

KING RIDGE 2ND ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY
PLAT & USE PERMIT NO. 103 FOR KING
RIDGE 2ND ADDITION)

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS KING RIDGE 2ND ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B", KING RIDGE 1ST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY 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, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, LINCOLN ELECTRIC SYSTEM, 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 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 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 SHOWN THEREON.

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.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

THE ACCESS EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

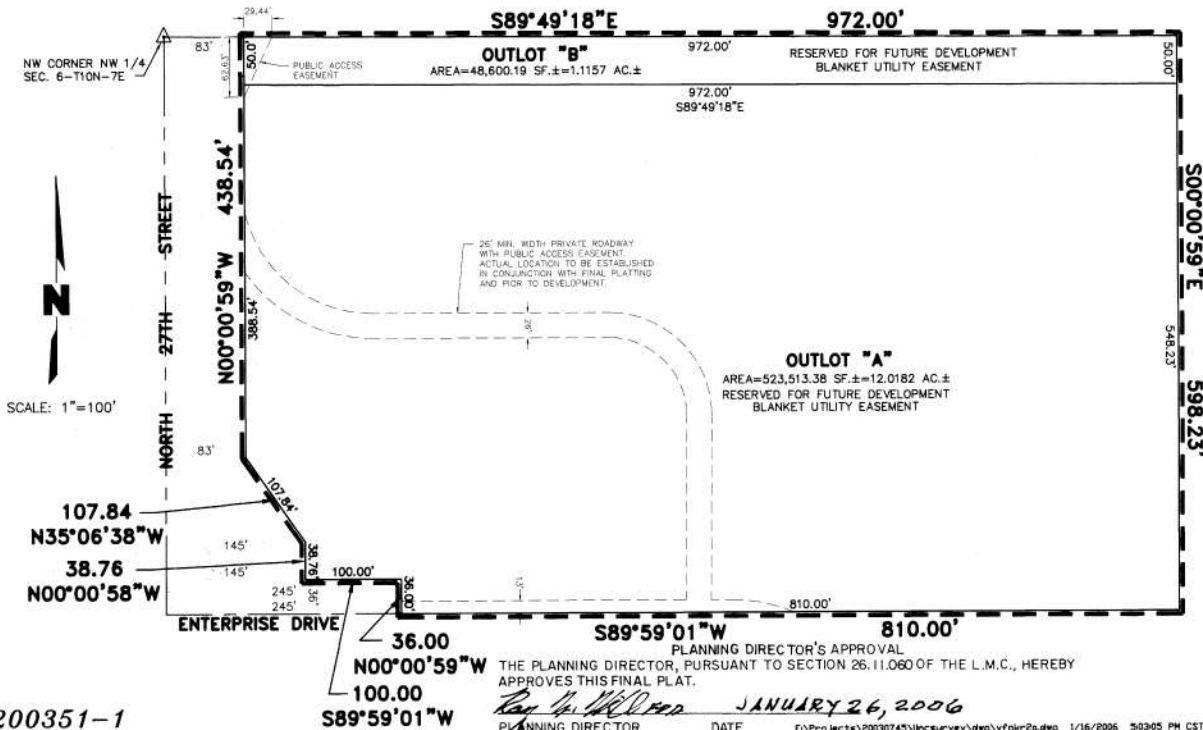
THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET FROM OUTLOTS "A", AND "B" FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 23RD DAY OF JANUARY, 2006

NORTHERN LIGHTS, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: John C. Brager
JOHN C. BRAGER, MEMBER

BY: Thomas E. White
THOMAS E. WHITE, MEMBER



PLANNING DIRECTOR'S APPROVAL
APPROVES THIS FINAL PLAT.

DATE: JANUARY 26, 2006
PLANNING DIRECTOR: Mark C. Palmer
DATE: 1/16/2006 5:03:05 PM CST

200351-1

Inst # 2006004743 Tue Jan 31 15:11:57 CST 2006
Filing Fee: \$41.50
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Page 2

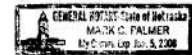
KIRI2
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#4799

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF JANUARY, 2006, BY JOHN C. BRAGER, MEMBER, ON BEHALF OF NORTHERN LIGHTS LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY.

BY: Mark C. Palmer
NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF JANUARY, 2006, BY THOMAS E. WHITE, MEMBER, ON BEHALF OF NORTHERN LIGHTS LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY.

BY: Mark C. Palmer
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS KING RIDGE 2ND ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 99-16347, 2001-53663, 2003-20467, 2004-36165 (HEREINAFTER "LIEN"), 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.

PINNACLE BANK

BY: Lynnette Nelson
NAME: LYNNETTE NELSON
TITLE: LOAN OFFICER AND ESCROW AGENT

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF JANUARY, 2006, BY LYNNETTE NELSON, LOAN OFFICER, AND ESCROW AGENT, ON BEHALF OF SAID (BANK).

BY: Mark C. Palmer
NOTARY PUBLIC



SHEET 1 OF 2

KING RIDGE 2ND ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY
PLAT & USE PERMIT NO. 103 FOR KING
RIDGE 2ND ADDITION)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS KING RIDGE 2ND ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B", KING RIDGE 1ST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL IN THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF OUTLOT "B", KING RIDGE 1ST ADDITION, SAID BEING THE TRUE POINT OF BEGINNING, THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B" ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, A DISTANCE OF 810.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "B", THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "B", SAID LINE BEING A EAST LINE OF ENTERPRISE DRIVE RIGHT-OF-WAY, A DISTANCE OF 36.00 FEET TO A SOUTH CORNER OF SAID OUTLOT "B", THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "B", THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "B", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 38.76 FEET TO A WEST CORNER OF SAID OUTLOT "B", THENCE NORTH 35 DEGREES 06 MINUTES 38 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTHEAST LINE OF NORTH 27TH STREET RIGHT-OF-WAY, A DISTANCE OF 107.84 FEET TO A WEST CORNER OF SAID OUTLOT "B", THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "B", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 83.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 438.54 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B", THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "B", SAID LINE BEING A NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 972.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", THENCE SOUTH 00 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 598.23 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 572,113.57 SQUARE FEET OR 13.1339 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

January 17th, 2006
DATE


MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

526
RLS NUMBER

