

Fee \$..50.00..

NO. 2380

SW 1/4, SEC. 1 T. 9 N., R. 6 E.

### APPLICATION FOR SUBDIVISION PERMIT

TO THE LINCOLN CITY—LANCASTER COUNTY PLANNING DEPARTMENT

The undersigned hereby applies for a permit to subdivide the following described parcel of land:

**LEGAL DESCRIPTION OF PROPERTY** Lot 43 I.T., in the southwest quarter of Section 1,  
Township 9 North, Range 6 East of the 6th P.M., Lincoln  
in Lancaster County, Nebraska

#### DESCRIPTION OF PARCELS CREATED:

**DESCRIPTION KEY:** Parcel numbers are not to be used for legal descriptions.

**PARCEL 1** See attached Exhibit "A"

**PARCEL 2**

**PARCEL 3**

**PARCEL 4**

**NOTES:** (1) This subdivision permit is issued in accordance with Resolution No. 69582 adopted by City Council on August 20, 1984, attached to and made a part of this subdivision approval as Exhibit "B".

(2) The approval of this subdivision permit is granted with the conditions of approval as specified in agreement attached to and made a part of this subdivision approval as Exhibit "C".

(3) FAILURE TO OBTAIN DEMOLITION PERMIT AND REMOVE EXISTING BUILDING STRUCTURES AS SPECIFIED IN CONDITION NO. 2 OF EXHIBIT "C" WILL RENDER THIS SUBDIVISION PERMIT NULL AND VOID.

APPROVED THIS 3<sup>RD</sup> DAY OF OCTOBER 1984

1. CITY OF LINCOLN, AND ITS CITY COUNCIL

*Harold Stein*  
PLANNING DIRECTOR

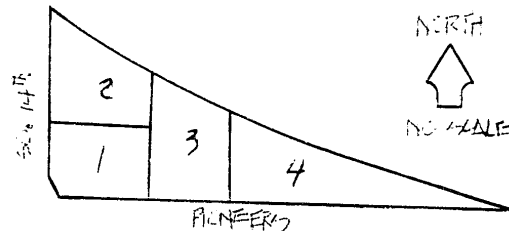
—OR—

2. LANCASTER COUNTY, AND ITS COUNTY BOARD

CHAIRMAN, COUNTY BOARD

COUNTY SURVEYOR

PLANNING DIRECTOR



I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT

See attached Exhibit "D" for

owners' signatures

OWNER

ADDRESS

24215  
EXHIBIT "A"

DESCRIPTION OF PARCELS CREATED:

LEGAL DESCRIPTION - PARCEL 1

Beginning at a point 75.00' East and 33.00' North of the southwest corner of section 1, T9N, R6E of the 6th P.M., Lancaster County, Nebraska. Thence in a Northerly direction along the east right-of-way line of South 14th Street on an assumed bearing of N 25°31'00" W a distance of 48.70'; thence continuing along the east right-of-way line of South 14th Street on a bearing of N 2°00'05" W a distance of 109.11'; thence on a bearing of N 90°00'00" E a distance of 213.79'; thence on a bearing of S 0°00'00" W a distance of 153.00'; thence along the north right-of-way line of Pioneers Blvd. on a bearing of S 90°00'00" W a distance of 189.00' to the point of beginning and containing a calculated area of 0.73 acres.

LEGAL DESCRIPTION - PARCEL 2

Commencing at a point 75.00' East and 33.00' North of the southwest corner of section 1, T9N, R6E, of the 6th P.M., Lancaster County, Nebraska. Thence in a Northerly direction along the east right-of-way line of South 14th Street on an assumed bearing of N 25°31'00" W a distance of 48.70'; thence continuing along the east right-of-way line of South 14th Street on a bearing of N 2°00'05" W a distance of 109.11' to the point of beginning; thence continuing along said east right-of-way of South 14th Street on said bearing of N 2°00'05" W a distance of 135.55'; thence continuing along said east right-of-way line of South 14th Street on a bearing of N 3°19'17" W a distance of 100.70' to a point on the southwesterly 50' right-of-way line of the Burlington Northern Railroad as the same is now located, constructed and in operation over and across said Southwest Quarter, thence in a Southeasterly direction on a 2914.93' Radius curve to the left on a chord bearing of S 59°59'05" E a chord distance of 250.11' (arc distance 250.19') to a point on the curve of the southwesterly railroad right-of-way line; thence on a bearing of S 0°00'00" W a distance of 106.48'; thence on a bearing of S 90°00'00" W a distance of 213.79' to the point of beginning and containing a calculated area of 0.84 acres.

LEGAL DESCRIPTION - PARCEL 3

Commencing at a point 75.00' East and 33.00' North of the southwest corner of section 1, T9N, R6E, of the 6th P.M., Lancaster County, Nebraska. Thence in a Easterly direction along the north right-of-way line of Pioneers Blvd. on an assumed bearing of N 90°00'00" E a distance of 189.00' to the point of beginning; thence on a bearing of N 0°00'00" E a distance of 259.48' to a point on the southwesterly 50' right-of-way line of the Burlington Northern Railroad as the same is now located, constructed and in operation over and across said Southwest Quarter; thence in a Southeasterly direction on a 2914.93' Radius curve to the left on a chord bearing of S 64°51'28" E a chord distance of 182.27' (arc distance 182.30') to a point on the curve of the southwesterly railroad right-of-way line; thence on a bearing of S 0°00'00" W a distance of 182.04'; thence along the north right-of-way line of Pioneers Blvd. on a bearing of S 90°00'00" W a distance of 165.00' to the point of beginning and containing a calculated area of 0.93 acres.

LEGAL DESCRIPTION - PARCEL 4

Commencing at a point 75.00' East and 33.00' North of the southwest corner of section 1, T9N, R6E of the 6th P.M., Lancaster County, Nebraska. Thence in a Easterly direction along the north right-of-way line of Pioneers Blvd. on an assumed bearing of S 90°00'00" W a distance of 354.00' to the point of beginning; thence on a bearing of N 0°00'00" E a distance of 182.04' to a point on the southwesterly 50' right-of-way line of the Burlington Northern Railroad as the same is now located, constructed and in operation over and across said Southwest Quarter; thence in a Southeasterly direction on a 2914.93' Radius curve to the left on a chord bearing of S 72°31'41" E a chord distance of 606.31' (arc distance 607.41') to a point on the curve of the southwesterly railroad right-of-way line, said point also being on the North right-of-way line of Pioneers Blvd. thence on a bearing of S 90°00'00" W a distance of 578.34' to the point beginning and containing a calculated area of 1.06 acres.

PLANNING COMMISSION RECOMMENDATION

84R-225

Introduce: 8-13-84

RESOLUTION NO. A 69582

01 WHEREAS, an application for an administrative subdivision of real  
02 property described as Lot 43, Irregular Tract, in the Southwest Quarter of  
03 Section 1, Township 9 North, Range 6 East, Lincoln, Lancaster County, Nebraska,  
04 has been made by Thomas E. White on behalf of the Lincoln Lawn and Home Center,  
05 Inc.; and

06 WHEREAS, the application for administrative subdivision approval was  
07 not approved for nonconformance with the requirement relating to the construction  
08 of sidewalks along the east side of South 14th Street and along the north side  
09 of Pioneers Boulevard adjacent to the subject property; and

10 WHEREAS, applicant has requested a modification to waive said require-  
11 ments pursuant to Section 26.31.010 of the Lincoln Municipal Code; and

12 WHEREAS, the Planning Commission has reviewed said request and has  
13 recommended partial approval thereon to waive the sidewalk requirement along  
14 the north side of Pioneers Boulevard, but not to waive the sidewalk requirement  
15 along the east side of South 14th Street; and

16 WHEREAS, the City Council finds that the strict application of all  
17 subdivision requirements would result in actual difficulties or substantial  
18 hardship or injustice to the applicant.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
20 Lincoln, Nebraska:

21 That, in accordance with the recommendations of the Planning Commission,  
22 the requirement that sidewalks presently be constructed along the north side of  
23 Pioneers Boulevard adjacent to the subject property is hereby waived; provided,  
24 however, that the applicant understands and agrees that this waiver shall in no  
25 way be construed to relieve the applicant or any future owners of any future  
26 obligation to construct sidewalks upon proper order of the City.

27 All other conditions for approval of this administrative subdivision  
28 shall be complied with by the applicant.

AYES: Ahlschwede, Danley, Hampton,  
Hoffman, Johnson, Shackelford;  
NAYS: Gayley.

APPROVED

AUG 27 1984

2:03 PM

*[Signature]*  
Approved as to Form and Legality:  
MAYOR

*[Signature]*  
City Attorney

Introduced by:

*[Signature]*

Staff Review Completed:

*[Signature]*  
Administrative Assistant

RECEIVED

AUG 24 1984  
10:15 AM  
MAYOR'S OFFICE

ADOPTED

AUG 20 1984

By City Council





EXHIBIT "D"

OWNERS' SIGNATURES:

"I HEREBY CERTIFY THAT THE FOREGOING STATEMENTS ARE CORRECT"

Donley F. Gerbig  
Donley F. Gerbig

Julia V. Gerbig  
Julia V. Gerbig  
"owners of record"

LINCOLN LAWN and HOME CENTERS, INC.

BY: Kathleen M. Evans  
William F. Wright, President  
KATHLEEN M. EVANS, VICE PRESIDENT  
"contract purchaser"

INDEXED  
MICRO-FILED  
GENERAL

6-348!

I.T.

Misc.

INST. NO. 84- 24275

REGISTER OF DEEDS  
1984 OCT -3 AM 11:55

FILED FOR RECORD AS

\$35.50

N.T.