

2003 JUN 10 P 1:08
LANCASTER COUNTY, NE

\$120.50
INST NO 2003
054877
#3848

BLOCK
CODE
TAMARID
CHECKED
ENTERED

TAMARIN RIDGE ADDITION

FINAL PLAT

BASED ON THE PRELIMINARY PLAT #02019

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "TAMARIN RIDGE ADDITION", a subdivision of Lots 86 and 87 Irregular Tracts located in the South One-Half of the Northeast Quarter of Section 24, Township 9 North, Range 6 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast corner of the South One-Half of the Northeast Quarter of said Section 24; THENCE in a Westerly direction, along the South line of the South One-Half of the Northeast Quarter of said Section 24, for a distance of 50.00 feet to the Southeast corner of said Lot 87 and Point of Beginning.

THENCE continuing on the last described course, of an assumed bearing of North 89 degrees 40 minutes 59 seconds West, for a distance of 2582.97 feet to the Southwest corner of said Lot 86

THENCE North 00 degrees 12 minutes 31 seconds West, along the West line of said Lot 86, for a distance of 1327.62 feet to the Northwest corner of said Lot 86

THENCE South 89 degrees 36 minutes 22 seconds East, along the North line of said Lots 86 and 87, for a distance of 2589.54 feet to the Northeast corner of said Lot 87

THENCE South 01 degrees 06 minutes 54 seconds West, along the East line of said Lot 87, for a distance of 117.55 feet

THENCE South 01 degrees 04 minutes 03 seconds West, along the East line of said Lot 87, for a distance of 450.08 feet

THENCE South 05 degrees 42 minutes 20 seconds West, along the East line of said Lot 87, for a distance of 74.08 feet

THENCE South 01 degrees 55 minutes 16 seconds East, along the East line of said Lot 87, for a distance of 326.47 feet

THENCE South 00 degrees 51 minutes 52 seconds East, along the East line of said Lot 87, for a distance of 356.62 feet to the Point of Beginning

Together with and subject to covenants, easements, and restrictions of record.

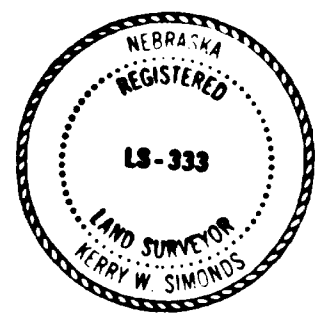
Said property contains 78.52 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 11th day of April, 2003.

Kerry W. Simonds
Kerry W. Simonds, L.S. 333



PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this final plat and accepted the offer of dedication on this 14th day of May, 2003 by Resolution No. PL-00811

ATTEST: *J. J. Se*
Chair

SHEET INDEX

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DEDICATION

The foregoing plat known as "Tamarin Ridge Addition", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Alltel, Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

Any construction or grade changes in L.E.S. transmission line easement corridors are subject to L.E.S. approval and must be in accordance with L.E.S. design and safety standards; Landscaping material selections with easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities. Any relocation shall be at the owner/developer's expense. The City of Lincoln, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

The streets shown thereon are hereby dedicated to the public.

Direct vehicular access to S. 27th Street is hereby relinquished except at Kendra Lane (Private Roadway). Direct vehicular access is relinquished to Tamarin Ridge Road between the 25' wide access easement across Lot 4, Block 1 east to South 27th Street.

WITNESS OUR HANDS THIS 8th day of April, 2003

Susan G. Brouse
Susan G. Brouse

Donald R. Brouse
Donald R. Brouse

Thomas L. Folsom
Thomas L. Folsom

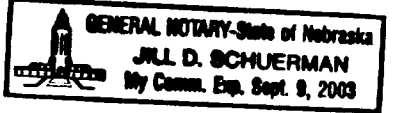
Deborah P. Folsom
Deborah P. Folsom

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this 14th day of April, 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Susan G. Brouse, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and her acknowledged the same to be her voluntary act and deed and the voluntary act.

Jill D. Schuerman
NOTARY PUBLIC



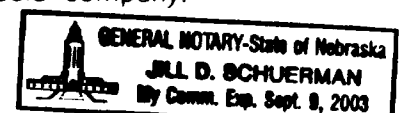
My commission expires the 9th day of September, 2003.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this 14th day of April, 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Donald R. Brouse, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Jill D. Schuerman
NOTARY PUBLIC



My commission expires the 9th day of September, 2003.

ACKNOWLEDGMENT

STATE OF Minnesota)
Hennepin COUNTY) SS

On this 8th day of April, 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Thomas L. Folsom, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Michele R. Theis
NOTARY PUBLIC



My commission expires the 31 day of January, 2005.

ACKNOWLEDGMENT

STATE OF Minnesota)
Hennepin COUNTY) SS

On this 8th day of April, 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Deborah P. Folsom, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed and the voluntary act and deed of said company.

Michele R. Theis
NOTARY PUBLIC



My commission expires the 31 day of January, 2005.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Tamarin Ridge Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2003-17533, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

TierOne Bank
Trustee and Beneficiary

By: *Luke J. Traynowicz* vice President
Name Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 14th day of April, 2003, by LUKE J TRAYNOWICZ, Vice President on behalf of said TierOne Bank

Anne Tweedy
NOTARY PUBLIC



My commission expires the 25th day of November, 2003.

MINIMUM BUILDING OPENINGS:

BLOCK	LOT	MIN. ELEVATION
6	LOT 6	1231.82
	LOT 1	1223.89
	LOT 4	1206.64
	LOT 5	1206.64
	LOT 6	1206.64
	LOT 7	1206.64
8	LOT 8	1206.64
	LOT 9	1206.64
	LOT 10	1206.64
	LOT 11	1206.64
	LOT 12	1215.0
8	LOT 1	1215.0
	LOT 2	1216.0
	LOT 3	1217.0
	LOT 4	1219.0
8	LOT 1	1221.0
	LOT 2	1221.0
	LOT 3	1221.0
	LOT 4	1221.0
	LOT 5	1221.0

SCALE: 1" = 150'

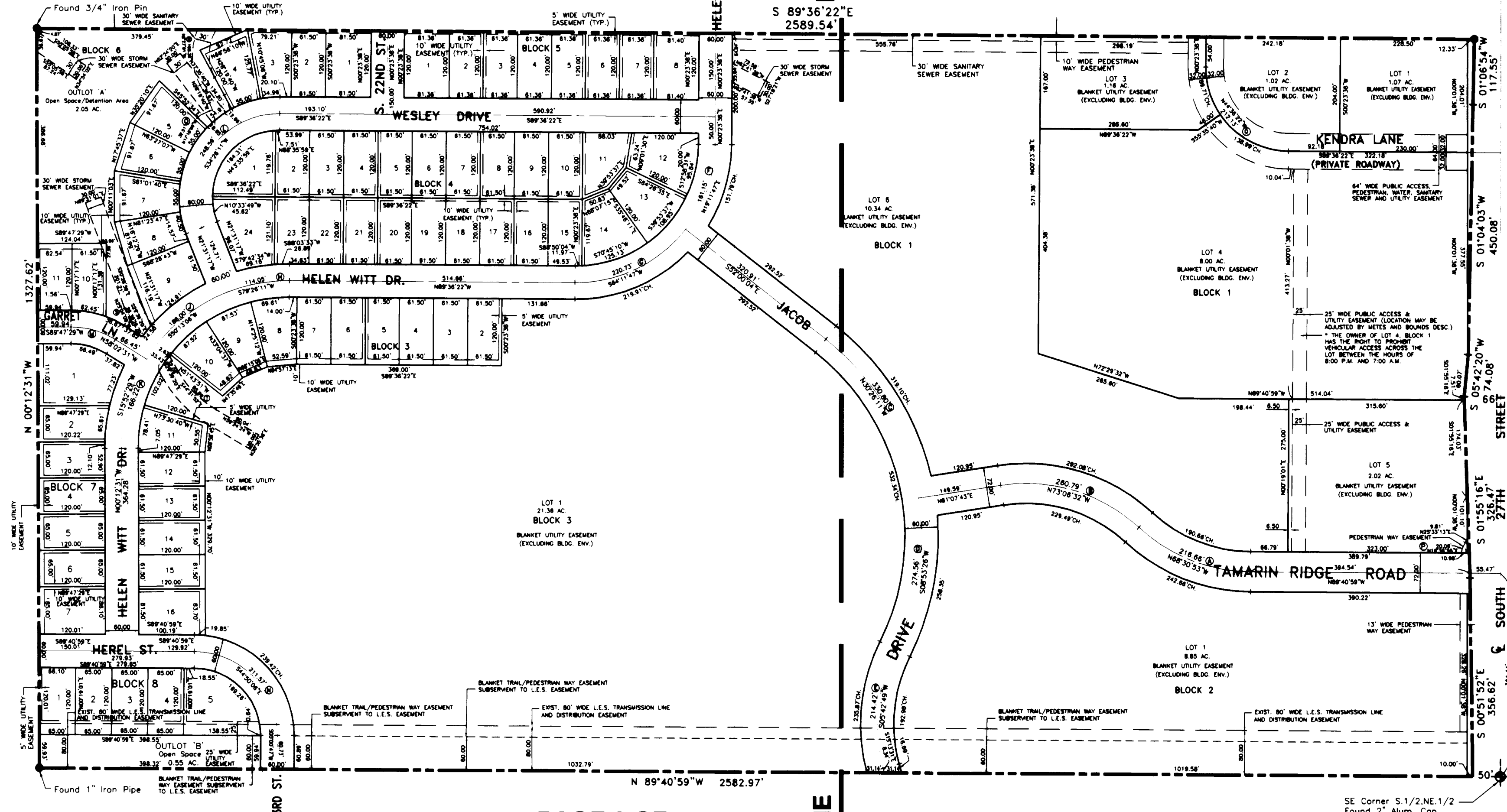
TAMARIN RIDGE ADDITION

FINAL PLAT

BASED ON THE PRELIMINARY PLAT #02019

LOT AREAS:

BLOCK	LOT	SQUARE FEET
BLOCK 1	LOT 1	46,766.99
	LOT 2	44,575.51
	LOT 3	50,728.81
	LOT 4	348,566.83
	LOT 5	86,097.66
	LOT 6	450,239.66
	LOT 7	7,380.00
	LOT 8	7,380.00
	LOT 9	7,380.00
	LOT 10	7,380.00
BLOCK 2	LOT 1	385,328.48
	LOT 2	930,280.72
	LOT 3	7,380.00
	LOT 4	7,380.00
	LOT 5	7,380.00
	LOT 6	7,380.00
	LOT 7	7,380.00
	LOT 8	8,262.68
	LOT 9	8,270.12
	LOT 10	8,268.78
BLOCK 3	LOT 1	8,258.91
	LOT 2	7,380.00
	LOT 3	7,380.00
	LOT 4	7,380.00
	LOT 5	7,380.00
	LOT 6	7,380.00
	LOT 7	7,380.00
	LOT 8	7,380.00
	LOT 9	7,380.00
	LOT 10	7,380.00
BLOCK 4	LOT 1	10,409.00
	LOT 2	7,379.41
	LOT 3	7,380.00
	LOT 4	7,380.00
	LOT 5	7,380.00
	LOT 6	7,380.00
	LOT 7	7,380.00
	LOT 8	7,380.00
	LOT 9	7,380.00
	LOT 10	7,380.00
BLOCK 5	LOT 1	8,059.51
	LOT 2	10,997.01
	LOT 3	9,711.72
	LOT 4	10,773.48
	LOT 5	7,378.70
	LOT 6	7,380.00
	LOT 7	7,380.00
	LOT 8	7,380.00
	LOT 9	7,380.00
	LOT 10	7,380.00
BLOCK 6	LOT 1	9,763.20
	LOT 2	7,363.20
	LOT 3	7,363.20
	LOT 4	7,363.20
	LOT 5	7,363.20
	LOT 6	7,363.20
	LOT 7	7,363.20
	LOT 8	9,767.81
	LOT 9	9,780.00
	LOT 10	7,380.00
BLOCK 7	LOT 1	8,126.59
	LOT 2	8,880.35
	LOT 3	8,619.12
	LOT 4	8,619.12
	LOT 5	8,619.12
	LOT 6	8,100.71
	LOT 7	11,384.09
	LOT 8	7,616.06
	LOT 9	7,442.07
	LOT 10	89,503.45
BLOCK 8	LOT 1	14,925.56
	LOT 2	8,032.50
	LOT 3	7,800.89
	LOT 4	7,800.00
	LOT 5	7,800.00
	LOT 6	7,800.00
	LOT 7	10,266.06
	LOT 8	7,866.06
	LOT 9	7,800.00
	LOT 10	7,800.00
OUTLOT 'A'	LOT 1	7,800.00
	LOT 2	7,800.00
	LOT 3	7,800.00
	LOT 4	7,800.00
	LOT 5	13,535.73
OUTLOT 'B'	LOT 1	23,871.53



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CURVE DATA:

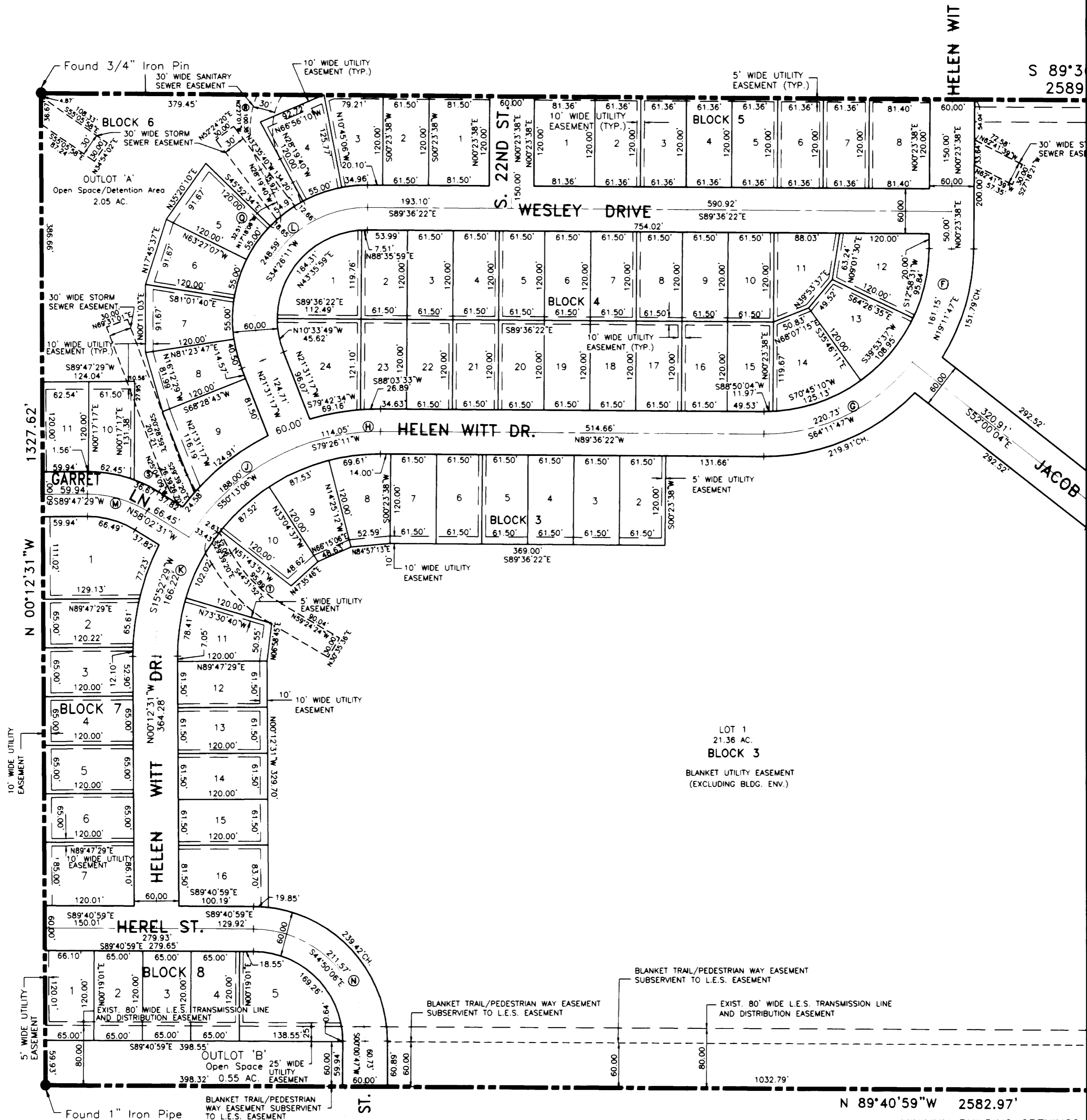
A	Δ = 47°01'11"	R = 300.00'	T = 116.17'	LC = 214.66'	CB = 146°30'53"W
B	Δ = 51°31'30"	R = 300.00'	T = 144.78'	LC = 289.78'	CB = 173°08'32"W
C	Δ = 47°01'11"	R = 480.00'	T = 177.80'	LC = 330.80'	CB = 130°02'11"W
D	Δ = 38°31'26"	R = 480.00'	T = 144.15'	LC = 274.56'	CB = 308°53'24"W
E	Δ = 41°52'40"	R = 300.00'	T = 116.79'	LC = 214.62'	CB = 309°42'49"W
F	Δ = 37°34'11"	R = 290.00'	T = 89.12'	LC = 181.15'	CB = 322°27'01"W
G	Δ = 32°23'43"	R = 123.00'	T = 66.88'	LC = 114.08'	CB = 58°11'47"W
H	Δ = 21°54'55"	R = 300.00'	T = 58.90'	LC = 114.08'	CB = 57°28'11"W
I	Δ = 36°31'14"	R = 300.00'	T = 96.89'	LC = 188.00'	CB = 380°13'06"W
J	Δ = 32°10'01"	R = 150.00'	T = 66.88'	LC = 168.22'	CB = 51°52'29"W
K	Δ = 11°54'55"	R = 150.00'	T = 22.03'	LC = 188.23'	CB = 53°26'11"W
L	Δ = 32°10'01"	R = 150.00'	T = 43.29'	LC = 246.99'	CB = 17°07'31"W
M	Δ = 89°41'48"	R = 150.00'	T = 149.21'	LC = 83.11'	CB = 34°30'04"W
N	Δ = 80°00'00"	R = 150.00'	T = 150.00'	LC = 212.13'	CB = 144°34'22"W
O	Δ = 23°08'38"	R = 85.00'	T = 10.24'	LC = 20.06'	CB = 119°34'55"E
P	Δ = 23°03'07"	R = 85.00'	T = 15.58'	LC = 20.06'	CB = 117°18'08"W
Q	Δ = 31°54'17"	R = 115.00'	T = 55.78'	LC = 100.38'	CB = 102°27'01"W
R	Δ = 09°10'21"	R = 185.00'	T = 13.24'	LC = 28.39'	CB = 329°36'20"E
S	Δ = 29°43'04"	R = 185.00'	T = 49.81'	LC = 95.89'	CB = 54°31'52"E

LEGEND

- = Found 3/4" Iron Pin
- P = Recorded Plat Distance
- D = Dead Distance
- M = Distances and Bearings Measured in this survey.

TAMARIN RIDGE ADDITION

FINAL PLAT BASED ON THE PRELIMINARY PLAT #02019



LOT 1
21.36 AC.
BLOCK 3
BLANKET UTILITY EASEMENT
(EXCLUDING BLDG. ENV.)

N 89°40'59"W 2582.97'
MINIMUM BUILDING OPENINGS:

BLOCK	LOT	MIN. ELEVATION
6	LOT 6	1231.82
	LOT 1	1223.69
	LOT 4	1206.64
	LOT 5	1206.64
	LOT 6	1206.64
	LOT 7	1206.64
	LOT 8	1206.64
	LOT 9	1206.64
	LOT 10	1206.64
	LOT 11	1206.64
	8	LOT 1
LOT 2		1218.0
LOT 3		1217.0
LOT 4		1219.0
LOT 5		1221.0

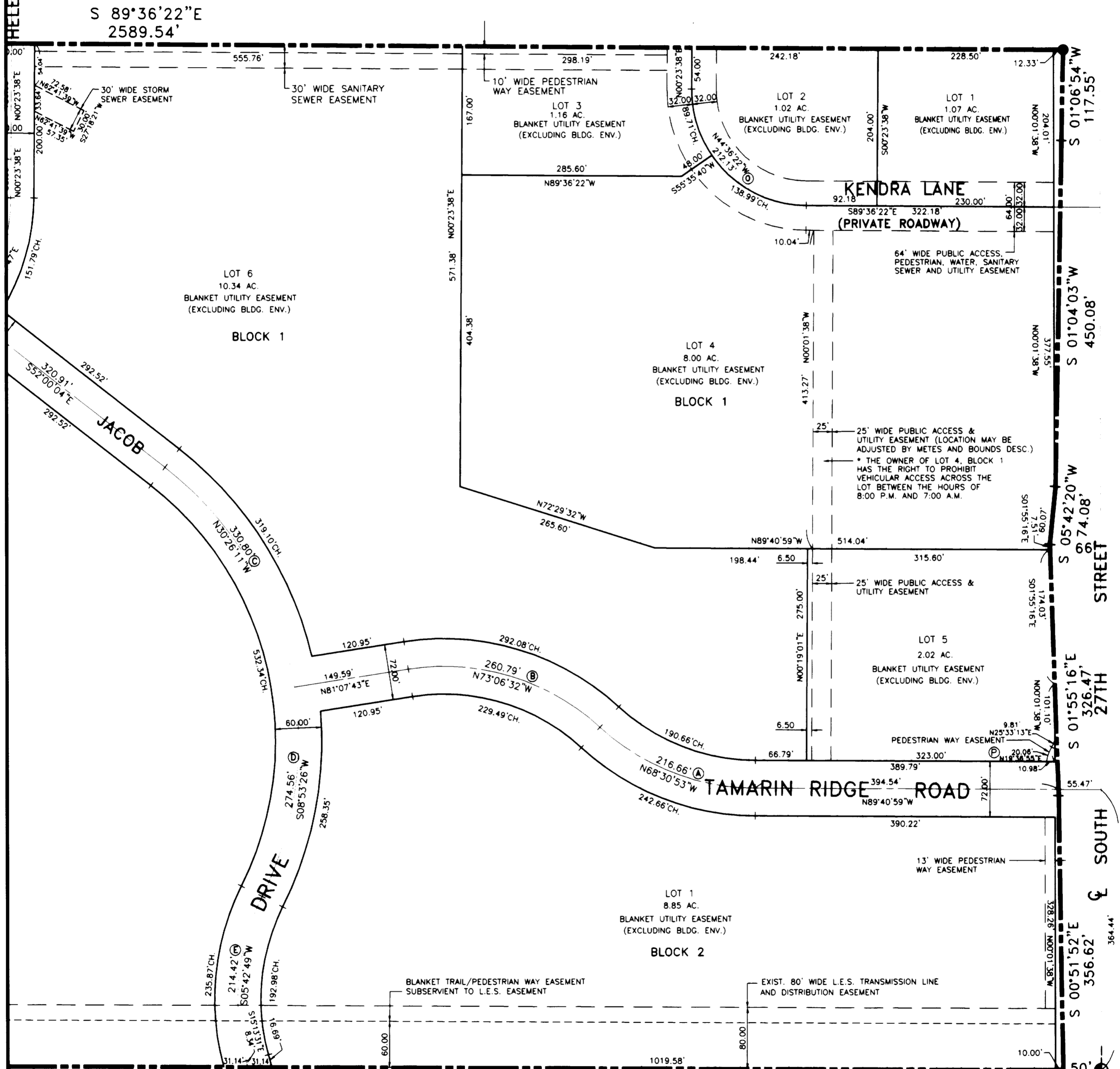
CURVE DATA:

(A) Δ = 42°20'11" R = 300.00' T = 116.17' AL = 221.87' LC = 216.86' CB = N68°30'53"W	(B) Δ = 51°31'30" R = 300.00' T = 144.78' AL = 269.78" LC = 260.79' CB = N73°06'32"W	(C) Δ = 43°07'47" R = 450.00' T = 177.85' AL = 338.74' LC = 330.80' CB = N30°26'11"W	(D) Δ = 35°31'26" R = 450.00' T = 144.15' AL = 279.00' LC = 274.56' CB = S08°53'26"W	(E) Δ = 41°52'40" R = 300.00' T = 114.79' AL = 219.27' LC = 214.42' CB = S05°42'49"W	(F) Δ = 37°36'17" R = 250.00' T = 85.12' AL = 164.08' LC = 161.15' CB = S50°13'06"W	(G) Δ = 52°23'43" R = 250.00' T = 123.00' AL = 228.82' LC = 220.73' CB = S64°11'47"W	(H) Δ = 21°54'55" R = 300.00' T = 58.08' AL = 114.75' LC = 114.05' CB = S79°26'11"W	(J) Δ = 36°31'14" R = 300.00' T = 98.98' AL = 191.22' LC = 188.00' CB = S50°13'06"W
(K) Δ = 32°10'01" R = 300.00' T = 86.50' AL = 168.43' LC = 166.22' CB = S15°52'29"W	(L) Δ = 111°54'55" R = 150.00' T = 222.03' AL = 292.99' LC = 248.59' CB = S34°26'11"W	(M) Δ = 32°10'01" R = 150.00' T = 43.25' AL = 84.21' LC = 83.11' CB = N74°07'31"W	(N) Δ = 89°41'46" R = 150.00' T = 149.21' AL = 234.82' LC = 211.57' CB = S44°50'06"E	(O) Δ = 90°00'00" R = 150.00' T = 150.00' AL = 235.62' LC = 212.13' CB = N44°36'22"W	(P) Δ = 23°08'28" R = 50.00' T = 10.24' AL = 20.19' LC = 20.06' CB = N19°36'55"E	(Q) Δ = 22°03'07" R = 85.00' T = 16.56' AL = 32.71' LC = 32.51' CB = N17°18'06"W	(R) Δ = 51°45'17" R = 115.00' T = 55.78' AL = 103.88' LC = 100.38' CB = N02°27'01"W	(S) Δ = 09°10'21" R = 185.00' T = 13.24' AL = 26.42' LC = 26.39' CB = S29°39'20"E
(T) Δ = 29°45'04" R = 186.75' T = 49.61' AL = 96.97' LC = 95.89' CB = S44°31'52"E								

TAMARIN RIDGE ADDITION

FINAL PLAT BASED ON THE PRELIMINARY PLAT #02019

HELEN WITT DR.



2582.97'

MINIMUM BUILDING OPENINGS:

BLOCK	LOT	MIN. ELEVATION
1	LOT 6	1231.82
3	LOT 1	1223.89
6	LOT 4	1206.84
	LOT 5	1206.84
	LOT 6	1206.84
	LOT 7	1206.84
	LOT 8	1206.84
	LOT 9	1206.84
8	LOT 10	1206.84
	LOT 11	1206.84
	LOT 1	1215.0
	LOT 2	1216.0
	LOT 3	1217.0
	LOT 4	1219.0
	LOT 5	1221.0

LEGEND

- = Found 3/4" Iron Pin
- P = Recorded Plat Distance
- D = Deed Distance
- M. = Distances and Bearings Measured in this survey.