

MOUNT FOREST 1st ADDITION
FINAL PLAT

Inst # 2017001682 Thu Jan 12 14:33:53 CST 2017
Filing Fee: \$28.00
Lancaster County, NE Assessor/Register of Deeds Office
Block 9
Pages 1

MoFo1 #5399

SURVEYORS CERTIFICATE

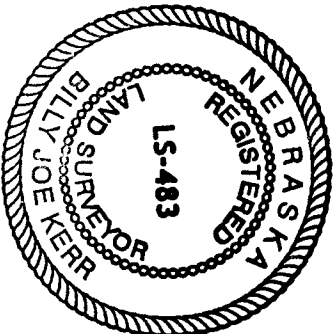
I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT, TO BE KNOWN AS MOUNT FOREST 1st ADDITION, A SUBDIVISION OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 15, MOUNT FOREST; AND THE EAST HALF OF VACATED NORTH 46th STREET ADJACENT TO LOTS 7, 8 AND 9; AND ALL OF VACATED NORTH 46th STREET ADJACENT TO LOTS 10, 11 AND 12, BLOCK 15, MOUNT FOREST, LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 15, MOUNT FOREST; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 7, 8, 9, 10, 11, AND 12, S 0°09'56"E 283.68', TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT BEING ON THE NORTH RIGHT OF WAY FOR 'Y' STREET; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, N 89°54'42"W 157.87', TO A POINT ON THE CENTERLINE OF VACATED NORTH 46th STREET; THENCE NORTHERLY ON SAID CENTERLINE, N 0°09'38"W 141.89', TO A POINT ON THE NORTH LINE OF SAID LOT 9 EXTENDED WESTERLY; THENCE WESTERLY ON SAID EXTENDED LINE, N 89°53'36"W 29.75', TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 14, MOUNT FOREST, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE FOR VACATED NORTH 46th STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE, N 0°15'41"W 141.88', TO THE NORTHEAST CORNER OF LOT 1, BLOCK 14, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR ORCHARD STREET; THENCE EASTERLY ON SAID SOUTH RIGHT OF WAY LINE, S 89°52'55"E 187.85', TO THE POINT BEING THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1.13 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 23rd DAY OF November 2016.

BILLY JOE KERR, LS #483
K & M LAND SURVEYING, INC.
6811 SOUTHPORK CIRCLE
LINCOLN, NEBRASKA



DEDICATION

The foregoing plat, known as MOUNT FOREST 1st ADDITION, as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, their successors, assigns and permittees, to allow entry for the purpose of construction, reconstruction, 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 City of Lincoln, Nebraska, its successors, assigns and permittees are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

WITNESS my hand

HAROLD F. HOPPE Jr., husband

JUDITH P. HOPPE, wife

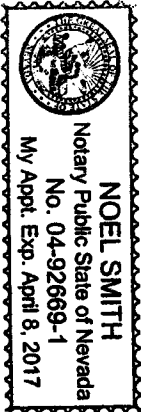
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
LANCASTER COUNTY

On this 30 day of November 2016, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me HAROLD F. HOPPE Jr. and JUDITH P. HOPPE, husband and wife, known to be the identical persons whose names are fixed to the dedication to the foregoing plat and they acknowledge the same to be their voluntary act and deed.

My Commission Expires the 2 day of April 2017

NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL
The planning director pursuant to Section 26.11.015 of the L.M.C., hereby approves this final plat.
Steph Hensley
PLANNING DIRECTOR
DATE January 12, 2017