

CORNHUSKER SHADOWS

ADMINISTRATIVE FINAL PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNHUSKER SHADOWS, LOTS 1, 2, AND 3, LYING WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 23, T10N, R6E OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, BEING A REPLATTING OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND SITUATED IN BLOCK 6, BLOCK 9 AND BLOCK 18, IN ORIGINAL TOWN OF LINCOLN, AND IN BLOCK 11 AND BLOCK 14, IN NORTH LINCOLN ADDITION AND C.J. HULL'S SUBDIVISION LYING WITHIN BLOCK 9 SAID ORIGINAL TOWN OF LINCOLN, TOGETHER WITH PORTIONS OF VACATED T, U, V AND 9TH STREETS, ALL IN THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 18; THENCE NORTH (ASSUMED BEARING) 1031.09 FEET ON THE WEST LINES OF SAID BLOCKS 18, 9, 6 AND 14; THENCE NORTHEASTERLY ON A 716.78 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT, CHORD BEARING N35°49'41"E FEET, CHORD DISTANCE 270.02 FEET, AN ARC DISTANCE OF 271.64 FEET TO A POINT ON THE NORTH LINE OF LOT 6 SAID BLOCK 11, SAID POINT BEING 15.49 FEET NORTH OF THE SW CORNER OF SAID LOT 6; THENCE N00°00'05"W 9.33 FEET ON THE NONTANGENT WEST LINE OF SAID LOT 6; THENCE N55°03'37"E 301.01 FEET; THENCE SOUTHWESTERLY ON A 838.51 FOOT RADIUS NONTANGENT CURVE TO THE LEFT, CHORD BEARING S16°25'17"W, CHORD DISTANCE 527.76 FEET, AN ARC DISTANCE OF 536.88 FEET; THENCE S01°55'12"E 262.75 FEET; THENCE SOUTHEASTERLY ON A 592.96 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S10°59'04"E, CHORD DISTANCE 186.80 FEET, AN ARC DISTANCE OF 187.58 FEET; THENCE S00°00'08"W 183.47 FEET ON A NONTANGENT LINE; THENCE SOUTHWESTERLY ON A 60.00 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT, CHORD BEARING S40°10'58"W, CHORD DISTANCE 19.91 FEET, AN ARC DISTANCE OF 20.00 FEET; THENCE S49°43'53"W 11.50 FEET; THENCE SOUTHWESTERLY ON A 80.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S24°52'00"W, CHORD DISTANCE 67.28 FEET, AN ARC DISTANCE OF 69.44 FEET; THENCE S00°00'08"W 212.51 FEET TO THE SOUTH LINE OF SAID BLOCK 18; THENCE N89°58'41"W 250.08 FEET ON THE SOUTH LINE OF SAID BLOCK 18 TO THE POINT OF BEGINNING.



AUGUST 1, 1995
DATE

JAMES D. WARNER, NEBRASKA RLS 308
THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

PLANNING DIRECTORS APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

PLANNING DIRECTOR

8-25-95
DATE

DEDICATION

THE FOREGOING PLAT IS KNOWN AS CORNHUSKER SHADOWS, A SUBDIVISION COMPOSED OF PARTS OF BLOCKS 6, 9 AND 18, ORIGINAL TOWN OF LINCOLN AND PARTS OF BLOCKS 11 AND 14, NORTH LINCOLN ADDITION AND C.J. HULL'S SUBDIVISION LYING WITHIN BLOCK 9 SAID ORIGINAL TOWN OF LINCOLN TOGETHER WITH PORTIONS OF VACATED T, U, V AND 9TH STREETS, ALL IN THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, LYING WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 23, T10N, R6E OF THE 6TH P.M., SAID LANCASTER COUNTY, 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 AND MORTGAGE HOLDER, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., PEOPLES NATURAL GAS COMPANY, 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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 9TH STREET AND NORTH 10TH STREET FROM LOTS ABUTTING SAID STREETS IS HEREBY RELINQUISHED.

STAR CITY/FEDERAL, INC., a Nebraska Corporation

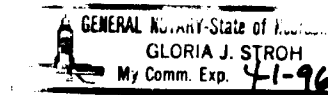
By:
H. Lee Gendler, President

FIRST NATIONAL BANK OF OMAHA, a National Banking Association

By:
Robert J. Horak, Vice President

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss:

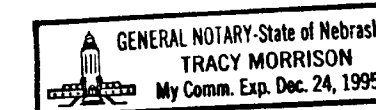
The foregoing dedication was acknowledged before me, a Notary Public, this 23rd day of August, 1995 by H. Lee Gendler, President of Star City/Federal, Inc., a Nebraska Corporation on behalf of said Corporation.



Notary Public

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss:

The foregoing dedication was acknowledged before me, a Notary Public, this 23rd day of August, 1995, by Robert J. Horak, Vice President of First National Bank of Omaha, a national banking association, on behalf of said association.



Notary Public

Sheet 2 of 2

BLOCK
NO
CODE
COSH
CHECKED
ENTERED
EDITED

#62 50

LANCASTER COUNTY, NEB
Dan Nolt
REGISTER OF DEEDS

AUG 28 2 09 PM '95

INST. NO 95 26147

A-409 #2895