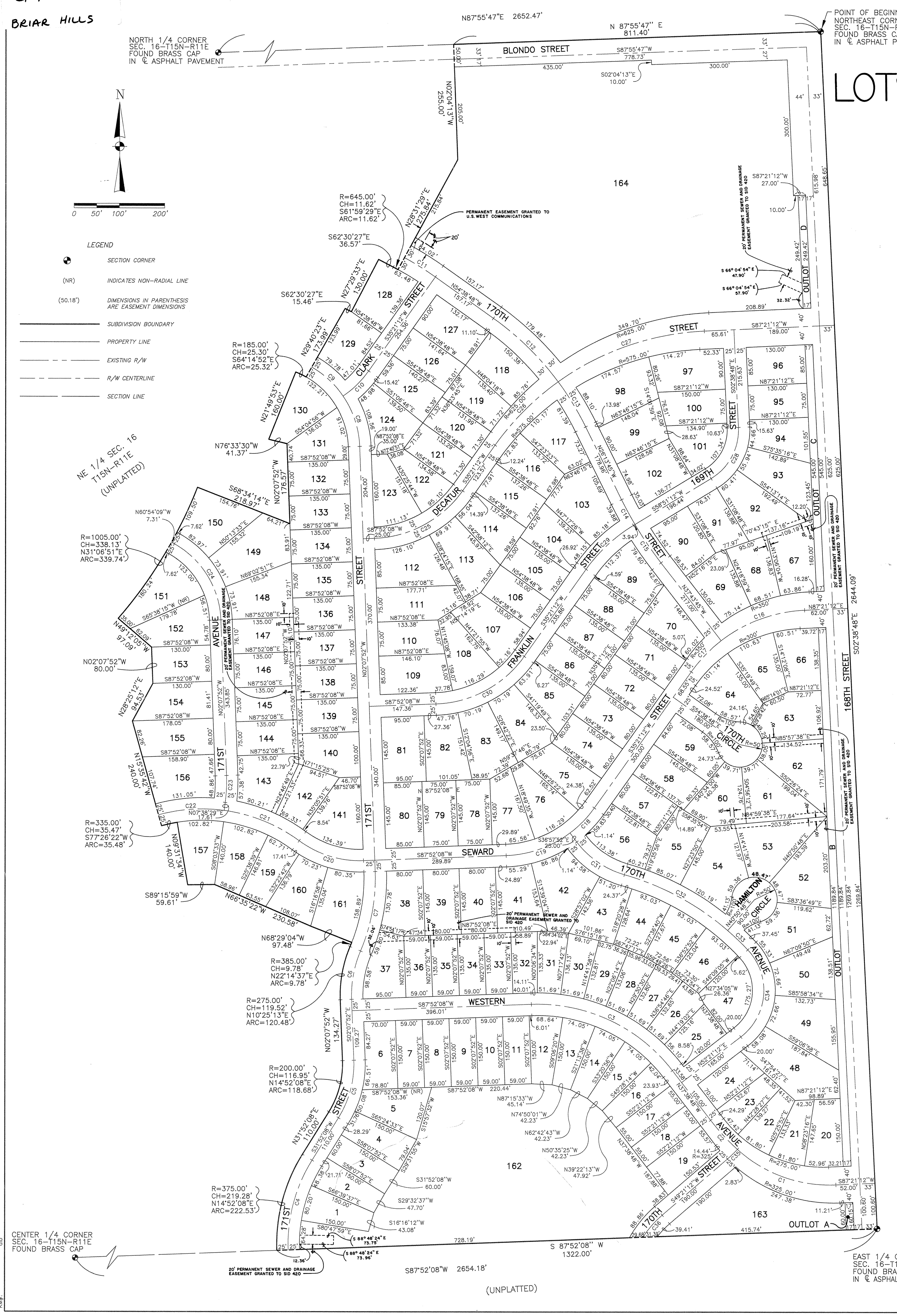
G9 #52

BRIAR HILLS



BRIAR HILLS

LOTS 1 THRU 164 AND OUTLOTS A THRU D

LOTS 1 THRU 164, INCLUSIVE AND OUTLOTS A THRU D, INCLUSIVE
PART OF THE NE 1/4, SECTION 16, T. 15 N., R. 11 E. OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA

NE NE & SE NE

2082 396 DEED

01843 98 396-402

RECEIVED
FEB 18 1 26 PM '98
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

SURVEYOR'S CERTIFICATE

I, CHARLES W. AHERN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF BRIAR HILLS, FIRST PLATTING HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF BRIAR HILLS, FIRST PLATTING, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF SAID SECTION 16, S02°38'48"E (ASSUMED BEARING), 2644.09 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, S87°52'08"W, 1322.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 375.00 FEET AND A CHORD BEARING N14°52'08"E, 219.28 FEET, AN ARC DISTANCE OF 222.53 FEET; THENCE N31°52'08"E, 110.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING N14°52'08"E, 116.95 FEET, AN ARC DISTANCE OF 118.68 FEET; THENCE N02°07'52"W, 134.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING N10°25'13"E, 119.52 FEET, AN ARC DISTANCE OF 120.48 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 385.00 FEET AND A CHORD BEARING N22°14'37"E, 9.78 FEET, AN ARC DISTANCE OF 9.78 FEET; THENCE N68°29'04"W, 97.48 FEET; THENCE N66°35'22"W, 230.58 FEET; THENCE S89°15'59"W, 59.61 FEET; THENCE N09°31'34"W, 140.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 335.00 FEET AND A CHORD BEARING S77°26'22"W, 35.47 FEET, AN ARC DISTANCE OF 35.48 FEET; THENCE N15°35'42"W, 240.00 FEET; THENCE N28°25'12"E, 94.53 FEET; THENCE N02°07'52"W, 80.00 FEET; THENCE N49°12'05"W, 97.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1005.00 FEET AND A CHORD BEARING N31°06'51"E, 338.13 FEET, AN ARC DISTANCE OF 339.74 FEET; THENCE S68°34'14"E, 218.97 FEET; THENCE N02°07'52"W, 176.57 FEET; THENCE N76°33'30"W, 41.37 FEET; THENCE N21°49'53"E, 160.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 185.00 FEET AND A CHORD BEARING S64°14'52"E, 25.30 FEET, AN ARC DISTANCE OF 25.32 FEET; THENCE N29°40'23"E, 173.99 FEET; THENCE S62°30'27"E, 15.46 FEET; THENCE N27°29'33"E, 130.00 FEET; THENCE S62°30'27"E, 36.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET AND A CHORD BEARING S61°59'29"E, 11.62 FEET, AN ARC DISTANCE OF 11.62 FEET; THENCE N28°31'29"E, 275.84 FEET; THENCE N02°04'13"W, 255.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE, N87°55'47"E, 811.40 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 75.33 ACRES, MORE OR LESS.

DATED THIS 10th DAY OF April, 1997, A.D.

Charles W. Ahern
CHARLES W. AHERN
REGISTERED LAND SURVEYOR L.S. 112

NEBRASKA REGISTERED LS-112 LAND SURVEYOR CHARLES W. AHERN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, BRIAR HILLS DEVELOPMENT, L.L.P., OWNER, AND PAUL M. BROWN, TRUSTEE FOR THE BENEFIT OF BHD, L.L.C. AND NEW MILLENNIUM, L.L.P., AS LIEN HOLDER OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS BRIAR HILLS, FIRST PLATTING, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 164, INCLUSIVE, AND OUTLOTS A THRU D, INCLUSIVE), AND APPROVES THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND DOES ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED, AND DOES FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AN TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. BRIAR HILLS DEVELOPMENT, L.L.P., AND PAUL M. BROWN, TRUSTEE, DOES FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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 HEREBY SET OUR HANDS THIS 11th DAY OF April, 1997, A.D.

FOR BRIAR HILLS DEVELOPMENT, L.L.P.

BY NEW MILLENNIUM, L.L.P., PARTNER

KEVIN IRISH, PARTNER
NEW MILLENNIUM, L.L.P.

BY BHD, L.L.C., PARTNER

M. M. Udes
M. M. UDES, MANAGER
BHD, L.L.C.

Paul M. Brown, Trustee
PAUL M. BROWN, TRUSTEE
FOR THE BENEFIT OF NEW MILLENNIUM, L.L.P. AND BHD, L.L.C.

PARTNERSHIP ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS

ON THIS 11th DAY OF April, 1997, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KEVIN IRISH AS PARTNER OF NEW MILLENNIUM, L.L.P., AND **M. M. UDES** AS MANAGER OF BHD, L.L.C., WHICH ARE THE SOLE PARTNERS IN BRIAR HILLS DEVELOPMENT, L.L.P., WHO ARE EACH PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT AS PARTNER AND MANAGER, AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF NEW MILLENNIUM, L.L.P. AND BHD, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

John L. Adler
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 17th DAY OF Oct., 1997, A.D.

GENERAL NOTARY-State of Nebraska JOHN L. ADLER My Comm. Exp. Oct. 17, 1997

TRUSTEE ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS

ON THIS 11th DAY OF April, 1997, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PAUL M. BROWN, TRUSTEE FOR THE BENEFIT OF BHD, L.L.C. AND NEW MILLENNIUM, L.L.P., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS TRUSTEE AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS TRUSTEE AND THE VOLUNTARY ACT AND DEED OF NEW MILLENNIUM, L.L.P. AND BHD, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

John L. Adler
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 17th DAY OF Oct, 1997, A.D.

GENERAL NOTARY-State of Nebraska JOHN L. ADLER My Comm. Exp. Oct. 17, 1997

℄ CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	45°00'00"	300.00'	235.62'	124.26'	229.61'	N70°08'48"W
C2	10°00'00"	500.00'	87.27'	43.74'	87.16'	N42°38'48"W
C3	54°29'04"	375.00'	356.60'	193.07'	343.31'	N64°53'20"W
C4	34°00'00"	350.00'	207.69'	107.01'	204.66'	N14°52'08"E
C5	34°00'00"	225.00'	133.52'	68.79'	131.57'	N14°52'08"E
C6	25°06'10"	250.00'	109.53'	55.66'	108.66'	N10°25'13"E
C7	25°06'10"	410.00'	179.63'	91.28'	178.20'	N10°25'13"E
C8	32°17'48"	210.00'	118.37'	60.81'	116.81'	N18°16'46"W
C9	25°53'57"	210.00'	94.93'	48.29'	94.12'	N47°22'38"W
C10	20°13'08"	225.00'	79.40'	40.12'	78.99'	N45°27'46"E
C11	06°49'42"	675.00'	80.45'	40.27'	80.40'	S58°03'39"E
C12	17°57'56"	640.00'	200.68'	101.17'	199.85'	S45°39'50"E
C13	10°27'08"	640.00'	116.75'	58.54'	116.59'	S31°27'19"E
C14	04°20'42"	820.00'	62.19'	31.11'	62.17'	S28°24'06"E
C15	07°09'18"	820.00'	102.40'	51.27'	102.33'	S34°09'06"E
C16	35°04'56"	325.00'	199.00'	102.73'	195.90'	S69°48'44"W
C17	16°55'04"	325.00'	95.96'	48.33'	95.61'	S43°48'44"W
C18	17°40'56"	250.00'	77.15'	38.89'	76.85'	S44°11'40"W
C19	34°50'01"	250.00'	151.99'	78.43'	149.66'	S70°27'08"W
C20	38°30'00"	225.00'	151.19'	78.57'	148.36'	N72°52'52"W
C21	28°43'40"	360.00'	180.50'	92.19'	178.62'	N67°59'42"W
C22	23°14'11"	360.00'	146.00'	74.02'	145.00'	S86°01'23"W
C23	09°46'20"	350.00'	59.70'	29.92'	59.62'	N02°45'18"E
C24	58°46'17"	200.00'	205.15'	112.63'	196.27'	N31°31'00"W
C25	52°30'56"	250.00'	229.14'	123.33'	221.21'	N61°36'40"E
C26	18°57'19"	600.00'	198.50'	100.17'	197.60'	N44°49'52"E
C27	33°02'41"	600.00'	346.04'	177.98'	341.27'	N70°49'52"E
C28	61°30'00"	125.00'	134.17'	74.37'	127.82'	S28°06'12"W
C29	23°30'00"	350.00'	143.55'	72.80'	142.55'	S47°06'12"W
C30	52°30'56"	250.00'	229.14'	123.33'	221.21'	S61°36'40"W
C31	37°07'21"	200.00'	129.58'	67.16'	127.33'	S55°31'33"E
C32	24°56'01"	600.00'	261.10'	132.65'	259.05'	S61°37'13"E
C33	05°51'55"	600.00'	61.42'	30.74'	61.39'	S46°13'15"E
C34	95°38'29"	130.00'	217.00'	143.47'	192.67'	S04°31'57"W
C35	07°00'00"	250.00'	30.54'	15.29'	30.52'	S45°51'12"W
C36	16°49'49"	220.00'	64.62'	32.55'	64.39'	S40°56'17"W

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF BRIAR HILLS, FIRST PLATTING (LOTS 1 THRU 164, INCLUSIVE, AND OUTLOTS A THRU D, INCLUSIVE), AS TO THE DESIGN STANDARDS THIS 23rd DAY OF July, 1997, A.D.

Larry L. Neumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 17 DAY OF February, 1998 A.D.

Larry L. Neumann
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF BRIAR HILLS, FIRST PLATTING WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 15th DAY OF January, 1998 A.D.

Acting MAYOR

CITY CLERK

CITY COUNCIL PRESIDENT

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF BRIAR HILLS, FIRST PLATTING WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 14th DAY OF April, 1997, A.D.

COUNTY ENGINEER

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.

DATED THIS 6th DAY OF Feb, 1998, A.D.

Dep.
COUNTY TREASURER
JULIE M. HANEY

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF BRIAR HILLS, FIRST PLATTING WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 4th DAY OF June, 1997, A.D.

Kathleen Jeffries
CHAIRMAN

NOTES

1. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 420 UNLESS SHOWN OTHERWISE.
2. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
3. DIRECT VEHICULAR ACCESS FROM LOT 164 AND OUTLOTS A THRU D, INCLUSIVE, ONTO 168TH STREET WILL NOT BE ALLOWED.
4. DIRECT VEHICULAR ACCESS FROM LOTS 96, 97 AND 98 ONTO DECATUR STREET WILL NOT BE ALLOWED.
5. **DIRECT VEHICULAR ACCESS FROM LOTS 20, 48, 49, 50, 51, 52, 53, 61, 62, 63, 66, 67, 93, 94, 95, 96 AND 163 ONTO 168 TH STREET WILL NOT BE ALLOWED.**
6. **ACCESS TO LOT 164 SHALL BE A MINIMUM OF 600 FEET WEST OF 168TH STREET AND SHALL BE RIGHT IN RIGHT OUT ONLY WHEN BLONDO STREET IS IMPROVED WITH A MEDIAN.**
7. **DECATUR STREET ONTO 168TH STREET SHALL BE RIGHT IN RIGHT OUT ONLY WHEN 168TH STREET IS IMPROVED IN THE FUTURE.**

KIRKHAM MICHAEL
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

SHEET 1 OF 1

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