

BRIAR HILLS REPLAT 3

LOTS 1 AND 2

(ADMINISTRATIVE SUBDIVISION OF LOT 164, BRIAR HILLS)

ENGINEERING, INC.
 1600 S. GARDNER AVENUE, SUITE 100
 OMAHA, NEBRASKA 68154
 402.505.4355 (PH) · 402.505.4432 (FAX)

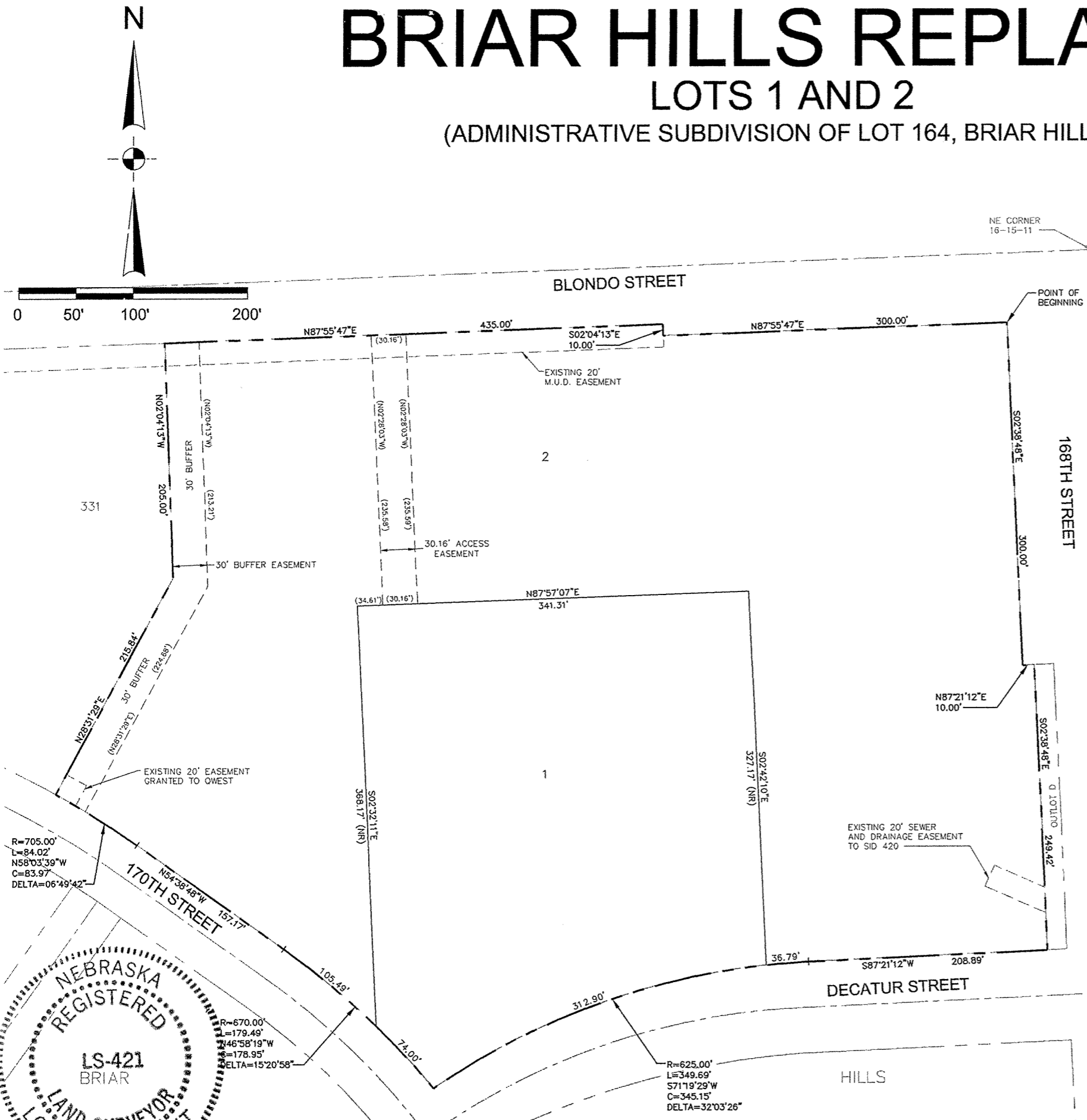
THE CONTRACT AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OR ARCHITECT.

BRIAR HILLS REPLAT 3

DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE SUBDIVISION OF LOT 164, BRIAR HILLS

PROJECT NO:	0010-005-05
DATE:	FEB 2006
DESIGNED:	MDS
DRAWN:	CAB
CHECKED:	MDS
SHEET NO.:	1 OF 1



LEGAL DESCRIPTION

LOTS 1 AND 2, BRIAR HILLS REPLAT 3, BEING A REPLATTING OF LOT 164, BRIAR HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 164, BRIAR HILLS, SAID CORNER BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 168TH STREET WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1), S02°38'48"E, 300.00 FEET; 2), N87°21'12"E, 10.00 FEET; 3), S02°38'48"E, 249.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 164 AND A POINT 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 CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°03'26", 349.69 FEET TO MOST SOUTHERLY CORNER OF SAID LOT 164 AND A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 170TH STREET, SAID CORNER BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS N50°42'10"E, 670.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1), NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°20'58", 179.49 FEET; 2), N54°38'48"W, 157.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 705.00 FEET; 3), NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°49'42", 84.02 FEET TO A CORNER COMMON TO SAID LOT 164 AND LOT 331, BRIAR HILLS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 164, N28°31'29"E, 215.84 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, N02°04'13"W, 205.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 164 AND A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1), N87°55'47"E, 435.00 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 10.033 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.

FEB 7, 2006
 DATE

Louis R. Whisonant
 LOUIS R. WHISONANT L.S. #421

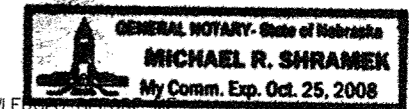
OWNER'S CERTIFICATION

KNOW ALL PERSONS BE THESE PRESENTS: THAT WE, 168TH AND BLONDO L.L.C., OWNER OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO THE LOTS AS SHOWN ON THIS PLAT.

John Spaustat
 JOHN SPAUSTAT
 MANAGER, 168TH AND BLONDO L.L.C.

ACKNOWLEDGMENT OF NOTARY

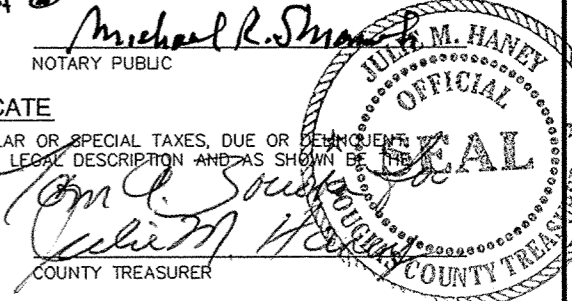
STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME
 THIS 7 DAY OF February, 2006. BY 168TH AND BLONDO L.L.C.
 * John Spaustat, manager of



Michael R. Shramek
 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 LEGAL DESCRIPTION AND AS SHOWN BY THE RECORDS OF THIS OFFICE.



Julie M. Haney
 COUNTY TREASURER

PLANNING DIRECTOR'S APPROVAL

THIS ADMINISTRATIVE LOT SPLIT OF BRIAR HILLS LOT 164, WAS APPROVED BY THE DOUGLAS COUNTY PLANNING DIRECTOR ON THE DATE INDICATED BELOW. THIS ADMINISTRATIVE LOT LINE ADJUSTMENT APPROVAL IS VOID UNLESS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN NINETY (90) DAYS OF THIS DATE.

2/22/06
 DATE

Chad Weaver
 07 PLANNING DIRECTOR

NOTE:
 PROPERTY IN QUESTION IS CURRENTLY VACANT

Created: February 07, 2006 3:45:01 PM
 Plotted: February 07, 2006 3:45:01 PM
 User: jwhisonant
 Plot Size: 11x17
 Plot Scale: 1"=100'
 Plot Orientation: North
 Plot Title: Briar Hills Replat 3



947105



MISC 2006021615



FEB 27 2006 11:01 P 3

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PAGE DOWN FOR BALANCE OF INSTRUMENT

Misc
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3

FEE 16.50 FB OC-04497 -new.
OC-04494-old

BKP _____ C/O _____ COMP 87

DEL _____ SCAN _____ FV MG