

ADMINISTRATIVE FINAL PLAT CHATEAU FIRST ADDITION

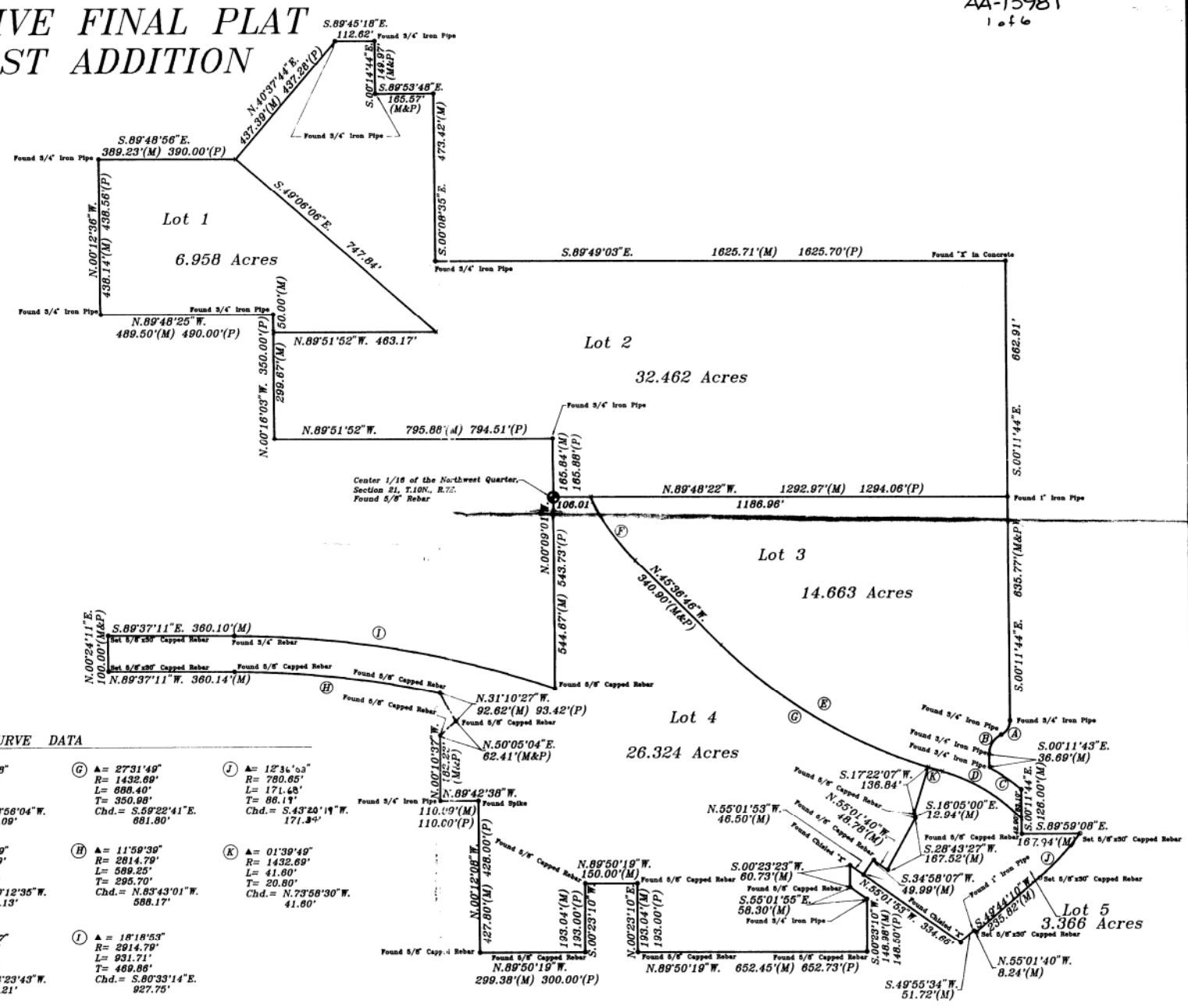
AA-13981
1 of 6



SCALE: 1"=200'
DATE: 04/13/95

LEGEND

- ◆ = Section Corner
- = Corner Found
- = Corner Set
- = Platted Distance/Angle
- (P) = Measured Distance/Angle
- (M) = Measured Distance/Angle
- (D) = Deeded Distance/Angle
- (R) = Recorded Distance/Angle
- = Fence
- N.T.S. = NOT TO SCALE



RECEIVED
OCT 11 1995
LANCASTER COUNTY
ENGINEERING DEPT.

CURVE DATA

<p>A = 64°57'55" R = 44.00' L = 49.89' T = 28.01' Chd. = S.32°17'14"W. 47.20'</p>	<p>D = 31°44'08" R = 477.46' L = 264.46' T = 135.72' Chd. = N.58°58'04"W. 261.09'</p>	<p>G = 27°31'49" R = 1432.69' L = 599.25' T = 295.70' Chd. = S.53°22'41"W. 661.80'</p>	<p>J = 12°36'53" R = 780.65' L = 171.68' T = 88.19' Chd. = S.43°20'19"W. 171.84'</p>
<p>B = 64°57'56" R = 60.00' L = 68.03' T = 38.20' Chd. = S.32°17'13"W. 64.44'</p>	<p>K = 29°11'39" R = 1432.69' L = 730.00' T = 373.11' Chd. = N.60°12'35"W. 722.13'</p>	<p>H = 11°59'39" R = 2814.79' L = 599.25' T = 295.70' Chd. = N.83°43'01"W. 588.17'</p>	<p>K = 01°39'49" R = 1432.69' L = 41.50' T = 20.80' Chd. = N.73°58'30"W. 41.60'</p>
<p>C = 11°41'54" R = 537.46' L = 109.74' T = 55.06' Chd. = S.55°25'21"E. 109.54'</p>	<p>F = 22°28'07" R = 573.70' L = 224.64' T = 113.78' Chd. = N.34°23'43"W. 223.21'</p>	<p>I = 18°18'53" R = 2914.79' L = 931.71' T = 469.88' Chd. = S.80°33'14"E. 927.75'</p>	

ADMINISTRATIVE FINAL PLAT CHATEAU FIRST ADDITION

AA-13981
2 of 6

DEDICATION:

The foregoing Plat of CHATEAU FIRST ADDITION, being a subdivision of an 83.789 Acre Tract known as Lots 238, 239, 237, & 240 1/2, a part of Block 17, Cotner Addition to Bethany Heights, a portion of Vacated North 63rd Street, and a portion of Vacated "W" Street in the North Half (1/2) of Section 21, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described in the Surveyor's Certificate is made with 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, the Lincoln Telephone and Telegraph Company, T.V. Transmission Inc., Peoples Natural Gas, their successors and assigns, to allow entry for the purpose of construction, reconstruction, replacement, repair, operations and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity, gas, telephone, 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 easements 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.


The City of Lincoln, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvements or vegetation over, upon or under any easement shown thereon.

Public Access easements are hereby dedicated over and across all private streets and drives shown hereon. The streets shown thereon are hereby dedicated to the public. The access easements and the pedestrian way easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

A blanket utility easement is hereby dedicated over all of Lots 1, 2, 3, 4 and 5, excluding building envelopes.

Witness my Hand and Seal this _____ day of _____, 1995.

Parcels 1, 2, 3, 4 and 5
Owner of Record: OTTO GASPAR

By: 
OTTO GASPAR Attorney in Fact for OTTO GASPAR

Parcel 6
Owners of Record: OTTO GASPAR
CITY OF LINCOLN, NEBRASKA

By: 
STEPHAN GASPAR

Title: Attorney in Fact for OTTO GASPAR

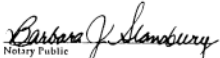
By: _____
Title: _____ for the City of Lincoln, Nebraska

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA §

COUNTY OF LANCASTER §

On this 21st day of July, 1995 before me, the undersigned, a NOTARY PUBLIC, duly commissioned, qualified in and for said State, personally came STEPHAN GASPAR who is personally known to be the identical person whose name is affixed to the dedication of the foregoing plat as owner and he acknowledged the same to be his voluntary act and deed.


Notary Public



My commission expires the 1st day of May, 1998.

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA §

COUNTY OF LANCASTER §

The foregoing instrument was acknowledged before me on this _____ day of _____, 19____.

by _____ for the City of Lincoln, Nebraska, on behalf of said City.

Notary Public

My commission expires the _____ day of _____, 19____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as CHATEAU FIRST ADDITION (hereinafter "Plat"), said Lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 95-3521 (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.

National Bank of Commerce, Trust & Savings Association
Lien Holder

By: 
DANIEL E. WALSH

Title: Senior Vice President, Division Manager, Real Estate Banking Division

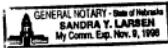
STATE OF NEBRASKA §

COUNTY OF LANCASTER §

The foregoing instrument was acknowledged before me this 21st day of JULY, 1995, by DANIEL E. WALSH, Senior Vice President-Division, Manager, Real Estate Banking Division of National Bank of Commerce, Trust & Savings Association, on behalf of said Bank.


Notary Public

My Commission expires the 9th day of Nov., 1995.



SURVEYORS CERTIFICATE:

I hereby certify that I have accurately surveyed and staked the foregoing Plat of CHATEAU FIRST ADDITION in the North Half, Section 21, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska being more particularly described as follows: Beginning at the Center 1/16 Corner of the Northwest Quarter of said Section 21, said point being a 50' Rebar; THENCE: N.00°09'01"W, a distance of 165.84 feet, to a 3/4" Iron Pipe; THENCE: N.87°51'52"W, a distance of 795.88 feet; THENCE: N.00°16'03"W, a distance of 319.43 feet, to a 3/4" Iron Pipe; THENCE: N.87°48'25"W, a distance of 489.50 feet, to a 3/4" Iron Pipe on the East Right-of-Way of North 56th Street; THENCE: N.00°12'36"W, a distance of 438.14 feet, along and with the East Right-of-Way of said North 56th Street, to a 3/4" Iron Pipe; THENCE: S.87°48'36"E, a distance of 389.23 feet, to a point on the Centerline of Dead Man Run; THENCE: N.40°37'44"E, a distance of 437.39 feet, to a 3/4" Iron Pipe on the South Right-of-Way of Hedberg Street; THENCE: S.87°45'18"E, a distance of 112.62 feet, to a 3/4" Iron Pipe, along and with the South Right-of-Way of said Hedberg Street; THENCE: S.00°14'44"E, a distance of 119.97 feet, to a 3/4" Iron Pipe; THENCE: S.87°53'48"E, a distance of 165.57 feet, to a 3/4" Iron Pipe; THENCE: S.00°00'35"E, a distance of 423.42 feet, to a 3/4" Iron Pipe; THENCE: S.89°49'03"E, a distance of 1625.71 feet, to a Chilled "X" to concrete on the West Right-of-Way of North 63rd Street; THENCE: S.00°11'44"E, a distance of 1298.68 feet, along and with the West Right-of-Way of said 63rd Street, to a 3/4" Iron Pipe being the Point-of-Curvature of a Horizontal Curve to the Right having a Central Angle of 64°57'55", a Radius of 44.00 feet, an Arc length of 48.89 feet, and a Chord bearing S.32°17'4"W, for 47.26 feet; THENCE: Southwesterly, along and with the Arc of said curve, a distance of 49.89 feet, also being along and with the West Right-of-Way of said 63rd Street, to a 3/4" Iron Pipe being the Point-of-Curvature of a Horizontal Curve to the Left having a Central Angle of 64°57'56", a Radius of 44.00 feet, an Arc length of 68.03 feet, and a Chord bearing S.32°17'43"W, for 64.44 feet; THENCE: Southwesterly, along and with the Arc of said Curve, a distance of 68.03 feet, also being along and with the West Right-of-Way of said North 63rd Street, to the Point-of-Tangency thereof, said point being a 3/4" Iron Pipe; THENCE: S.00°11'44"E, a distance of 36.69 feet, continuing along and with the West Right-of-Way of said North 63rd Street, to a Point-of-Curvature of a Horizontal Curve to the Right having a Central Angle of 12°36'03", a Radius of 523.46 feet, an Arc length of 109.74 feet, and a Chord bearing S.55°25'21"E, for 109.54 feet; THENCE: Southwesterly, along and with the Arc of said Curve, a distance of 109.74 feet, to a Point-of-Tangency on the East line of said Northwest Quarter; THENCE: S.00°11'44"E, a distance of 126.00 feet, along and with the East line of said Northwest Quarter (1/4), to a 50' Capped Rebar; THENCE: S.89°59'04"E, a distance of 163.94 feet, to a Point for a Curve on the West Right-of-Way of Cotner Blvd., said point being a Point-of-Curvature of a Horizontal Curve to the Right having a Central Angle of 12°36'03", a Radius of 780.65 feet, an Arc length of 171.68 feet, and a Chord bearing S.42°20'19"W, for 171.34 feet; THENCE: Southwesterly, along and with the Arc of said Curve, a distance of 171.68 feet, also being along and with the West Right-of-Way of North Cotner Blvd., to a Iron Pipe being the Point-of-Tangency thereof; THENCE: S.47°41'04"W, a distance of 235.82 feet, continuing along and with the West Right-of-Way of said Cotner Blvd., to a Point for a Curve; THENCE: N.55°01'02"W, a distance of 8.23 feet, to a 1" Iron Pipe; THENCE: S.87°53'34"W, a distance of 51.72 feet, to a Chilled "X"; THENCE: N.55°01'53"W, a distance of 381.64 feet, to a Chilled "X"; THENCE: S.00°23'33"W, a distance of 173.92 feet, to a 50' Capped Rebar; THENCE: N.50°01'53"E, a distance of 58.30 feet, to a 3/4" Iron Pipe; THENCE: S.00°21'09"W, a distance of 148.98 feet, to a 50' Capped Rebar on the North Right-of-Way of Vine Street; THENCE: N.89°59'19"W, a distance of 652.45 feet, along and with the North Right-of-Way of said Vine Street, to a 50' Capped Rebar; THENCE: N.00°23'40"E, a distance of 193.04 feet, to a 50' Capped Rebar; THENCE: N.89°59'19"W, a distance of 110.00 feet, to a 50' Capped Rebar; THENCE: S.00°23'40"E, a distance of 183.04 feet, to a 50' Capped Rebar on the North Right-of-Way of said Vine Street; THENCE: N.89°59'19"W, a distance of 299.38 feet, along and with the North Right-of-Way of said Vine Street, to a 50' Capped Rebar; THENCE: N.00°12'08"W, a distance of 427.80 feet, to a Split; THENCE: N.87°42'38"E, a distance of 110.09 feet, to a 3/4" Iron Pipe; THENCE: N.00°18'37"W, a distance of 182.23 feet, to a 50' Capped Rebar; THENCE: N.50°05'04"E, a distance of 62.41 feet, to a 50' Capped Rebar; THENCE: N.81°19'22"W, a distance of 92.62 feet, to a 50' Capped Rebar on the South Right-of-Way of the Abandoned Missouri Pacific Railroad, said point being a Point-of-Curvature of a Horizontal Curve to the Left having a Central Angle of 11°59'39", a Radius of 2814.79 feet, an Arc length of 589.25 feet, and a Chord bearing N.84°43'01"W, for 588.17 feet; THENCE: Northwesterly, along and with the Arc of said Curve, a distance of 589.25 feet, also being along and with the South Right-of-Way of said Abandoned Missouri Pacific Railroad, to a 50' Capped Rebar being the Point-of-Tangency thereof; THENCE: N.87°37'11"W, a distance of 369.14 feet, continuing along and with the South Right-of-Way of the Abandoned Missouri Pacific Railroad, to a 50' Capped Rebar on the East Right-of-Way of North 56th Street; THENCE: N.00°24'11"E, a distance of 100.00 feet, along and with the East Right-of-Way of said North 56th Street, to a 50' Rebar on the North Right-of-Way of the Abandoned Missouri Pacific Railroad; THENCE: S.87°37'11"E, a distance of 360.10 feet, along and with the North Right-of-Way of the Abandoned Missouri Pacific Railroad, to a 50' Capped Rebar being the Point-of-Curvature of a Horizontal Curve to the Right having a Central Angle of 18°18'53", a Radius of 2914.79 feet, an Arc length of 921.31 feet, and a Chord bearing S.80°23'14"E, for 923.75 feet; THENCE: Southwesterly, along and with the Arc of said Curve, a distance of 921.31 feet, also being along and with the North Right-of-Way of the Abandoned Missouri Pacific Railroad, to a 50' Capped Rebar being a Point-of-Tangency; THENCE: N.80°09'01"W, a distance of 544.62 feet, to the Point-of-Beginning and continuing in all 83.775 Acres of land, subject to any Easements, Reservations, or Restrictions of Record.

Permanent monuments, being 50" x 30" Rebar, have been placed at all lot corners and boundary corners as noted, and all other points required by the City of Lincoln and Subdivision Ordinance, Title 26, of the Lincoln Municipal Code. All dimensions shown are in feet and decimals of a foot, All Curve dimensions are ARC distances unless otherwise noted.

Signed this 21st day of July, 1995.



APPROVAL:

The Planning Director, pursuant to Section 26.11.015 of the Lincoln Municipal Code, hereby approves this Administrative Final Plat.

Tim Stewart, Director

Date

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ENGINEERING DEPT

SHEET: 2 of 8

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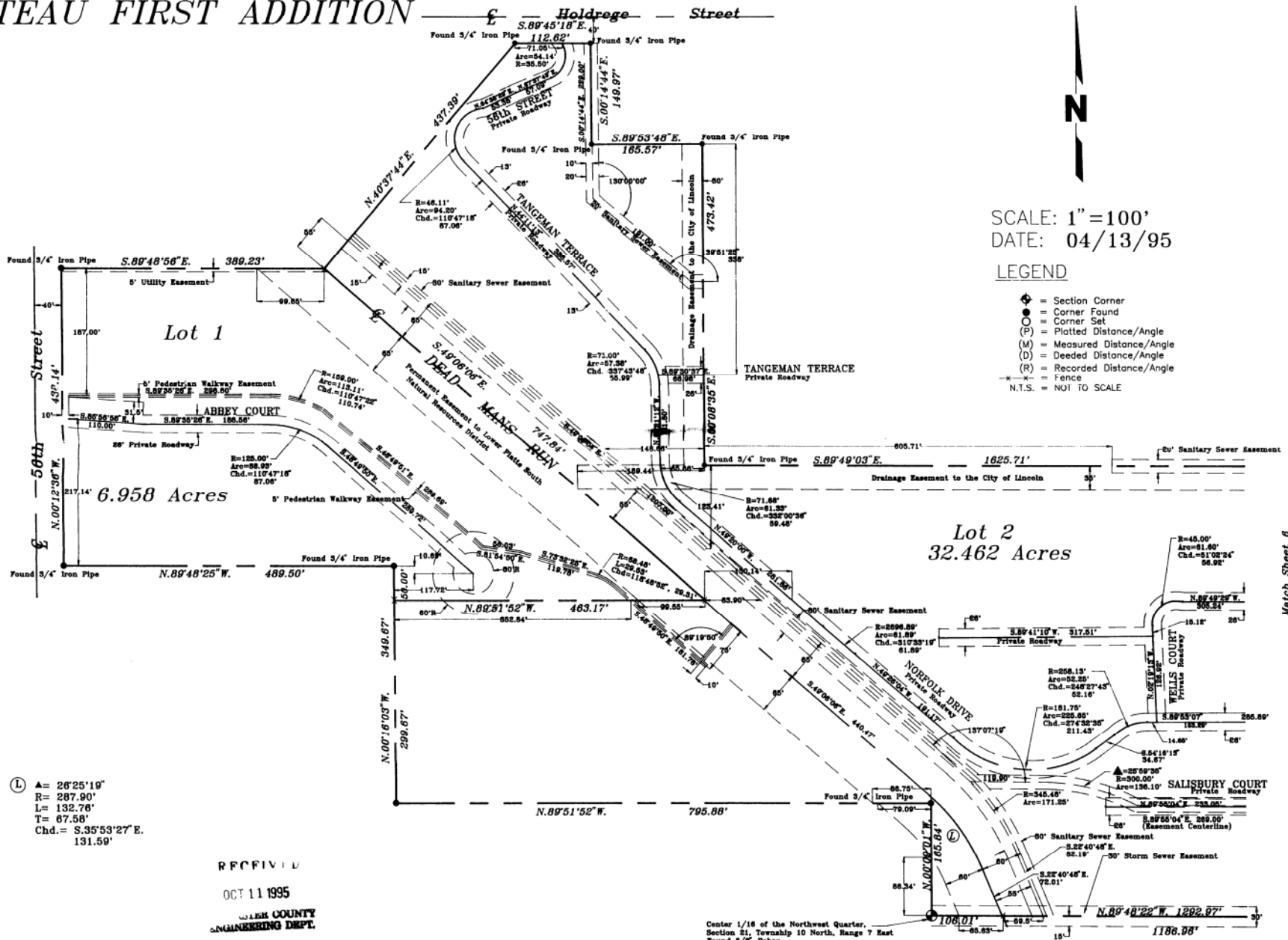
3 of 6



SCALE: 1"=100'
DATE: 04/13/95

LEGEND

- ⬢ = Section Corner
- = Corner Found
- = Corner Set
- (P) = Plotted Distance/Angle
- (M) = Measured Distance/Angle
- (D) = Deeded Distance/Angle
- (R) = Recorded Distance/Angle
- - - = Fence
- N.T.S. = NOT TO SCALE



Ⓛ A = 28°25'19"
 R = 287.90'
 L = 132.76'
 T = 87.58'
 Chd. = S.35°53'27" E.
 131.59'

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 LINCOLN COUNTY
 ENGINEERING DEPT.

Center 1/16 of the Northwest Quarter,
 Section 21, Township 10 North, Range 7 East
 Found 5/4" Rebar

Match Sheet 4

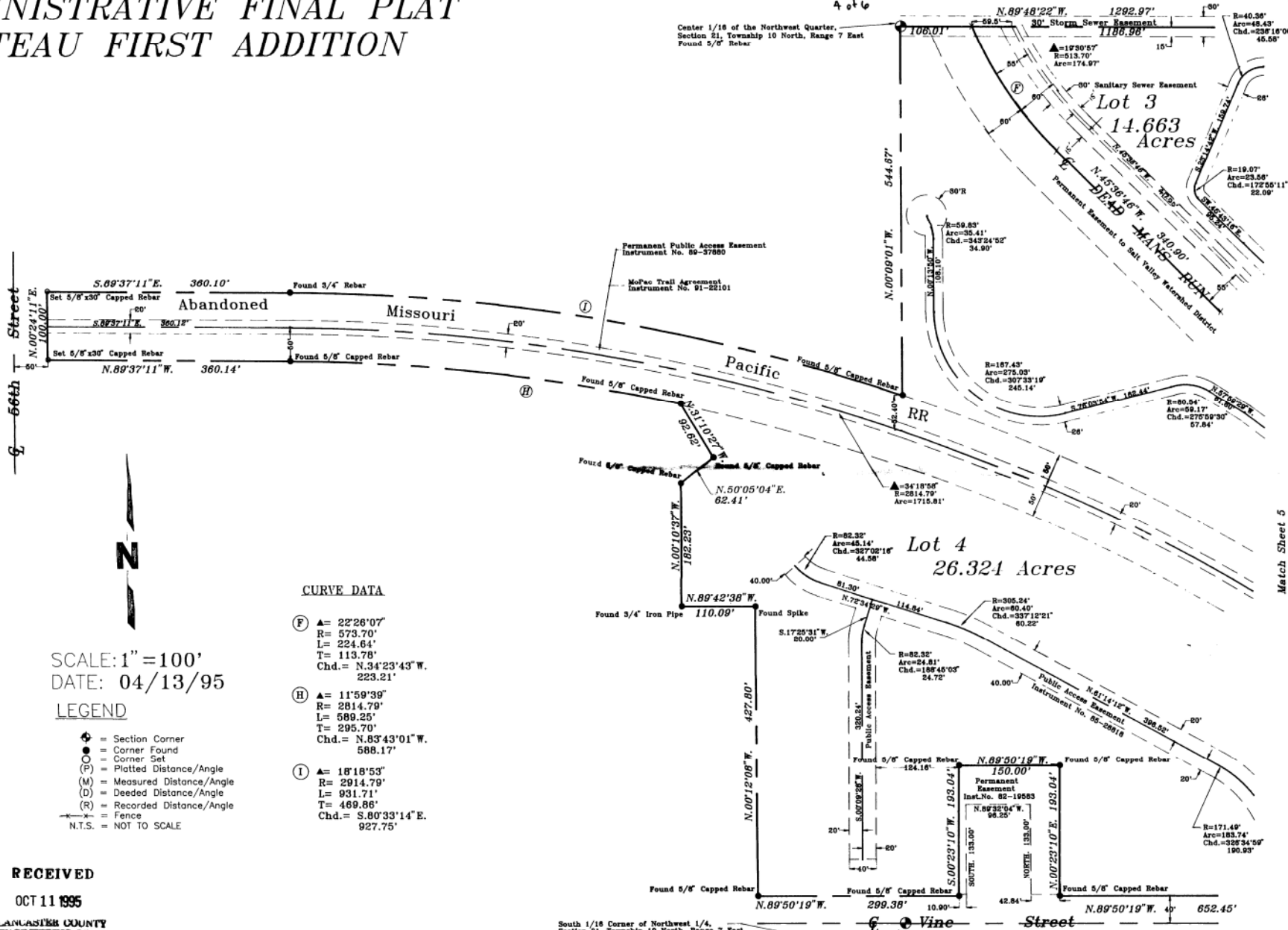
SHEET: 3 of 6

Match Sheet 6

ADMINISTRATIVE FINAL PLAT CHATEAU FIRST ADDITION

AA-13981
4 of 6

Match Sheet 3



SCALE: 1" = 100'
DATE: 04/13/95

LEGEND

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CURVE DATA

- (F) Δ = 22°26'07"
R = 573.70'
L = 224.64'
T = 113.78'
Chd. = N.34°23'43"W.
223.21'
- (H) Δ = 11°59'39"
R = 2814.79'
L = 589.25'
T = 295.70'
Chd. = N.83°43'01"W.
588.17'
- (I) Δ = 18°18'53"
R = 2914.79'
L = 931.71'
T = 469.86'
Chd. = S.80°33'14"E.
927.75'

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LANCASTER COUNTY
ENGINEERING DEPT.

South 1/16 Corner of Northwest 1/4,
Section 21, Township 10 North, Range 7 East
Found 3/4" Pin in City P.O.T.
NE. 23.00' Found "X" Nails in Power Pole.
NW. 22.15' Found "X" Nails in Power Pole.
SE. 25.54' Found "X" Nails in Power Pole.
SW. 24.00' Found Chisled "X" in Back of Curb.

ADMINISTRATIVE FINAL PLAT CHATEAU FIRST ADDITION

Match Sheet 6

AA-13981
5.46



SCALE: 1" = 100'
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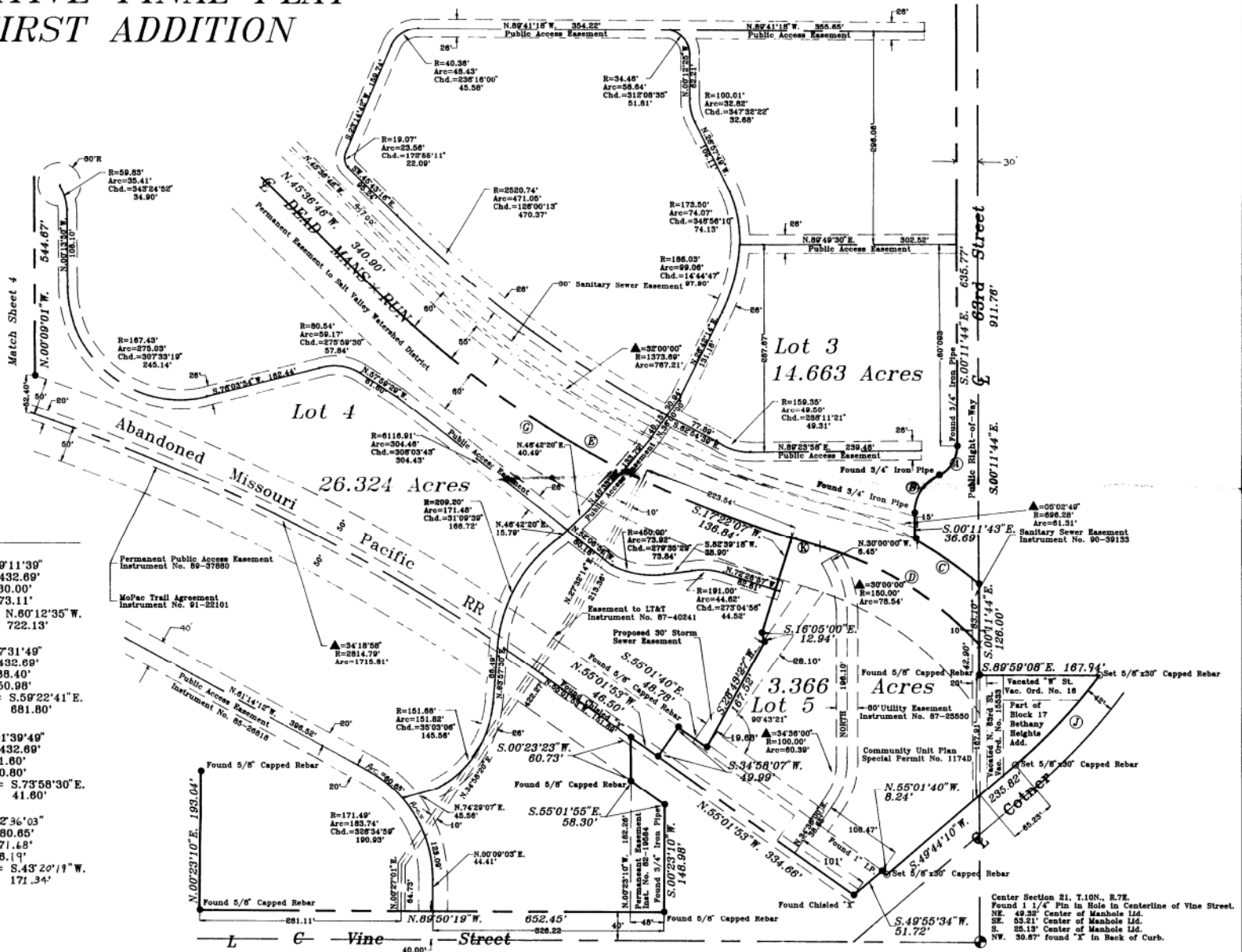
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L = 68.03'
T = 36.20'
Chd. = S.32°17'13" W.
64.44'</p> <p>(C) Δ = 11°41'54"
R = 537.48'
L = 109.74'
T = 55.08'
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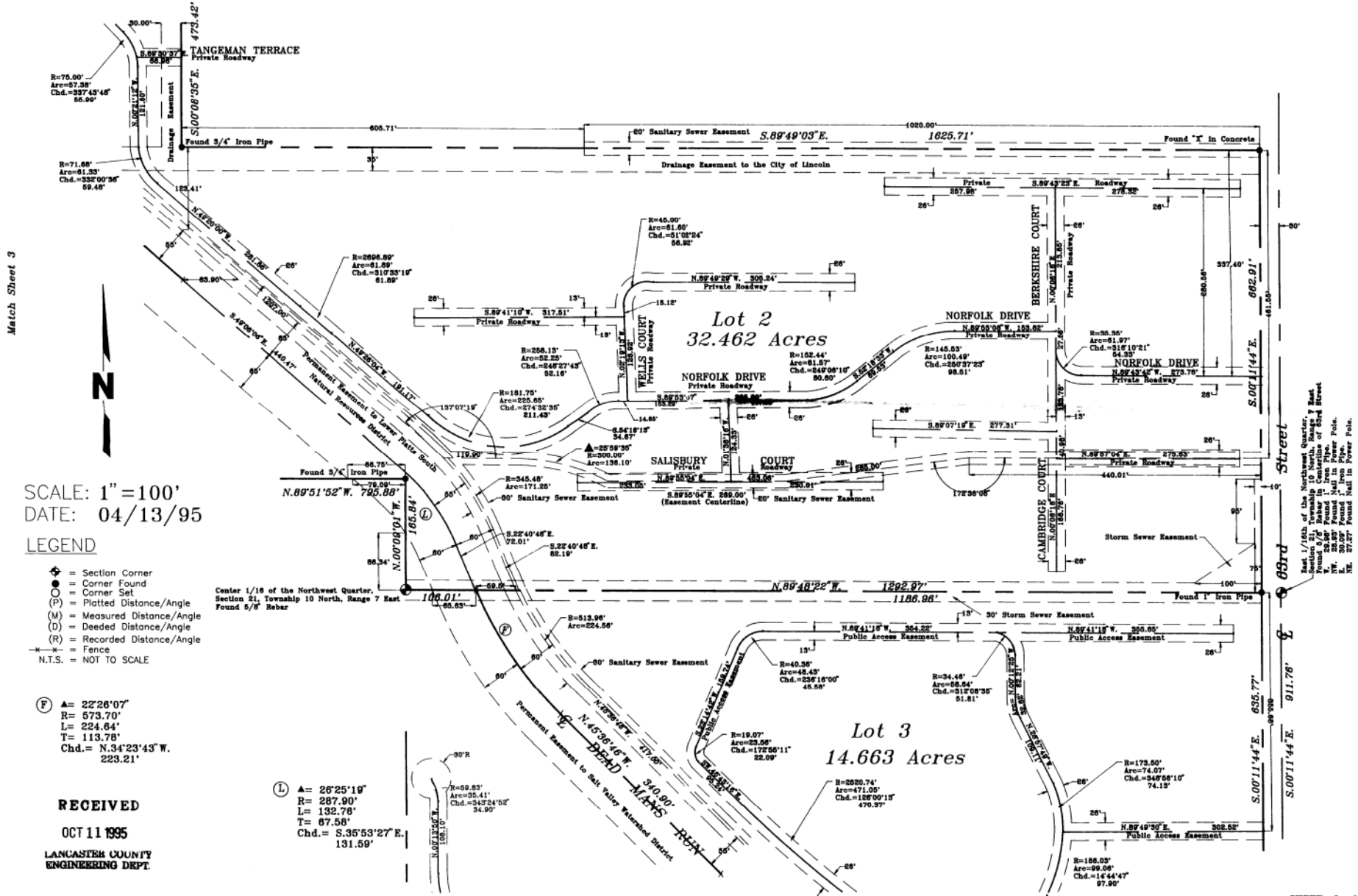
ASTER COUNTY
ENGINEERING DEPT.



Center Section 21, T.10N., R.7E.
Found 1 1/4" Pin in Hole in Centerline of Vine Street.
NE. 49.35' Center of Manhole 114.
SE. 53.21' Center of Manhole 114.
S. 25.15' Center of Manhole 114.
NW. 30.67' found "X" in Back of Curb.

ADMINISTRATIVE FINAL PLAT CHATEAU FIRST ADDITION

AA-13981
6 of 6



Match Sheet 3

Match Sheet 4

East 1/4th of the North Quarter, Section 21, Township 10 North, Range 7 East
 Found 1/2\"/>

SCALE: 1" = 100'
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LEGEND

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