

POPO1 #4200
#4391
Inst # 2006054420 Tue Oct 31 16:22:01 CST 2006
Filing Fee: \$42.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "POTTERS POCKET 1ST ADDITION", a subdivision of Lot 49 Irregular Tract, and Outlot A, Potters Pocket located in the Southeast Quarter of Section 9 Township 9 North Range 6 East, of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Commencing at the South 1/4 corner of Section 9 Township 9 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska;

Thence North 90°00'00" East, (an assumed bearing) on the South line of th Southeast Quarter of Section 9 Township 9 North Range 6 East of the Sixth Principal Meridian, a distance of 60.00 feet to the POINT OF BEGINNING; Thence North 00°12'30" West, on the East right of way of South Coddington Avenue, a distance of 696.09 feet; Thence North 06°00'16" West, on said Easterly right of way, a distance of 58.88 feet; Thence South 89°59'10" East, on the South line of Lot 1, Potters Pocket, a distance of 517.22 feet; Thence North 00°01'36" East, on the East line of said Lot 1, Potters Pocket, a distance of 511.33 feet; Thence South 89°56'40" West, on the North line of Lot 1, Potters Pocket, a distance of 513.35 feet, to a point on the East right of way of South Coddington Avenue; Thence North 00°12'03" West, on said right of way, a distance of 80.00 feet; Thence North 89°56'40" East, on the South line of Lot 39 Irregular Tract, a distance of 477.16 feet; Thence North 00°18'27" West, on the East line of Lot 39, Irregular Tracts, a distance of 260.01 feet; Thence North 00°08'42" West, on the East line of Lot 41 Irregular Tract, a distance of 259.85 feet; Thence North 00°13'50" West, on the East line of Lot 38 Irregular Tracts, a distance of 433.88 feet; Thence North 89°56'35" East, on the South line of Lot 37 Irregular Tracts, a distance of 707.19 feet; Thence North 00°18'46" West, on the East line of said Lot 37, a distance of 310.47 feet; Thence North 89°58'54" East, on the South line of Lot 25, Irregular Tract, a distance of 80.71 feet, to a point on the West line of the East one half of the Southeast Quarter; Thence South 00°20'04" East, on the West line of the East one half of the Southeast Quarter of Section 9, a distance of 2610.77 feet; Thence South 90°00'00" West, on the South line of the Southeast Quarter of Section 9, a distance of 1269.94 feet to the POINT OF BEGINNING, and containing a calculated area of 2,223.240. 81, square feet, or 51.04 acres more or less.

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 4th day of OCTOBER, 2006

Derek A. Beenblossom RLS-570
Derek A. Beenblossom L.S. 570
Allen Surveying Services Inc.
627 North 66th Street
Lincoln NE 68505
Ph. (402) 466-4366



PLANNING DIRECTOR'S APPROVAL

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

Ray H. Hill
Planning Director

OCTOBER 27, 2006
Date

POTTERS POCKET 1ST ADDITION

FINAL PLAT

DEDICATION

The foregoing plat known as "POTTERS POCKET 1ST ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to City of Lincoln, a municipal corporation, Lancaster County, Nebraska, Windstream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, their successors and assigns, to allow entry for the purposes 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 an 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.

City of Lincoln, Lancaster County, Nebraska, 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 additional street right of way is hereby dedicated to the public.

WITNESS OUR HANDS THIS 4th day of October, 2006.

Rebecca S. Watson
Rebecca S Watson Wife

Robert W. Watson
Robert W. Watson Husband

Shona Rae Watson
Shona Rae Watson Wife

Robert W. Watson
Robert W. Watson Husband

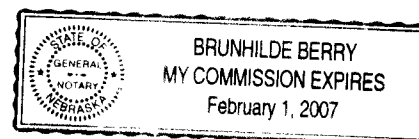
ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this 4th day of October, 2006, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Robert & Rebecca Watson to me personally known to be the identical person(s) whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Brunhilde Berry
NOTARY PUBLIC

My commission expires the 1st day of February, 2007.

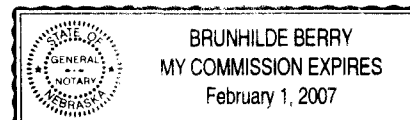


ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this 4th day of October, 2006, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Robert & Shona Watson to me personally known to be the identical person(s) whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Brunhilde Berry
NOTARY PUBLIC



My commission expires the 1st day of February, 2007.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "POTTERS POCKET 1ST ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 06-15730, 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.

Security Federal Savings
Trustee and Beneficiary

By: James L. Essay Exec V.P.
Name Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

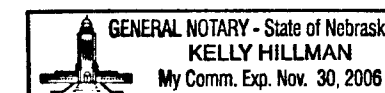
The foregoing instrument was acknowledged before me this 3rd day of October,

2006 by James L. Essay Exec V.P.
Name Title

on behalf of said Security Federal Savings

Kelly Hill
NOTARY PUBLIC

My commission expires the 30th day of November, 2006.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "POTTERS POCKET 1ST ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 06-58418, 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.

West Gate Bank
Trustee and Beneficiary

By: Matthew Mindow Vice President
Name Title

ACKNOWLEDGMENT

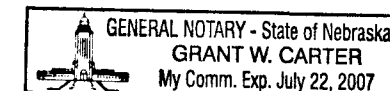
STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 4th day of OCTOBER,

2006 by Matthew Mindow Vice President
Name Title

on behalf of said

Grant W. Carter
NOTARY PUBLIC



My commission expires the 22 day of July, 2007.

POTTERS POCKET 1ST ADDITION

FINAL PLAT



E 1/2 SE 1/4

SCALE 1" = 200'

