

BRIAR SQUARE

LOTS 1 THROUGH 8 INCLUSIVE

BEING A REPLAT OF LOT 331, BRIAR HILLS, AND A REPLAT OF LOT 2, BRIAR HILLS, REPLAT 3, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 168TH AND BLONDO, L.L.C., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE 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 BRIAR SQUARE (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO 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, QWEST 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 INTERIOR 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 BOUNDARY LINES OF ALL INTERIOR 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 BOUNDARY LINES WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATED, 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 CUL-DE-SAC 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 17 DAY OF April, 2008, A.D.

168TH AND BLONDO, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,

BY: John Spaustat
JOHN SPAUSTAT, MANAGER

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 17 DAY OF April, 2008, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN SPAUSTAT AS MANAGER OF 168TH AND BLONDO, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGER AND ACKNOWLEDGES THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF 168TH AND BLONDO, L.L.C..

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Michael R. Sheahan
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 25 DAY OF October, 2009, A.D.

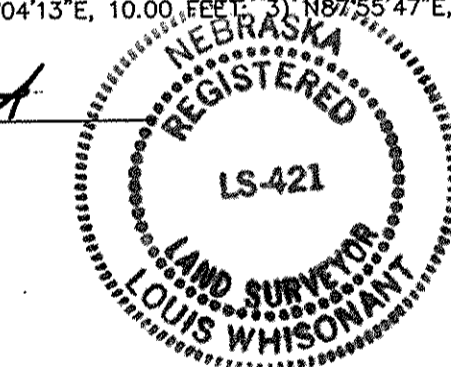
SURVEYOR'S CERTIFICATE

A PARCEL OF LAND BEING ALL OF LOT 331, BRIAR HILLS, AND ALL OF LOT 2, BRIAR HILLS REPLAT 3, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, BRIAR HILLS, REPLAT 3, SAID CORNER BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 168TH STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S02°38'48"E, 300.00 FEET; 2) N87°21'13"E, 10.00 FEET; 3) S02°38'48"E, 249.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S87°21'12"W, 208.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 625.00 FEET, AND A CHORD BEARING S85°40'02"W, 36.78 FEET, AN ARC LENGTH OF 36.79 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 1 OF SAID BRIAR HILLS REPLAT 3; THENCE ALONG THE BOUNDARY OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES: 1) N02°42'10"W, 327.17 FEET; 2) S87°57'07"W, 341.30 FEET; 3) S02°32'14"E, 368.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 170TH STREET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG SAID CURVE, HAVING A RADIUS OF 670.00 FEET, AND A CHORD BEARING N50°08'06"W, 105.41 FEET, AN ARC LENGTH OF 105.52 FEET; 2) N54°38'48"W, 157.17 TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; 3) ALONG SAID CURVE, HAVING A RADIUS OF 705.00 FEET, AND A CHORD BEARING N58°34'38"W, 96.65 FEET, AN ARC LENGTH OF 96.72 FEET; 4) N62°30'27"W, 215.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 170TH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 171ST STREET, AND ALONG SAID CURVE, HAVING A RADIUS OF 320.00 FEET, AND A CHORD BEARING N30°43'40"W, 317.19 FEET, AN ARC LENGTH OF 331.86 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N87°55'47"E, 895.00 FEET; 2) S02°04'13"E, 10.00 FEET; 3) N87°55'47"E, 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.12 ACRES, MORE OR LESS.

DATED THIS 17 DAY OF APRIL, 2008 A.D.

Louis Whisonant
LOUIS WHISONANT
REGISTERED LAND SURVEYOR L.S. 421



APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF BRIAR SQUARE (LOTS 1 THROUGH 8 INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 22nd DAY OF April, 2008, A.D.

Charles Kempke
CITY ENGINEER

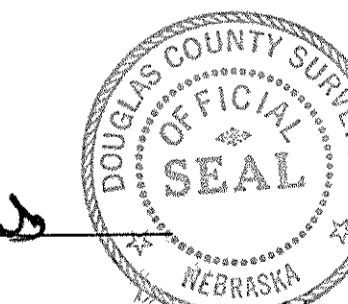
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 2nd DAY OF July, 2008, A.D.

Charles Kempke
CITY ENGINEER

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF BRIAR SQUARE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 7 DAY OF April, 2008, A.D.

G. J. Liles
COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF BRIAR SQUARE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 24 DAY OF June, 2008, A.D.

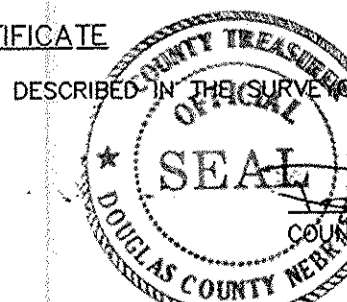
Mike Salyer
MAYOR
David J. Miller
CITY COUNCIL PRESIDENT

Barbara Brown
CITY CLERK

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

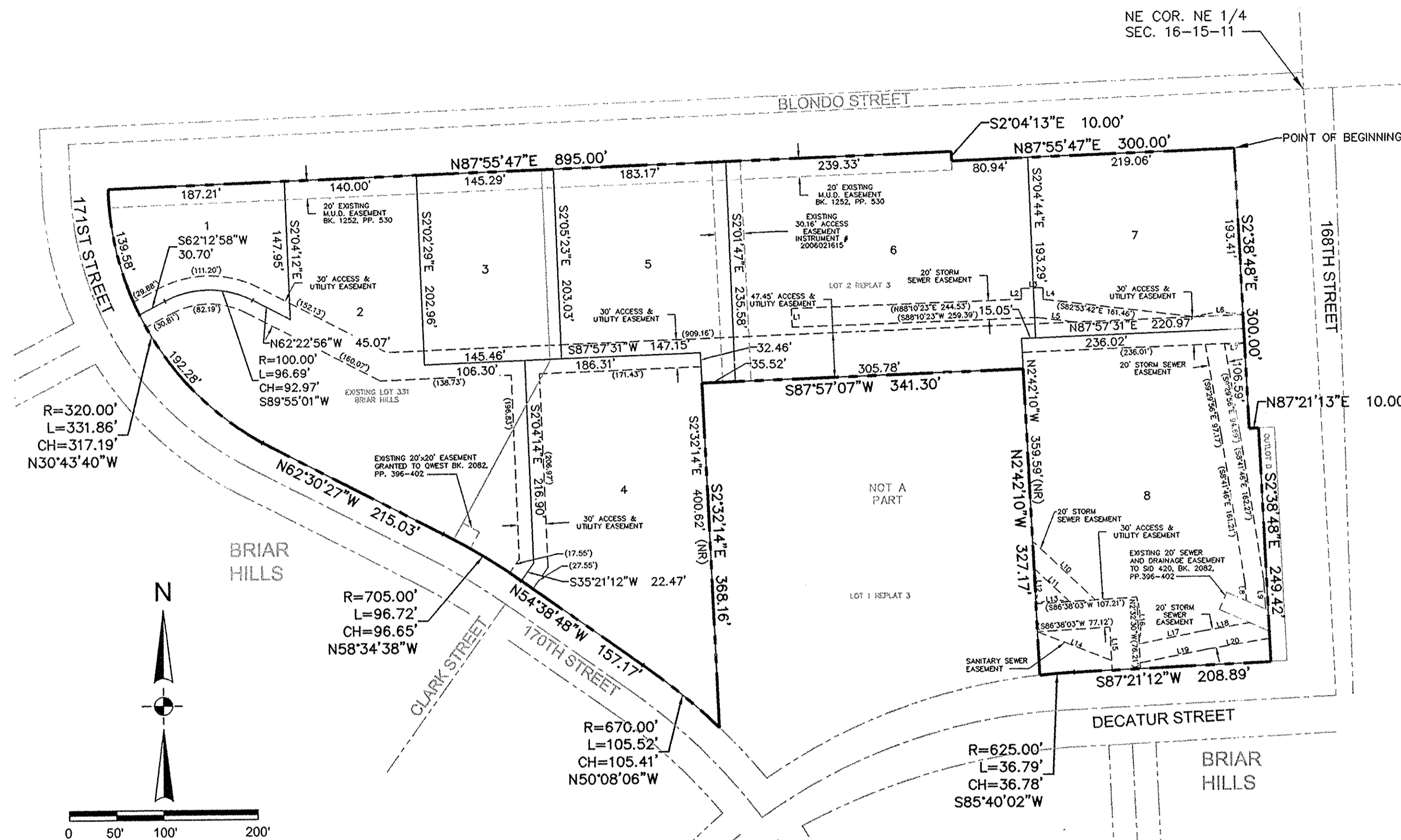
DATED THIS 22 DAY OF APRIL, 2008 A.D.



APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF BRIAR SQUARE WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 7th DAY OF May, 2008, A.D.

Leslie
CHAIRMAN



NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED ONTO 168TH STREET FROM LOTS 8 AND 9.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED ONTO BLONDO STREET FROM LOTS 1 THRU 3, 5, 7, AND 8.
- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO THE SANITARY IMPROVEMENT DISTRICT.
- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- ALL DIMENSIONS SHOWN IN () ARE EASEMENT DIMENSIONS.
- NOT ALL LOT LINES ARE RADIAL.
- (NR) INDICATES A NON-RADIAL LINE.

LINE	LENGTH	BEARING
1	20.00'	S02°32'38"E
2	11.49'	N01°51'51"W
3	23.25'	N88°08'09"E
4	12.54'	S01°51'51"E
5	42.34'	S82°53'42"E
6	51.50'	S87°57'31"W
7	21.53'	S87°57'31"W
8	18.57'	S03°28'05"E
9	29.85'	S03°28'05"E
10	87.04'	N46°26'49"W
11	47.44'	N46°26'49"W
12	34.65'	N02°42'10"W
13	32.81'	S86°38'03"W
14	84.48'	S68°26'32"E
15	45.83'	N02°32'30"W
16	50.05'	N02°32'30"W
17	69.66'	N78°49'56"E
18	49.92'	N80°32'20"E
19	72.40'	N78°49'56"E
20	67.53'	N80°32'20"E



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ENGINEERING INC.
203 N. 43RD STREET, SUITE 201
OMAHA, NEBRASKA 68116
402.505.4355 (PH) - 402.505.4432 (FAX)

NO.	DATE	DESCRIPTION
1		

BRIAR SQUARE
168TH AND BLONDO STREET
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

PROJECT NO.: 002-001-04
DATE: APRIL 2008
DESIGNED: MDS
DRAWN: CAB
CHECKED: MDS
SHEET NO.: 1 OF 1