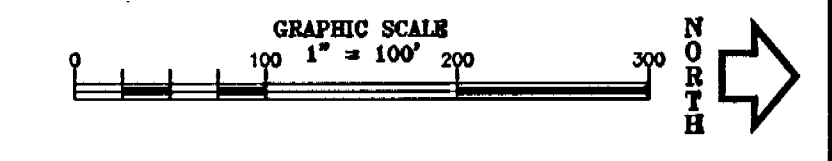


# BRIARWOOD SUBDIVISION PHASE 2

## LOTS 101 THROUGH 201 INCLUSIVE

A TRACT OF LAND BEING A PORTION OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA



### LINE AND CURVE TABLES

Table with 3 columns: LINE TABLE, CURVE TABLE, and CURVE TABLE. Contains detailed data for lot boundaries including length, radius, delta, and bearing.

### STORM SEWER EASEMENT DETAILS



### LEGAL DESCRIPTION:

BRIARWOOD PHASE II - LEGAL DESCRIPTION (6-11-2001)  
A TRACT OF LAND BEING A PORTION OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE NORTH 00°14'36" WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1104.59 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°18'12" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN A DISTANCE OF 95.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°18'12" EAST ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 899.49 FEET TO THE NORTH LINE OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER AND CORPORATE LIMITS; THENCE SOUTH 89°46'01" EAST, A DISTANCE OF 1277.28 FEET ALONG SAID LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ORCHARD ROAD; THENCE SOUTH 00°16'58" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 991.79 FEET; THENCE SOUTH 00°11'11" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 65.73 FEET; THENCE NORTH 89°43'02" WEST, A DISTANCE OF 145.54 FEET; THENCE NORTH 00°16'58" EAST, A DISTANCE OF 32.91 FEET; THENCE NORTH 89°43'02" WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°16'58" WEST, A DISTANCE OF 134.00 FEET; THENCE SOUTH 81°53'41" WEST, A DISTANCE OF 186.12 FEET; THENCE NORTH 53°07'51" WEST, A DISTANCE OF 160.04 FEET; THENCE NORTH 66°41'39" WEST, A DISTANCE OF 75.38 FEET; THENCE NORTH 55°09'34" WEST, A DISTANCE OF 51.03 FEET; THENCE NORTH 78°08'40" WEST, A DISTANCE OF 233.29 FEET; THENCE NORTH 03°51'46" EAST, A DISTANCE OF 41.49 FEET; THENCE NORTH 00°16'58" EAST, A DISTANCE OF 64.00 FEET; THENCE NORTH 89°43'02" WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°16'58" WEST, A DISTANCE OF 20.88 FEET; THENCE NORTH 89°43'02" WEST, A DISTANCE OF 132.60 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 30.16 ACRES, MORE OR LESS.

### STANDARD UTILITY EASEMENTS:

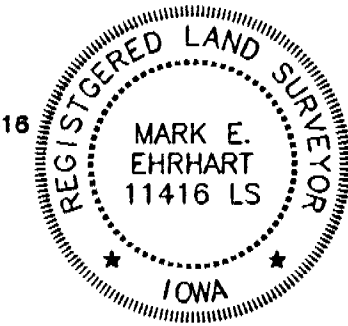
A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. SAID DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

### SURVEYOR'S NOTES:

- 1. ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED OTHERWISE. NR = NON-RADIAL
- 2. DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.
- 3. 5/8" x 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN SET AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AND CUT "X"s IN THE CENTER OF ALL CUL-DE-SACS.

### LEGEND

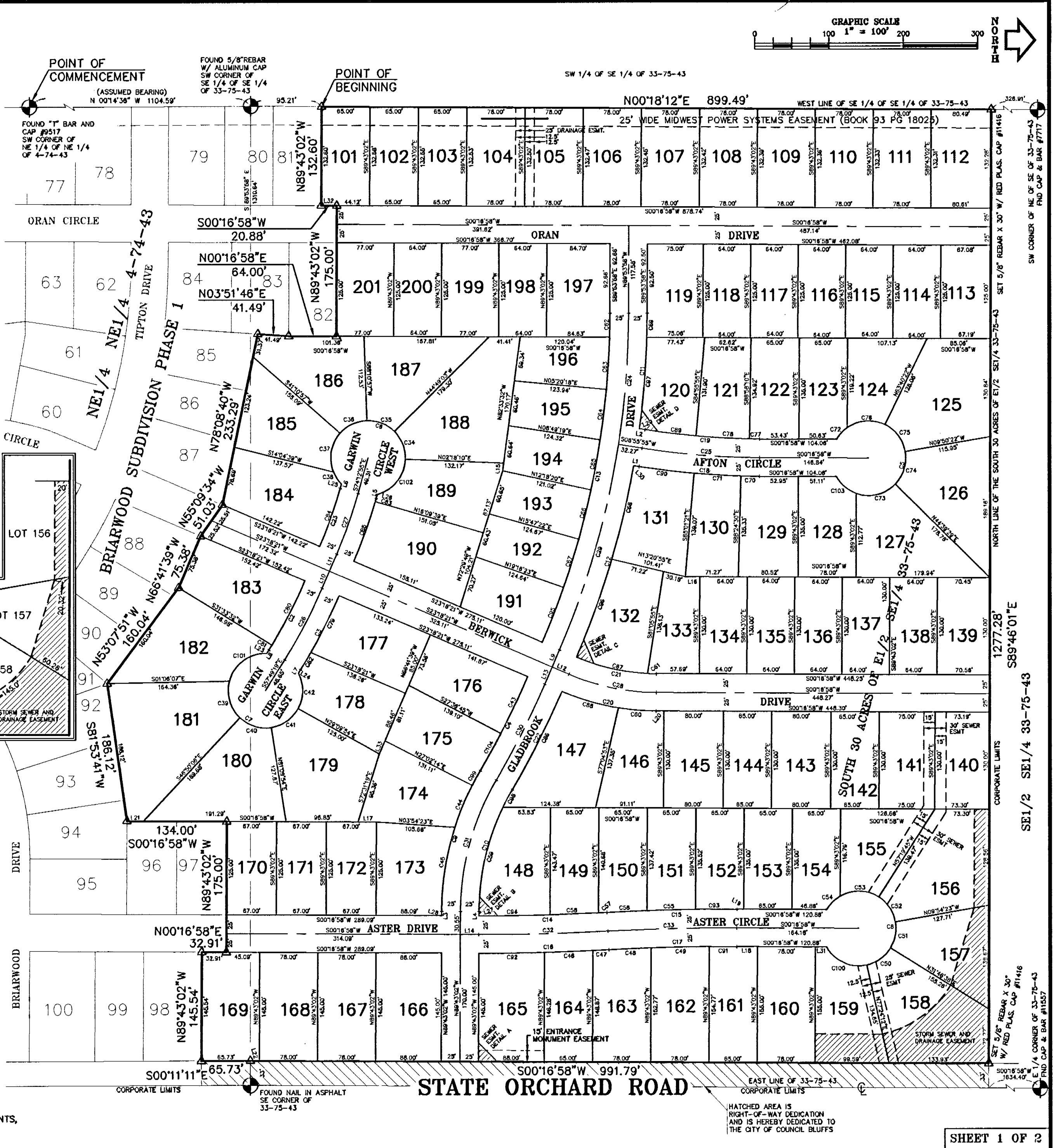
- △ - FOUND SURVEY POINT 5/8" REBAR X 30" W/ ALUMINUM CAP #11416 UNLESS NOTED OTHERWISE
- ▲ - FOUND SURVEY POINT 5/8" REBAR AND ALUM. CAP # 7717
- - FOUND SURVEY POINT
- ⊙ - SECTION CORNER, SEE DESCRIPTION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
MARK E. EHRHART  
DATE 12/12/01 LIC. NO. 11416  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2001



Project No. EGA011115  
BRIARWOOD SUBDIVISION PHASE 2  
ENGINEERING PLANNING LAND SURVEYING  
3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631



**BRIARWOOD SUBDIVISION PHASE 2**  
 LOTS 101 THROUGH 201 INCLUSIVE

A TRACT OF LAND BEING A PORTION OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA

**DEDICATION:**

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

DORCOR, INC., A KANSAS CORPORATION

BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED WITH OUR FREE CONSENT AND IN ACCORD WITH OUR DESIRE, THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN AND TO BE KNOWN AS

BRIARWOOD SUBDIVISION, PHASE 2  
 CONSISTING OF LOTS 101 THROUGH 201, INCLUSIVE,

AND SAID CORPORATION DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT ALL STREETS, CIRCLES, AND AVENUES ARE DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR PUBLIC USE, SAID CORPORATION DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE PERPETUAL 25 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT LYING IN LOTS 104 AND 105 AS SHOWN HEREON, THE PERPETUAL 25 FOOT WIDE STORM SEWER EASEMENT LYING IN LOTS 158 AND 159 AS SHOWN HEREON, THE PERPETUAL 30 FOOT WIDE STORM SEWER AND SANITARY SEWER EASEMENT LYING IN LOTS 140, 141, 155 AND 156 AS SHOWN HEREON, AND THE PERPETUAL STORM SEWER EASEMENTS DEPICTED ON THE CORNER OF LOTS 120, 132, 148, AND 165, ALL FOR THE INSTALLATION AND MAINTENANCE OF STORM AND/OR SANITARY SEWER CONDUITS AND APPURTENANCES AND ANY DRAINAGE SYSTEMS DEEMED NECESSARY BY THE CITY OF COUNCIL BLUFFS. THE PERPETUAL STORM SEWER AND DRAINAGE EASEMENT FOR THE DETENTION BASIN ACROSS LOTS 158 AND 159 IS RESERVED BY THE DEVELOPER UNTIL SUCH TIME THE EASEMENT IS ASSIGNED TO THE BRIARWOOD HOMES ASSOCIATION. THE DEVELOPER AND LATER THE BRIARWOOD HOMES ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF SAID EASEMENT INCLUDING, BUT NOT LIMITED TO THE MAINTENANCE OF ALL IMPROVEMENTS ON SAID EASEMENT WHICH WERE DESIGNED AND CONSTRUCTED BY THE DEVELOPER TO ADDRESS SURFACE WATER DRAINAGE AND TO CONTROL SURFACE WATER RUNOFF. SUFFICIENT RUNOFF VOLUME MUST BE MAINTAINED WITHIN THE EASEMENT AREA. MINIMUM VOLUMES THAT SHALL BE MAINTAINED ARE AS FOLLOWS: 1) TOTAL SURFACE WATER RUNOFF AND SEDIMENT VOLUME REQUIRED IS 52,000 CUBIC FEET OR 1.19 ACRE FEET AND 2) SURFACE WATER RUNOFF DETENTION VOLUME REQUIRED IS 31,000 CUBIC FEET OR 0.71 ACRE FEET. TO ACHIEVE THIS REQUIREMENT EXCAVATION MUST BEGIN IMMEDIATELY, WHEN SEDIMENT HAS REACHED A LEVEL 4.0 FEET BELOW THE 100 YEAR WATER DETENTION SURFACE ELEVATION. THE DETENTION BASIN AREA MUST THEN BE UNIFORMLY EXCAVATED TO A LEVEL OF 5.5 FEET BELOW THE 100 YEAR WATER DETENTION SURFACE ELEVATION, AND THE PERPETUAL 15' ENTRANCE MONUMENT EASEMENT LOCATED ON LOT 165 IS RESERVED BY THE DEVELOPER UNTIL SUCH TIME THE EASEMENT IS ASSIGNED TO THE BRIARWOOD HOMES ASSOCIATION. THE DEVELOPER AND LATER THE BRIARWOOD HOMES ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF SAID EASEMENT. THE DEDICATION OF THESE EASEMENT GRANTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

ERECTION OF STRUCTURES PROHIBITED: DORCOR, INC., OR IT'S SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THESE EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

CHANGE OF GRADE PROHIBITED: DORCOR, INC., OR IT'S SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE ELEVATION, OR CONTOUR OF ANY PART OF THESE EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREAS AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREAS AS HEREIN DESCRIBED.

REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREAS, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS DEDICATION, SHALL BE BORNE BY THE SAID CORPORATION OR IT'S SUCCESSORS OR ASSIGNS.

SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREAS SHALL BE LIMITED ONLY TO GRADING AND SEEDING.

DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREAS WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS, SHALL BE REPAIRED AT NO EXPENSE TO THE SAID CORPORATION OR IT'S SUCCESSORS OR ASSIGNS.

EASEMENTS RUN WITH THE LAND: THESE EASEMENTS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON DORCOR, INC., OR IT'S SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS,

THIS 14th DAY OF December, 2001 A.D.

Dorothy J. Haegle President  
 DORCOR, INC., A KANSAS CORPORATION

ACKNOWLEDGEMENT TO DEDICATION

STATE OF Kansas )  
 COUNTY OF Johnson )

ON THIS 14 DAY OF December, 2001,  
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY,  
 PERSONALLY CAME,

DOROTHY HAEGELE

AS PRESIDENT OF DORCOR, INC., A KANSAS CORPORATION,  
 PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE/SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SUCH OFFICER, AND VOLUNTARY ACT AND DEED OF SAID DORCOR, INC.

WITNESS MY HAND AND NOTARIAL SEAL AT Overland Park, Kansas

Patricia J. Stout December 14, 01  
 NOTARY PUBLIC DATE

Notary Public State of Kansas  
 Patricia J Stout  
 My Appt Exp 11-15-04

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

- A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
- B. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED A PARTIAL RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.
- C. TITLE OPINION LETTER OF ATTORNEY.
- D. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

Dorothy J. Haegle 12-14-01  
 DORCOR, INC., DOROTHY HAEGELE, PRESIDENT DATE

Donald Gross 12-17-01  
 APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, DONALD GROSS DATE


CITY COUNCIL:  
Thomas P. Hanafan 12-18-01  
 APPROVED BY MAYOR, THOMAS P. HANAFAN DATE

ATTESTED TO BY:  
Olga Ramirez 12-18-01  
 CITY CLERK, OLGA RAMIREZ DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, Judy Ann Miller, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN BRIARWOOD SUBDIVISION PHASE 2, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

Judy Ann Miller 12-18-01  
 TREASURER OF POTTAWATTAMIE COUNTY, JUDY ANN MILLER DATE

	Project No. EGA011115	<b>BRIARWOOD SUBDIVISION PHASE 2</b>	
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