

# SIMONDS FIRST ADDITION

## FINAL PLAT

Inst # 2017023900 Mon Jun 12 12:02:09 CDT 2017  
 Filing Fee: \$52.00  
 Lancaster County, NE Assessor/Register of Deeds Office PLAT  
 Pages 2

SIMONDS1 #5454

### SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as Simonds First Addition. A subdivision of Lot 2 Simond's Subdivision, located in the Northeast Quarter of Section 9, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of said Lot 2; Thence South on the East line of Lot 2, on an assumed bearing of S 00°59'50" W for a distance of 149.87' to the Southeast Corner of Lot 2; Thence N 89°02'12" W on the South line of Lot 2 for a distance of 208.47' to the Southwest Corner of Lot 2; Thence with a non-tangential curve turning to the left with an arc length of 175.13', with a radius of 329.50', with a chord bearing of N 29°00'31" W, with a chord distance of 173.08' to the Northwest Corner of lot 2; Thence S 89°01'29" E on the North Line of Lot 2 for a distance of 295.02' to the Point of Beginning, and having a calculated area of 0.84 acres more or less.

Subject to any and all easements and restrictions of record.

Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 8<sup>th</sup> day of June, 2017

*Marc J. Raphael*

Marc J. Raphael #695  
 Allied Surveying & Mapping, Inc.  
 8535 Executive Woods Drive, Suite 200  
 Lincoln, NE 68512  
 Ph. (402)434-2686



### DEDICATION

The foregoing plat, known as Simonds First 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 owners, 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.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

Lots 1 and 2 relinquish access to N. 67th Street.

### WITNESS MY HAND:

*James M. Young*  
 James M. Young, Husband

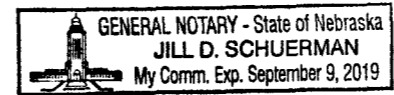
*Mary J. Young*  
 Mary J. Young, Wife

### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

On this 12<sup>th</sup> day of June, 2017, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came James M. & Mary J. Young, Husband and Wife, to me personally known to be the identical persons whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and deed.

*Jill D. Schuerman*  
 NOTARY PUBLIC



My commission expires the 9<sup>th</sup> day of September, 2019.

### PLANNING DIRECTOR'S APPROVAL

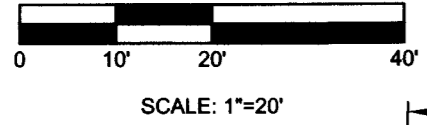
The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

*Stephen Harris*  
 Planning Director

June 12, 2017  
 Date

# SIMONDS FIRST ADDITION

## FINAL PLAT



ACKERMAN ADDITION TO HAVELOCK  
LOT 3  
BLOCK 6  
(NOT PART OF PLAT)

ACKERMAN ADDITION TO HAVELOCK  
LOT 10  
BLOCK 7  
(NOT PART OF PLAT)

**LEGEND**

- = FD. 1" PIPE
- ⊗ = FD. CAPPED REBAR
- ⊗ = FD. CHISLED "X"
- ⊗ = FD. 5/8" REBAR
- △ = TEMPORARY POINT
- = SET 5/8" x 24" REBAR W/ LS695 CAP

LOT 1  
SIMONDS SUBDIVISION  
(NOT PART OF PLAT)

**MINIMUM OPENING ELEVATIONS  
SIMONDS 1ST ADDITION**

LOT	MAX. 100 YR FLOOD ELEV.	MIN. OPENING ELEV.
1	1163.76	1165.50
2	1163.76	1165.50

**CURVE DATA**

CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C2	329.50'	30°27'10"	89.69'	175.13'	173.08'	N29°00'31"W

N. 67TH STREET

N. 67TH STREET

SEWARD AVE.

