

# LAKESIDE VILLAGE THIRD ADDITION ADMINISTRATIVE PLAT

(This Final Plat is based on Special Permit 622F Villas at Lakeside Amended C.U.P.)

2003 MAY 29 P 2:42  
LANCASTER COUNTY, NE

\$108.00  
INST NO 2003  
050307  
#3847

BLOCK  
CODE  
LAKVI3  
CHECKED  
ENTERED  
DATED

I hereby certify that I have accurately surveyed and staked the foregoing Plat, to be known as Lakeside Village Third Addition.

## SURVEYOR'S CERTIFICATE

A Legal Description of Outlot A, Lakeside Village Second Addition, to the City of Lincoln, located in Section 21, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, and more particularly described by metes and bounds as follows:

Beginning at the Center One-Sixteenth Corner of the Southwest Quarter or Southwest Corner of Outlot A, Lakeside Village Second Addition or the Northwest Corner of Western Manor Second Addition, all to the City of Lincoln, all located in Section 21, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence N 00°00'27" E, (an assumed bearing), and on the West Line of the Northeast Quarter of the Southwest Quarter of said Section 21 and Outlot A of said Lakeside Village Second Addition or the Easterly Right-of-way Line of U.S. Interstate Highway 80, a distance of 122.62 feet; Thence N 27°09'50" E, and on the West Line of Outlot A of said Lakeside Village Second Addition or the East Right-of-way Line of said U.S. Interstate Highway 80, a distance of 1332.67 feet to the Northwest Corner of Outlot A of said Lakeside Village Second Addition or the Southwest Corner of Outlot A, Lakeside Village to the City of Lincoln, located in Section 21, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence S 16°01'39" E, and on the East Line of Outlot A of said Lakeside Village Second Addition or the West Line of Outlot A of said Lakeside Village and the West Right-of-way Line of Lakeside Drive, a distance of 547.42 feet to the East-Southeast Corner of Outlot A or on the North Line of Lot 1 of said Lakeside Village Second Addition; Thence S 73°25'51" W, and on the North Line of Lot 1 or the South Line of Outlot A of said Lakeside Village Second Addition, a distance of 52.91 feet to the East-Southeast Corner of Outlot A or on the North Line of Lot 1 of said Lakeside Village Second Addition; Thence N 90°00'00" W, and on the North Line of Lot 1 or the South Line of Outlot A of said Lakeside Village Second Addition, a distance of 196.07 feet; Thence S 27°09'50" W, and on the West Line of Lot 1 or the East Line of Outlot A of said Lakeside Village Second Addition, a distance of 234.56 feet; Thence S 00°00'00" E, and on the West Line of Lot 1 or the East Line of Outlot A of said Lakeside Village Second Addition, a distance of 435.67 feet; Thence N 90°00'00" W, and on the North Line of Lot 1 or the South Line of Outlot A of said Lakeside Village Second Addition, a distance of 85.30 feet; Thence S 00°00'00" E, and on the West Line of Lot 1 or the East Line of Outlot A of said Lakeside Village Second Addition, a distance of 120.38 feet to the Southeast Corner of Outlot A or the Southwest Corner of Lot 1 of said Lakeside Village Second Addition and also said point is on the North Line of Western Manor Second Addition or the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21; Thence S 89°34'57" W, and on the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21 and Outlot A of said Lakeside Village Second Addition or the North Line of said Western Manor Second Addition, a distance of 320.41 feet to the point of beginning and containing a calculated area of 321,784.00 square feet or 7.387 acres, more or less.

Permanent monuments have been placed at all lot corners and all other points required by the City of Lincoln Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code. All dimensions shown are in feet and decimal fractions. All Curve dimensions are Chord distances unless otherwise noted.

Signed this 28th day of May, 2003.

*Mark A. Starn*  
Mark A. Starn, Surveyor No. 20  
Roas Engineering, Inc.  
201 8th Street,  
Lincoln, Ne. 688508

## DEDICATION

The foregoing Plat of Lakeside Village Third Addition, being a subdivision of Outlot 'A', Lakeside Village Second Addition to the City of Lincoln, located in the West Half of Section 21, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more fully 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 Alltel, Time-Warner Entertainment/Advance Newhouse, Aquila, 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, gas, telephone, cable television, wastewater collectors, storm drains, water mains, and all appurtenances thereto, over, upon, or under any easements 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 City of Lincoln, its successors or assign are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

WITNESS MY HAND this 28 day of MAY, 2003.

Owner of Record: Villas at Lakeside, L.L.C., a Limited Liability Company, Outlot 'A', Lakeside Village Second Addition to the City of Lincoln, located in the West Half of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

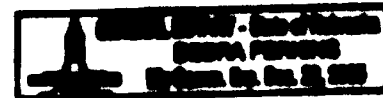
*Craig G. Bauer*  
Craig G. Bauer, Managing Business Manager  
Villas at Lakeside, L.L.C., a Limited Liability Company

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 28 day of May, 2003, by Craig G. Bauer, Managing Partner on behalf of Villas at Lakeside, L.L.C. a limited liability company.

*Shirley* 12-23-2005  
Notary Public Commission Expiration



## APPROVAL

The Planning Director, pursuant to Section 26.11.015 of the LMC and Resolution #82097, hereby approves this Administrative Final Plat.

*Marvin Krodt* MAY 27, 2003  
Marvin Krodt, Planning Director Date

## LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as Lakeside Village Third Addition, (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 050307, (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electrical, 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.

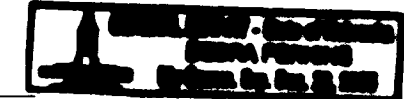
By: *Jeff Holmberg*  
Jeff Holmberg, Senior Vice President, American National Bank, 8990 West Dodge Road, Omaha Nebraska 68114.

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

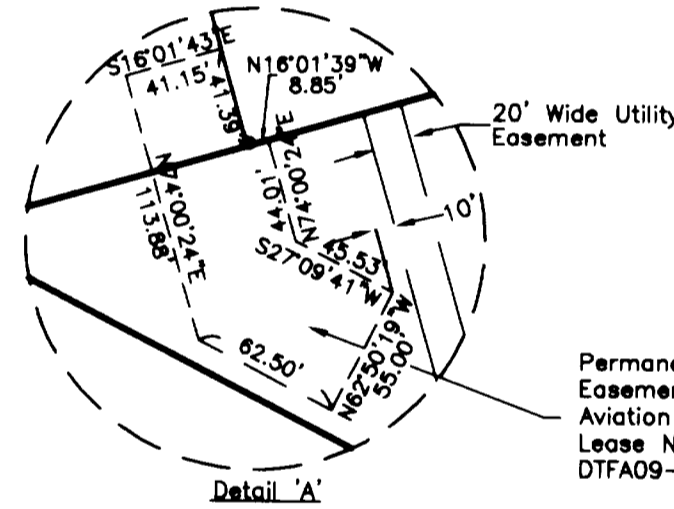
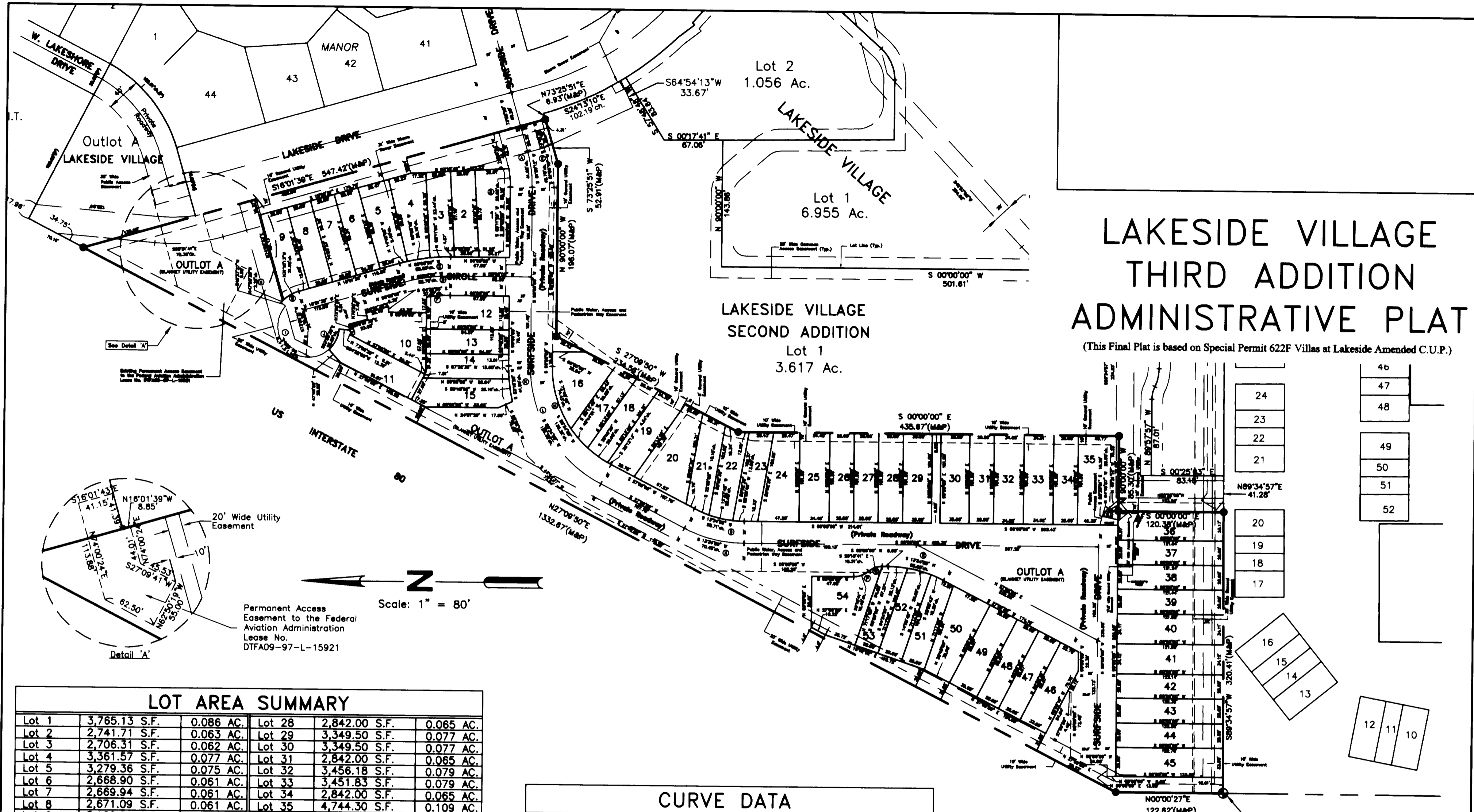
The foregoing instrument was acknowledged before me this 28 day of May, 2003, by Jeff Holmberg, Senior Vice President, American National Bank, 8990 West Dodge Road, Omaha Nebraska 68114.

*Shirley* 12/23/2005  
Notary Public Commission Expiration



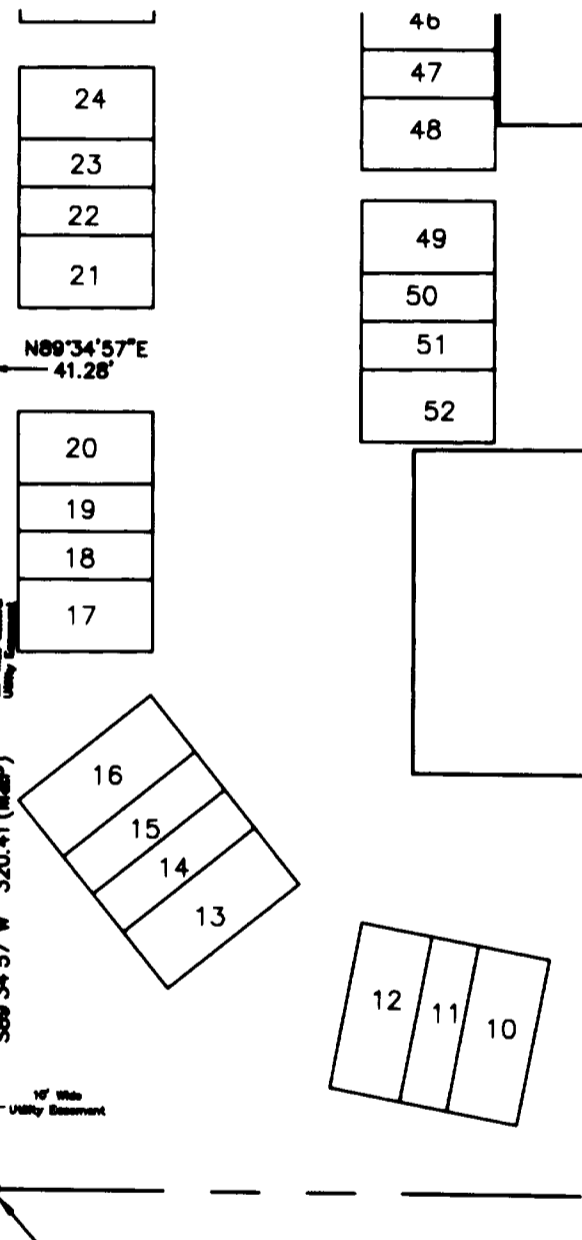
# LAKESIDE VILLAGE THIRD ADDITION ADMINISTRATIVE PLAT

(This Final Plat is based on Special Permit 622F Villas at Lakeside Amended C.U.P.)



Scale: 1" = 80'

Permanent Access Easement to the Federal Aviation Administration Lease No. DTFA09-97-L-15921



## LOT AREA SUMMARY

Lot 1	3,765.13 S.F.	0.086 AC.	Lot 28	2,842.00 S.F.	0.065 AC.
Lot 2	2,741.71 S.F.	0.063 AC.	Lot 29	3,349.50 S.F.	0.077 AC.
Lot 3	2,706.31 S.F.	0.062 AC.	Lot 30	3,349.50 S.F.	0.077 AC.
Lot 4	3,361.57 S.F.	0.077 AC.	Lot 31	2,842.00 S.F.	0.065 AC.
Lot 5	3,279.36 S.F.	0.075 AC.	Lot 32	3,456.18 S.F.	0.079 AC.
Lot 6	2,668.90 S.F.	0.061 AC.	Lot 33	3,451.83 S.F.	0.079 AC.
Lot 7	2,669.94 S.F.	0.061 AC.	Lot 34	2,842.00 S.F.	0.065 AC.
Lot 8	2,671.09 S.F.	0.061 AC.	Lot 35	4,744.30 S.F.	0.109 AC.
Lot 9	3,188.01 S.F.	0.073 AC.	Lot 36	4,007.13 S.F.	0.092 AC.
Lot 10	4,064.84 S.F.	0.093 AC.	Lot 37	3,391.85 S.F.	0.078 AC.
Lot 11	3,559.98 S.F.	0.082 AC.	Lot 38	3,397.56 S.F.	0.078 AC.
Lot 12	3,619.13 S.F.	0.083 AC.	Lot 39	3,403.28 S.F.	0.078 AC.
Lot 13	2,647.87 S.F.	0.061 AC.	Lot 40	4,154.07 S.F.	0.095 AC.
Lot 14	2,662.53 S.F.	0.061 AC.	Lot 41	4,162.96 S.F.	0.096 AC.
Lot 15	3,470.66 S.F.	0.080 AC.	Lot 42	3,422.92 S.F.	0.079 AC.
Lot 16	3,746.51 S.F.	0.086 AC.	Lot 43	3,428.63 S.F.	0.079 AC.
Lot 17	2,585.84 S.F.	0.059 AC.	Lot 44	3,434.35 S.F.	0.079 AC.
Lot 18	2,792.81 S.F.	0.064 AC.	Lot 45	4,054.96 S.F.	0.093 AC.
Lot 19	3,447.21 S.F.	0.079 AC.	Lot 46	3,187.45 S.F.	0.073 AC.
Lot 20	4,518.66 S.F.	0.104 AC.	Lot 47	2,790.87 S.F.	0.064 AC.
Lot 21	2,937.65 S.F.	0.067 AC.	Lot 48	2,790.87 S.F.	0.064 AC.
Lot 22	2,854.53 S.F.	0.066 AC.	Lot 49	3,494.03 S.F.	0.080 AC.
Lot 23	2,882.49 S.F.	0.066 AC.	Lot 50	4,002.17 S.F.	0.092 AC.
Lot 24	3,895.01 S.F.	0.089 AC.	Lot 51	2,881.95 S.F.	0.066 AC.
Lot 25	3,491.50 S.F.	0.080 AC.	Lot 52	2,908.15 S.F.	0.067 AC.
Lot 26	2,842.00 S.F.	0.065 AC.	Lot 53	2,775.20 S.F.	0.064 AC.
Lot 27	2,842.00 S.F.	0.065 AC.	Lot 54	4,638.07 S.F.	0.107 AC.
Outlot A	142,666.98 S.F.	3.275 AC.			

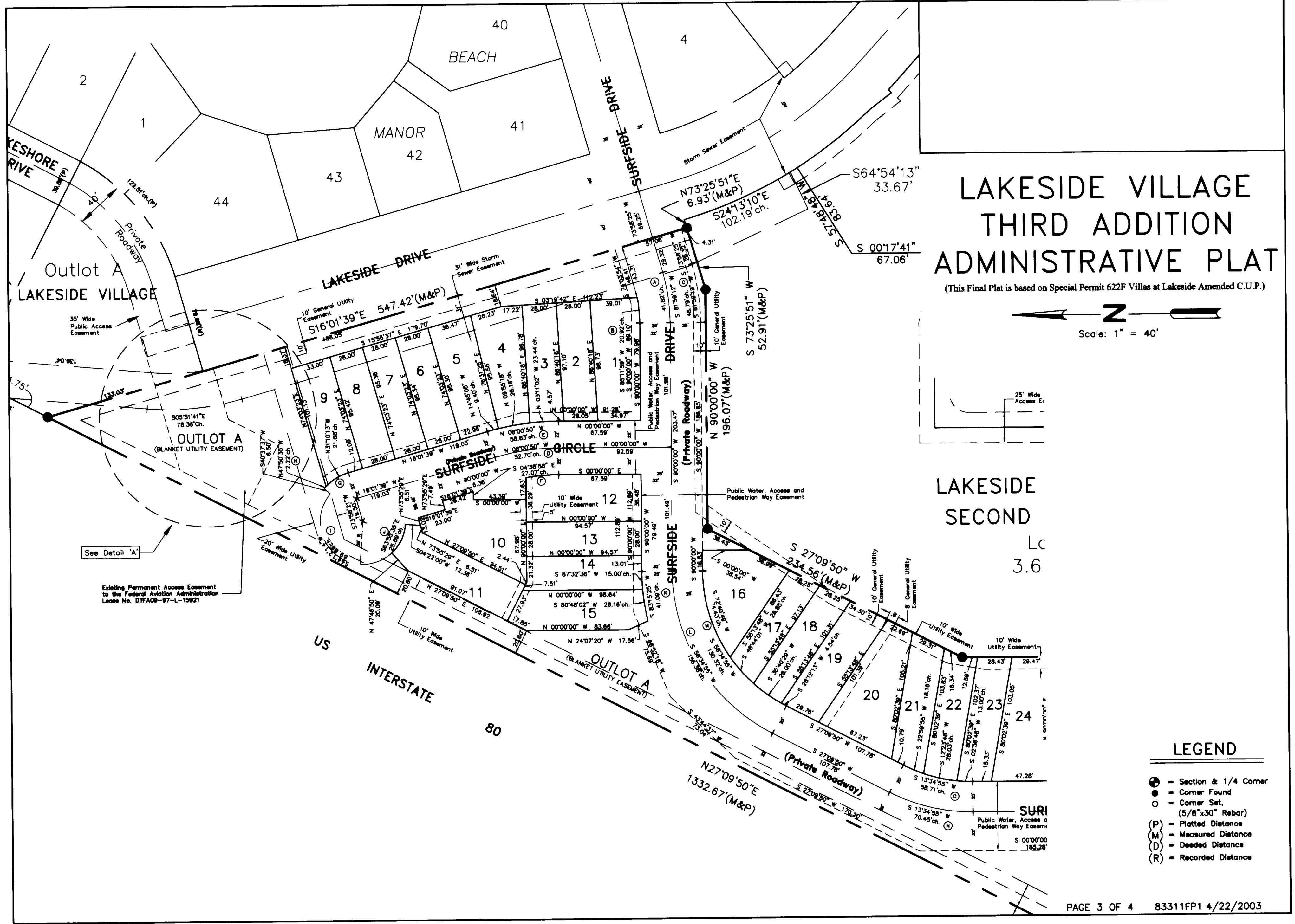
## CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
A	18°01'34"	150.00	41.96	21.12	N81°38'12"E	41.82
B	08°38'02"	125.00	20.95	10.90	N85°11'58"E	20.92
C	18°01'34"	175.00	48.95	24.64	N81°38'12"E	48.79
D	18°01'38"	189.00	52.87	28.61	N80°00'30"W	52.70
E	18°01'38"	211.00	58.02	29.71	N80°00'30"W	58.83
F	08°17'51"	187.00	27.10	13.58	N04°38'58"W	27.07
G	30°17'08"	41.80	21.94	11.23	N31°10'15"W	21.88
H	03°03'38"	41.80	2.22	1.11	N47°50'36"W	2.22
I	17°29'48"	35.00	108.58	558.84	S44°12'14"W	68.88
J	43°24'50"	35.00	28.52	13.83	S83°55'35"E	28.88
K	13°28'08"	175.00	41.18	20.69	S87°18'25"W	41.09
L	82°30'10"	150.00	184.50	91.63	S58°34'56"W	158.38
M	82°30'10"	125.00	137.08	78.35	S58°34'56"W	130.32
N	27°08'50"	150.00	71.11	36.24	S13°34'58"W	70.45
O	27°08'50"	125.00	58.26	30.20	S13°34'58"W	58.71
P	40°37'22"	28.50	18.79	9.81	S20°18'41"E	18.40
Q	40°37'22"	23.50	16.86	8.70	N20°18'41"E	16.51
R	27°08'50"	138.50	65.86	33.46	N13°34'58"E	65.05
S	48°48'28"	25.00	21.30	11.35	N84°48'57"W	20.88

POINT OF BEGINNING  
Center One-Sixteenth Corner of the  
Southwest Quarter of Section 21,  
Township 10 North, Range 6 East.

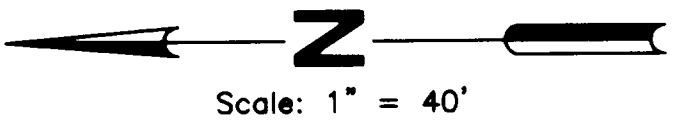
## LEGEND

- ⊙ = Section & 1/4 Corner
- = Corner Found
- = Corner Set,  
(5/8"x30" Rebar)
- (P) = Platted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance



# LAKESIDE VILLAGE THIRD ADDITION ADMINISTRATIVE PLAT

(This Final Plat is based on Special Permit 622F Villas at Lakeside Amended C.U.P.)



LAKESIDE  
SECOND  
Lc  
3.6

## LEGEND

- ⊙ = Section & 1/4 Corner
- = Corner Found
- = Corner Set, (5/8"x30" Rebar)
- (P) = Platted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance

LAKESIDE VILLAGE  
SECOND ADDITION

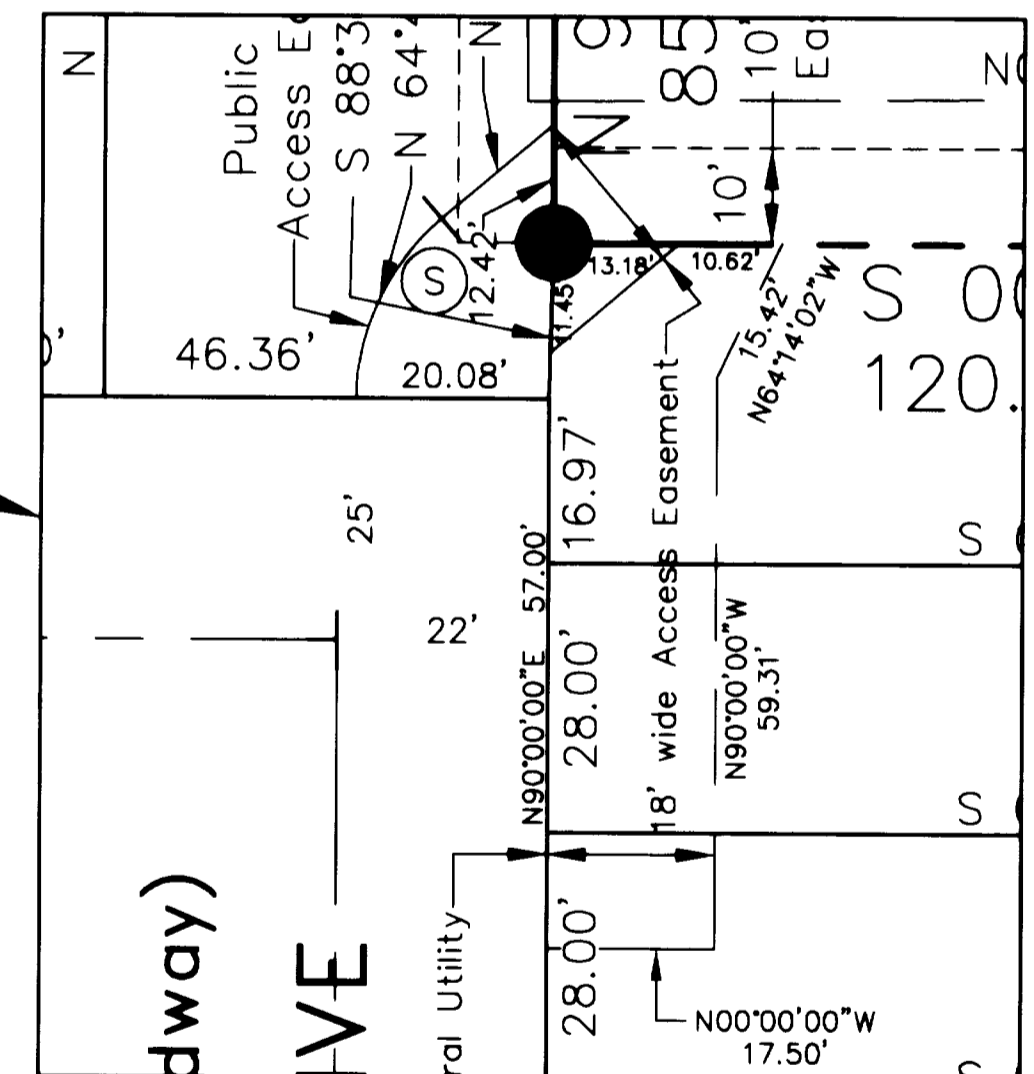
Lot 1  
3.617 Ac.

LAKESIDE VILLAGE  
THIRD ADDITION  
ADMINISTRATIVE PLAT

(This Final Plat is based on Special Permit 622F Villas at Lakeside Amended C.U.P.)



Scale: 1" = 40'



ENLARGED VIEW OF EASEMENTS

SCALE: 1"=20'

LEGEND

- ⊕ = Section & 1/4 Corner
- = Corner Found
- = Corner Set, (5/8"x30" Rebar)
- (P) = Platted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance

POINT OF BEGINNING  
Center One-Sixteenth Corner of the  
Southwest Quarter of Section 21,  
Township 10 North, Range 6 East.