



03077322

2003 AUG - 6 P 1: 15

LANCASTER COUNTY, NE

\$52.50

INST NO 2003

077322

#3869

BLOCK  
CODE  
CHECKED  
ENTERED  
DATED



SCALE 1"=100'

# G & C ADDITION

## FINAL PLAT

BASED UPON G & C ADDITION PRELIMINARY PLAT #02022

### LEGEND

- = CORNER FOUND
- = CORNER SET (5/8" REBAR)
- ⊙ = SECTION CORNER
- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE
- = PLAT LIMITS
- - - = EASEMENT
- — — = CENTER LINE
- · - · - = SECTION LINE

### LOT AREA TABLE

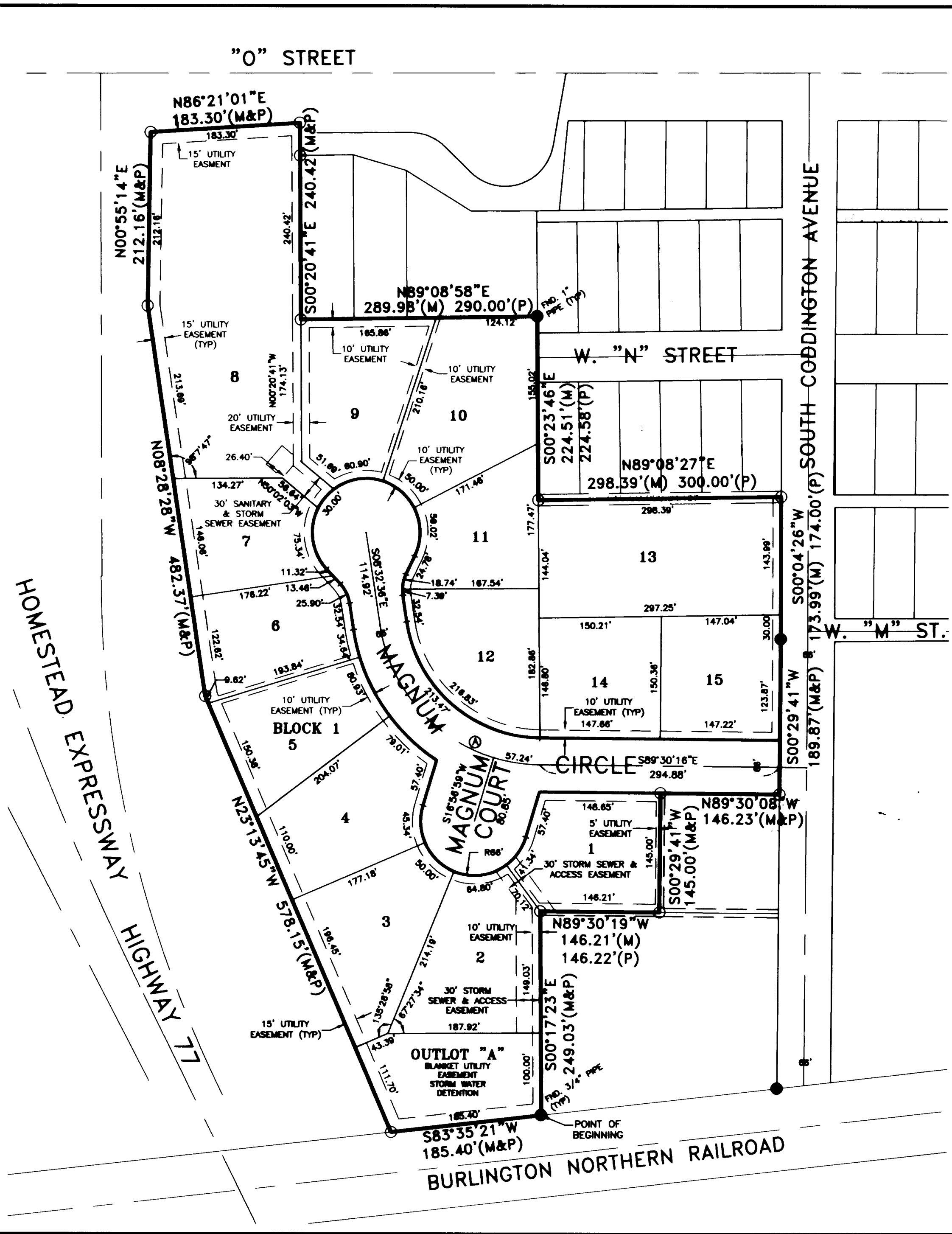
BLOCK 1	
LOT NO.	AREA IN SF.
1	23,907.70 SF.
2	28,079.04 SF.
3	26,455.26 SF.
4	27,492.91 SF.
5	22,431.97 SF.
6	22,390.00 SF.
7	21,525.53 SF.
8	78,146.27 SF.
9	26,046.00 SF.
10	30,921.8 SF.
11	22,342.21 SF.
12	22,981.57 SF.
13	42,886.32 SF.
14	22,126.49 SF.
15	22,390.74 SF.
OUTLOTS	
OUTLOT	AREA IN SF.
A	22,895.02 SF.

### CENTERLINE CURVE DATA

Ⓐ Δ=80°57'42"  
T=170.70'  
L=282.61'  
R=200.00'  
CB=N48°01'27"W  
LC= 259.66'

### MINIMUM BUILDING ELEVATIONS

LOT #	ELEVATION
2	1157.5
3	1157.5
10	1166.6
11	1164.0
12	1161.0



**DEDICATION**

THE FOREGOING PLAT, KNOWN AS G & C ADDITION, A SUBDIVISION CONSISTING OF LOT 125 I.T., LOTS 3 AND 4, FORD VAN LINES ADDITION, LOTS 7 THROUGH 12 AND THE SOUTH HALF OF THE EAST-WEST VACATED ALLEY, BLOCK 3, MANCHESTER HEIGHTS ADDITION, AND THE VACATED WEST 1/4 STREET RIGHT-OF-WAY LOCATED WEST OF SOUTH CODDINGTON AVENUE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALLTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA INC., THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION AND GAS; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THEREON, 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 ANY 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 THEREON.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE

ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LES DOES NOT WARRANT NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS.

LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

THE CITY OF LINCOLN, 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.

DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED TO U.S. HIGHWAY 77 FROM LOTS 3 THROUGH 8 AND OUTLOT A.

DIRECT VEHICULAR ACCESS TO 'O' STREET IS HEREBY RELINQUISHED FROM LOT 8 EXCEPT VIA THE EXISTING FRONTAGE ROAD.

CROSS PARKING AND ACCESS EASEMENTS ARE HEREBY GRANTED FOR LOTS 7, 8, AND 9.

THE STREETS SHOWN WITHIN THE FINAL PLAT ARE HEREBY DEDICATED TO THE CITY OF LINCOLN.

**OWNER: LOT 125 I.T. & PART OF VACATED WEST M STREET, SEC. 28, T10N, R6E**

WITNESS MY HAND THIS 3<sup>rd</sup> DAY OF July, 2003.  
*Gary Christensen*  
GARY CHRISTENSEN, HUSBAND  
*Carolyn J. Christensen*  
CAROLYN J. CHRISTENSEN, WIFE

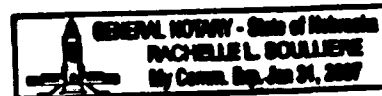
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 3<sup>rd</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GARY & CAROLYN J. CHRISTENSEN, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS PLAT.

MY COMMISSION EXPIRES ON THE 31 DAY OF January, 2007.

*Rachelle J. Soullier*  
NOTARY PUBLIC



**OWNER: LOT 7 THROUGH 12 & SOUTH HALF OF THE EAST-WEST VACATED ALLEY, BLOCK 3, MANCHESTER HEIGHTS ADDITION SEC. 28, T10N, R6E AND THE VACATED WEST M STREET**

WITNESS MY HAND THIS 3<sup>rd</sup> DAY OF July, 2003.  
*Sam Delisi*  
SAM DELISI  
DELESI BROTHERS INC.

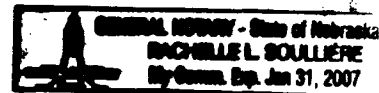
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 3<sup>rd</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SAM DELISI, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT.

MY COMMISSION EXPIRES ON THE 31 DAY OF January, 2007.

*Rachelle J. Soullier*  
NOTARY PUBLIC



**G & C ADDITION  
FINAL PLAT**

BASED UPON G & C ADDITION PRELIMINARY PLAT #02022

**OWNER: LOTS 3 & 4, FORD VAN LINES  
ADDITION, SEC. 28, T10N, R6E**

WITNESS MY HAND THIS 3<sup>rd</sup> DAY OF July, 2003.  
*Gary Christensen*  
GARY CHRISTENSEN, HUSBAND

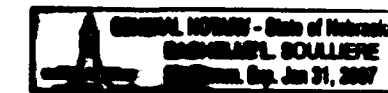
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 3<sup>rd</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GARY CHRISTENSEN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT.

MY COMMISSION EXPIRES ON THE 31 DAY OF January, 2007.

*Rachelle J. Soullier*  
NOTARY PUBLIC



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS G & C ADDITION (HEREINAFTER "PLAT"). SAID LIEN BEING DATED MAY 16, 2002 AND FILED IN THE REGISTER OF DEEDS OFFICE, LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2002-033646, ON MAY 24, 2002, MODIFIED BY THE MODIFICATION OF DEED OF TRUST FILED MARCH 17, 2003 AS INSTRUMENT NO. 2003-24315 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT THEY ARE THE HOLDER OF THE LIEN AND HAVE NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

*Lynette Nelson*  
LYNETTE NELSON  
PINNACLE BANK

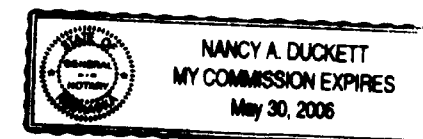
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 3<sup>rd</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LYNETTE NELSON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT.

MY COMMISSION EXPIRES ON THE 31 DAY OF May, 2006.

*Nancy A. Duckett*  
NOTARY PUBLIC



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS G & C ADDITION (HEREINAFTER "PLAT"). SAID LIEN BEING DATED JUNE 16, 2003 AND FILED IN THE REGISTER OF DEEDS OFFICE, LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2003-80130, ON JUNE 24, 2003 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT THEY ARE THE HOLDER OF THE LIEN AND HAVE NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

*John Arrigo - S.V.? West Gate Bank*  
JOHN ARRIGO  
WEST GATE BANK

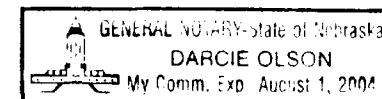
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 3<sup>rd</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN WALKER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT.

MY COMMISSION EXPIRES ON THE 1<sup>st</sup> DAY OF August, 2004.

*Darcie Olson*  
NOTARY PUBLIC



**SURVEYOR'S CERTIFICATE**

THE FOREGOING PLAT, KNOWN AS G & C ADDITION, A SUBDIVISION CONSISTING LOT 125 I.T., LOTS 3 AND 4, FORD VAN LINES ADDITION, LOTS 7 THROUGH 12 AND THE SOUTH HALF OF THE EAST-WEST VACATED ALLEY, BLOCK 3, MANCHESTER HEIGHTS ADDITION, AND THE VACATED WEST 1/4 STREET RIGHT-OF-WAY LOCATED WEST OF SOUTH CODDINGTON AVENUE, LINCOLN, LANCASTER COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M. AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 125; THENCE: S83.35°21'W, (ASSUMED), ON THE SOUTH LINE OF SAID LOT 125 AND THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 185.40 FEET; THENCE: N23°13'45"W, ON THE WESTERLY LINE OF SAID LOT 125 AND THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 77, A DISTANCE OF 578.15 FEET; THENCE: N07°28'28"W, ON SAID LINE, A DISTANCE OF 482.37 FEET; THENCE: N00°56'14"E, ON SAID LINE, A DISTANCE OF 212.16 FEET; THENCE: N89°21'01"E, ON THE NORTHERLY LINE OF SAID LOT 125 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST O STREET, A DISTANCE OF 183.30 FEET; THENCE: S00°20'41"E, A DISTANCE OF 240.42 FEET; THENCE: N89°08'56"E, A DISTANCE OF 289.88 FEET; THENCE: S00°23'46"E, ON THE EAST LINE OF SAID LOT 125, A DISTANCE OF 224.51 FEET; THENCE: N89°08'27"E, A DISTANCE OF 298.38 FEET; THENCE: S00°04'28"W, ON THE WEST RIGHT-OF-WAY LINE OF SOUTH CODDINGTON AVENUE, A DISTANCE OF 173.88 FEET; THENCE: S00°29'41"W, ON SAID LINE, A DISTANCE OF 189.87 FEET; THENCE: N89°30'08"W, A DISTANCE OF 148.23 FEET; THENCE: S00°29'41"W, A DISTANCE OF 145.00 FEET; THENCE: N89°30'18"W, A DISTANCE OF 148.21 FEET; THENCE: S00°17'23"E, A DISTANCE OF 249.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 15 LOTS AND 1 OUTLOT, AND A CALCULATED AREA OF 12.21 ACRES MORE OR LESS.

I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR IN NEBRASKA, AND UNDER THE GUIDELINES OF LAND SUBDIVISION TITLE 28.19.041, THAT I HAVE ACCURATELY SURVEYED THIS SUBDIVISION AND ATTEST TO THE ACCURACY OF THE SURVEY AND THE CORRECT LOCATION OF ALL PERMANENT SURVEY MONUMENTS SHOWN ON THIS PLAT, AND THAT THE LOTS, BLOCKS, STREETS, ALLEYS, PUBLIC WAYS AND GROUNDS ARE STAKED AND MARKED AS HEREIN REQUIRED. PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIMETER OF THE SUBDIVISION, ON THE CENTERLINE OF EACH STREET WITHIN THE FINAL PLAT, OR ABUTTING THEREON, AT EACH STREET INTERSECTION, AT THE INTERSECTION OF EACH STREET AND RAILROAD RIGHT-OF-WAY, AND AT EACH POINT OF TANGENCY AND CURVATURE. TEMPORARY METAL STAKES HAVE BEEN PLACED AT ALL LOT AND BLOCK CORNERS. THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT AND BLOCK CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

JULY 2, 2003  
DATE  
*R. Russell Orr*  
R. RUSSELL ORR  
R. RUSSELL ORR LAND SURVEYING  
7130 MORTON ST.  
LINCOLN, NE 68507  
L.S. NO. 516



**PLANNING COMMISSION APPROVAL**

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION THIS 4<sup>th</sup> DAY OF July, 2003 BY RESOLUTION NO. 12-00878

ATTEST:  
*Dan Walker*  
DAN WALKER  
CHAIR