BRIARWOOD

A REPLAT OF PART OF LOT 243, GRANVILLE EAST, A SUBDIVISION LOCATED IN THE SOUTHWEST ¼ OF SEC. 14, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I certify that we have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of La Vista to insure placing of permanent monuments and stakes at all corners of all lots, streets, avenues, angle points, and ends of all curves in Briarwood, a replat of part of Lot 243, Granville East, a subdivision located in the SW 1/4 of Section 14, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 243, Granville East; thence S89° 50'35"E (assumed bearing) along the North line of said Lot 243, Granville East, a distance of 386.40 feet to a point on the Northeasterly line of said Lot 243, Granville East; thence along said Northeasterly line of Lot 243, Granville East on the following described courses; thence S41°52'42"E, a distance of 242.77 feet; thence S00°02'13"W, a distance of 358.08 feet; thence S89°51'33"E, a distance of 208.87 feet; thence N48°05'20"E, a distance of 85.12 feet; thence S41°48'15"E, a distance of 952.48 feet to a point on the Northwesterly right-of-way line of Edgewood Boulevard; thence S40°20'01"W, along said Northwesterly right-of-way line of Edgewood Boulevard, a distance of 610.33 feet; thence N49°38'47"W, a distance of 737.83 feet; thence N89°47'41"W, a distance of 502.28 feet to a point on the West line of said Lot 243, Granville East; thence N00°12'19"E, along said West line of Lot 243, Granville East, a distance of 1179.27 feet to the Point of Beginning.

Don W. Elliott — L.S. 205

DEDICATION

Known by all these presents we Charles G. Smith and Nellie M. Smith, husband and wife, owners of the property described in the certification of survey 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 Briarwood and we do hereby ratify and approve of the disposition of our property as shown on this plat, 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 Easement to the Omaha Public Power District, and N.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, crossarms, down guys and anchors, 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 and the reception thereof on, over, through, under and across a Five (5') foot wide strip of land adjoining all side boundary lot lines; and Eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a Sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, provided however, that said side lot Easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot Easements within Sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this side lot Easement shall automatically terminate and become vestous to such unused or abandoned Easement ways. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said Sixteen (16') foot wide Easement will be reduced to an Eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said Sixteen (16') foot Easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock 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 we do se: our names this 18th day of March, 1975.

Charles G. Smith — Nellie M. Smith

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY

On this 18th day of March, 1975, before me, the undersigned, a Notary Public in and for said County personally came Charles G. Smith and Nellie M. Smith, husband and wife to me personally known to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary acts and deeds.

Witness my hand and Notarial Seal at La Vista in said County the day and year last above written.

Notary Public

My Commission expires the 12th day of August, 1976

L. B. LUDWIG
NOTARY PUBLIC, State of Neb.
My Commission Expires
August 12, 1976

APPROVAL OF COUNTY SURVEYOR:

I hereby approve of this plat of Briarwood the lots numbered as shown on this 10 day of February, A.D., 1976

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.

DATE JAN 10 1976

County Treasurer

ACCEPTANCE BY LA VISTA CITY COUNCIL:

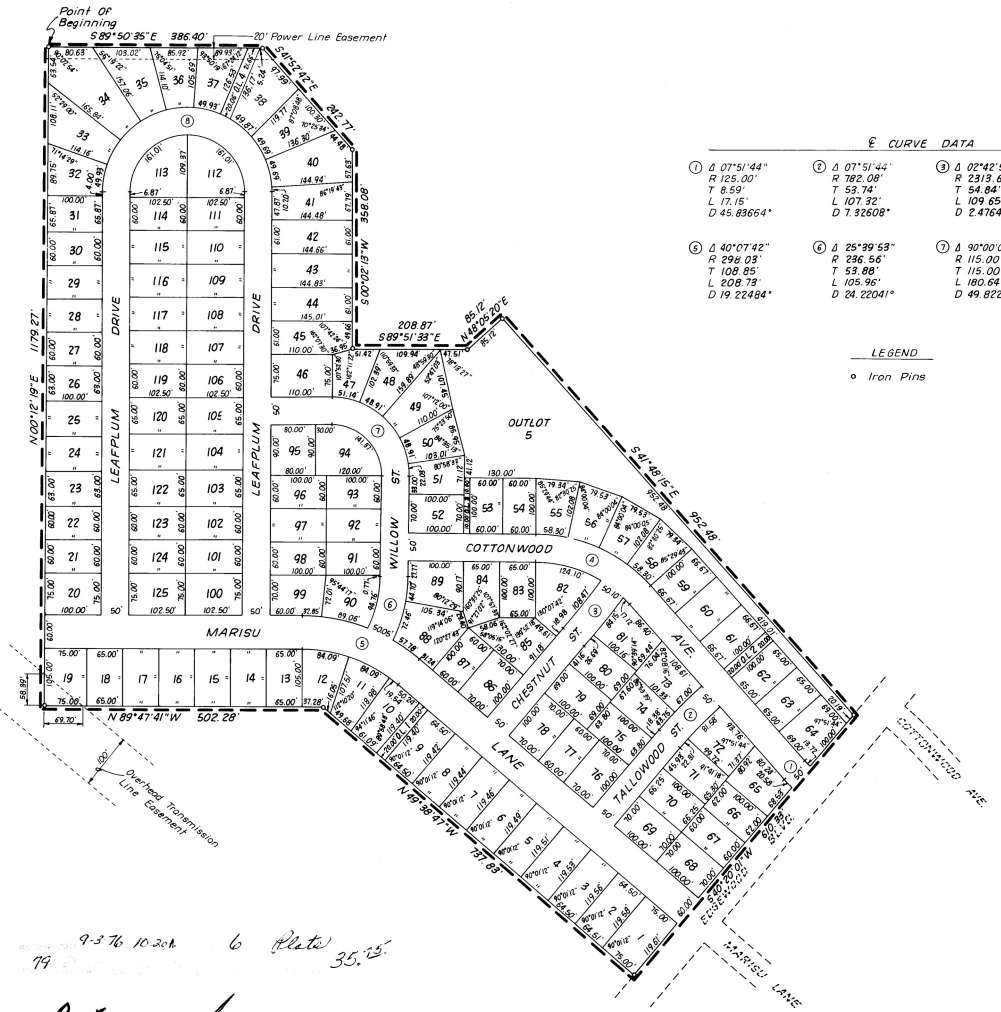
This subdivision of Briarwood was approved by the City Council of the City of La Vista, Nebraska, on this 8 day of APRIL, A.D., 1976 in accordance with the Revised Statutes of Nebraska.

Attest: City Clerk — Mayor

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of Briarwood the lots numbered as shown was approved by the City Planning Commission on the 25th day of March, 1976

Chairman of La Vista City Planning Commission



℄ CURVE DATA

① Δ 07°51'44"	② Δ 07°51'44"	③ Δ 02°42'56"	④ Δ 47°59'26"
R 125.00'	R 782.08'	R 231.61'	R 253.42'
T 8.59'	T 52.74'	T 54.84'	T 112.81'
L 17.15'	L 107.32'	L 109.65'	L 212.26'
D 45.83664°	D 7.32608°	D 24.74647°	D 22.60903°
⑤ Δ 40°07'42"	⑥ Δ 25°29'53"	⑦ Δ 90°00'00"	⑧ Δ 180°00'00"
R 298.03'	R 236.56'	R 115.00'	R 127.50'
T 108.85'	T 53.88'	T 115.00'	T 127.50'
L 208.73'	L 105.96'	L 180.64'	L 400.55'
D 19.22484°	D 24.22041°	D 49.82243°	D 44.93788°

LEGEND

o Iron Pins

9-3-76 10.20A 6 Plats 35.75

Rec. # 59035

ELLIOTT & BLACK
SUITE 100 8801 WEST CENTER ROAD OMAHA, NEBRASKA 68124 (402) 393-7333

BRIARWOOD
LA VISTA, NEBR.

FINAL PLAT

SCALE 1" = 100'
DATE 11-3-75
DRAWN BY H.R.H.
PROJECT NO. 7513
SHEET 1 OF 1