissioners, Sarpy County, Nebraska, this 13th day of Dec, 1965.

Chairman, Board of Commissioners

APPROVAL OF SARPY COUNTY ZONING COMMISSION

This plat of BLUE RIDGE was approved by the Sarpy County Zoning Commission, Sarpy County, Nebraska, this 15 day of December, 1965.

Chairman, Sarpy County Zoning Commission

APPROVAL OF BUILDING INSPECTOR

This plat of BLUE RIDGE was approved by the Sarpy County Building Inspector this 13th day of Dec, 1965.

Sarpy County Building Inspector

LAMP, RYNEARSON & ASSOCIATES
CONSULTING ENGINEERS — LAND SURVEYORS

SCALE AS SHOWN
DRAWN BY J.C.
DATE 7-30-65
REVISIONS

BLUE RIDGE (4th PLATTING)
FINAL PLAT
DRAWING NUMBER 60-21