

HIGHLANDS TOWNHOMES

FINAL PLAT
 BASED ON USE PERMIT #04004



05041969

2015 JUL 22 P 3 10

LANCASTER COUNTY, NE

INST. NO 2005

041969

\$168.50

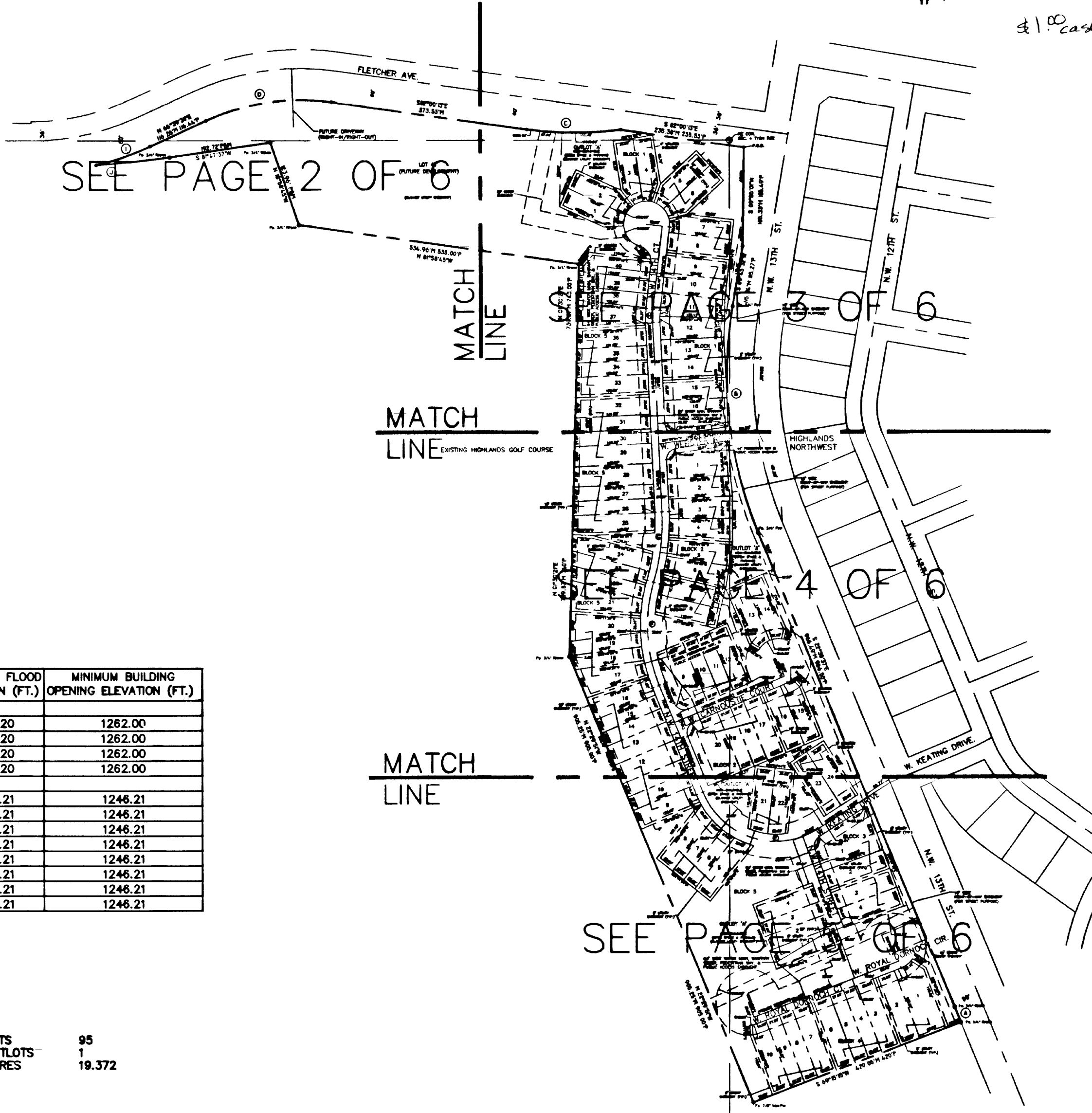
BLOCK
 CODE
 HIGTO
 CHECKED
 ENTERED
 ENTERED

#4126

\$1.00 cash



NO SCALE



LOT AREA TABLE BLOCK 1	
LOT NO.	AREA IN S.F.
1	4398.92
2	4402.39
3	4402.39
4	4402.91
5	4402.91
6	4421.30
7	4394.59
8	4560.00
9	4560.00
10	4560.00
11	4851.78
12	4842.47
13	4560.00
14	4560.00
15	4560.00
16	7136.71

LOT AREA TABLE BLOCK 3	
LOT NO.	AREA IN S.F.
1	6140.16
2	4560.00
3	4560.00
4	4560.00

LOT AREA TABLE BLOCK 5	
LOT NO.	AREA IN S.F.
1	4560.00
2	3240.00
3	3240.00
4	4560.00
5	4826.84
6	3260.15
7	3260.15
8	4817.88
9	4643.60
10	3294.00
11	3294.00
12	4636.00
13	4636.00
14	3294.00
15	3294.00
16	4920.53
17	5606.37
18	3624.93
19	3646.53
20	5831.99
21	5964.67
22	3804.09
23	3971.46
24	5691.61
25	5866.10
26	4151.88
27	4098.79
28	5754.66
29	5573.96
30	3896.47
31	3843.32
32	5319.08
33	5213.80
34	3640.56
35	3587.41
36	4958.91
37	5551.09
38	3522.31
39	3587.13
40	4941.84

LOT AREA TABLE BLOCK 4	
LOT NO.	AREA IN S.F.
1	7853.24
2	5141.78
3	5141.78
4	3653.37
5	3653.37
6	5141.78
7	5141.78
8	3653.37
9	3653.37
10	5105.38

LOT AREA TABLE BLOCK 2	
LOT NO.	AREA IN S.F.
1	7153.11
2	4590.93
3	4749.93
4	4829.13
5	4892.46
6	4799.68
7	4626.16
8	4586.94
9	6858.48
10	3240.00
11	3240.00
12	4553.95
13	4633.98
14	4633.98
15	4531.41
16	4560.00
17	4560.00
18	3240.00
19	3240.00
20	8156.26
21	4634.05
22	4634.05
23	4560.00
24	4560.00

LOT NO.	100 YEAR FLOOD ELEVATION (FT.)	MINIMUM BUILDING OPENING ELEVATION (FT.)
BLOCK 1		
1	1261.20	1262.00
2	1261.20	1262.00
3	1261.20	1262.00
4	1261.20	1262.00
BLOCK 5		
1	1245.21	1246.21
2	1245.21	1246.21
3	1245.21	1246.21
4	1245.21	1246.21
5	1245.21	1246.21
6	1245.21	1246.21
7	1245.21	1246.21
8	1245.21	1246.21

CURVE DATA							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	BEARING
A	990.00'	15.66'	31.31'	01°48'44"	05°47'15"	31.31'	S21°38'43"E
B	770.00'	222.89'	433.93'	32°17'18"	07°26'28"	428.21'	S06°20'46"E
C	660.00'	89.84'	178.58'	15°30'12"	08°40'52"	178.04'	S89°45'03"E
D	430.00'	124.80'	242.92'	32°22'09"	13°19'29"	239.71'	N81°48'00"E
E	150.00'	178.80'	261.83'	100°00'59"	38°11'50"	229.84'	N72°30'14"W
F	290.00'	102.95'	197.86'	39°05'26"	19°45'26"	194.04'	N06°47'33"W
G	400.00'	67.86'	134.44'	19°15'27"	14°19'26"	133.81'	N06°57'53"E
H	150.00'	12.14'	24.22'	09°15'00"	38°11'50"	24.19'	N01°57'41"E
I	550.00'	54.53'	108.71'	11°19'28"	10°25'03"	108.53'	N71°04'56"E
J	1840.29'	70.30'	140.53'	04°22'31"	03°06'48"	140.50'	S83°58'02"W

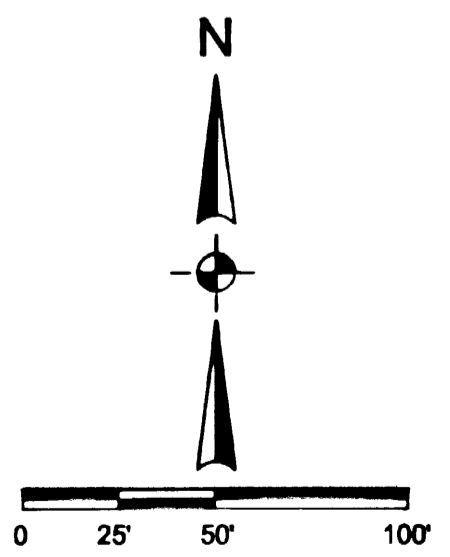
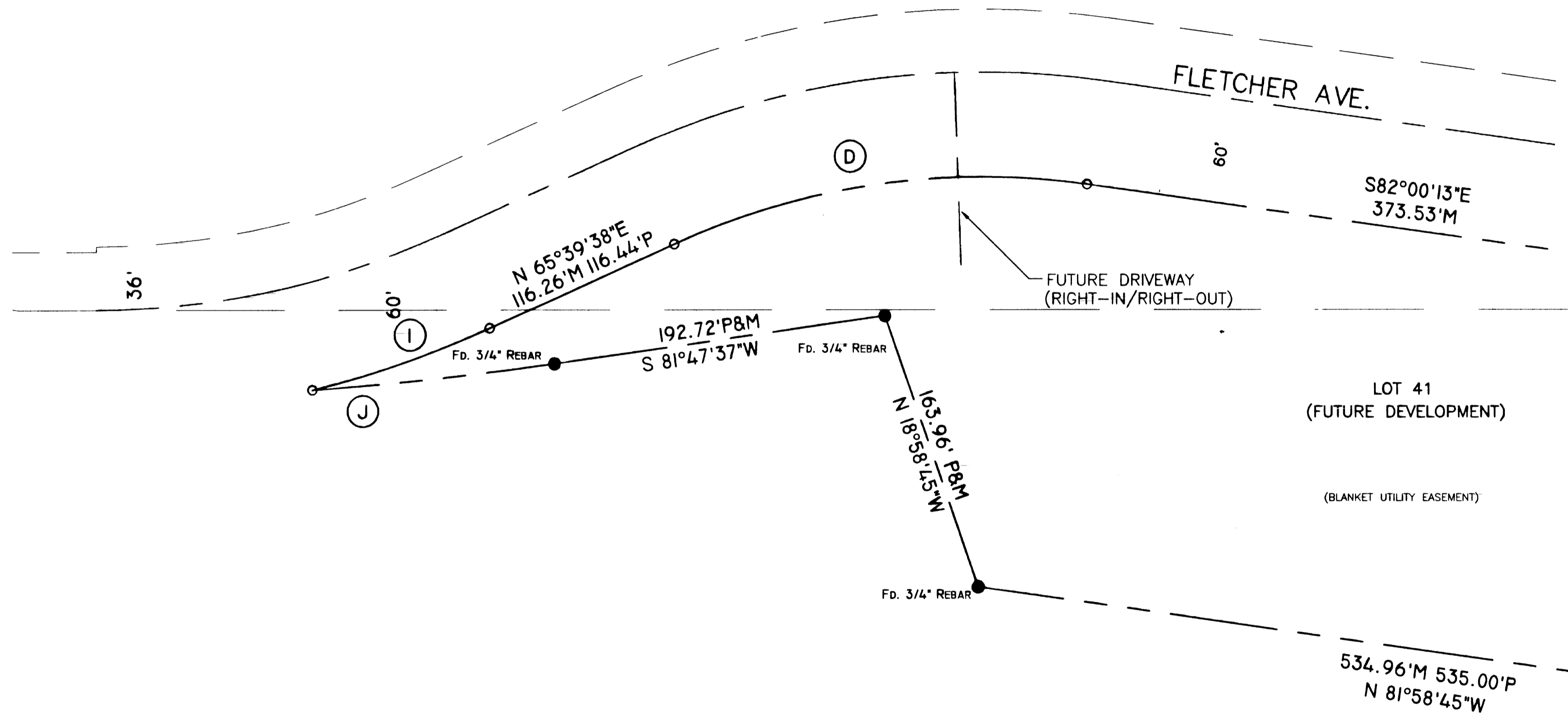
TOTAL NUMBER OF LOTS 95
 TOTAL NUMBER OF OUTLOTS 1
 TOTAL NUMBER OF ACRES 19.372

SHEET LEGEND:

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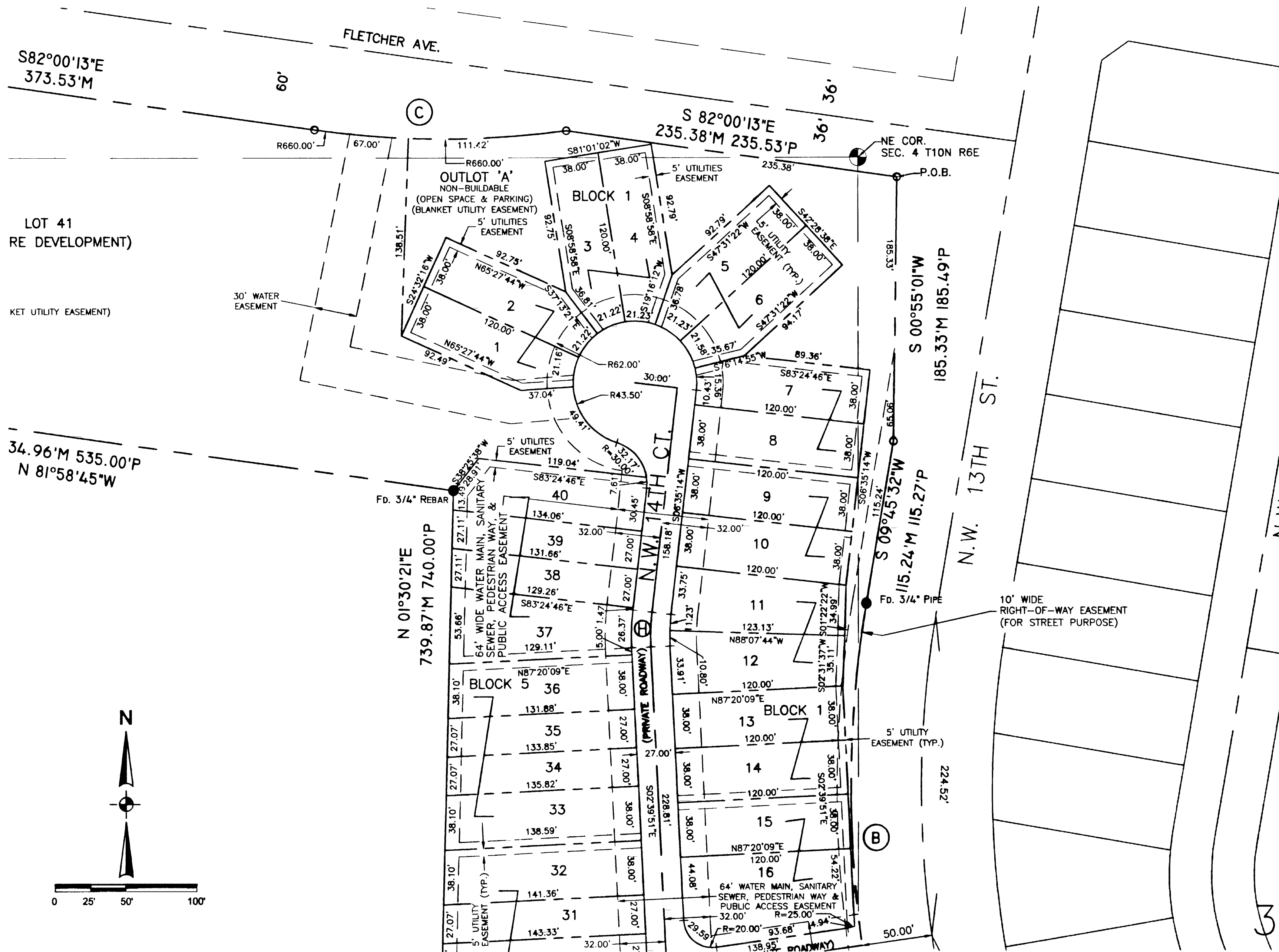
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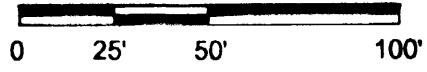
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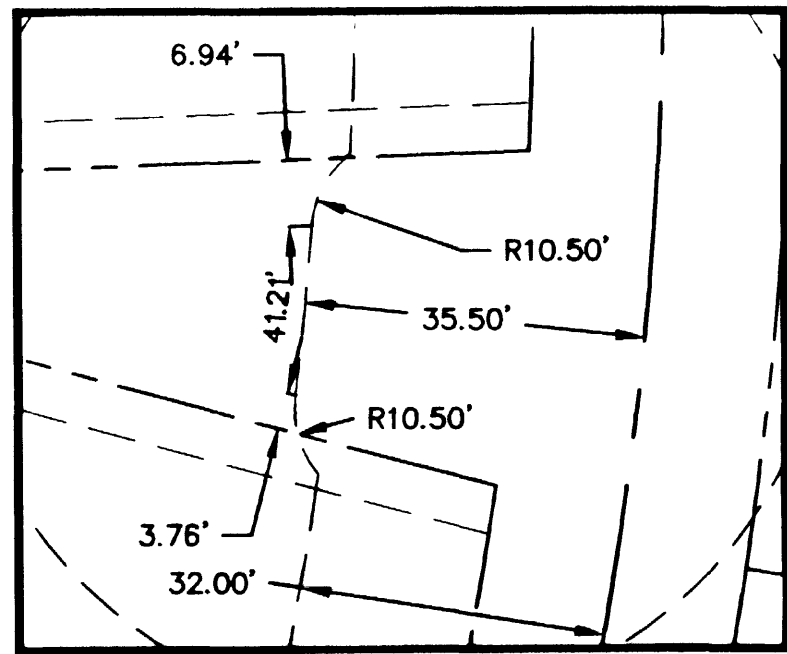
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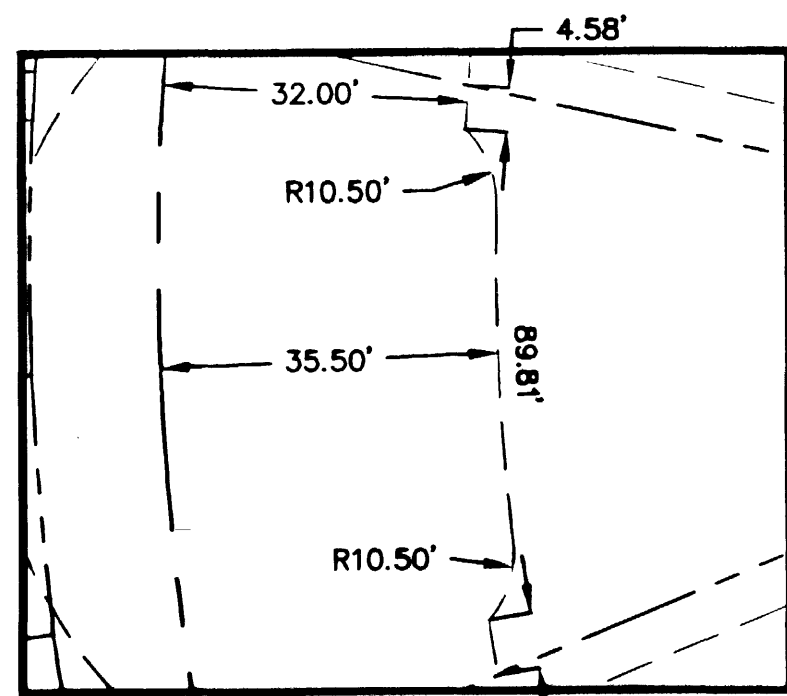


EXISTING HIGHLANDS GOLF COURSE

HIGHLANDS NORTHWEST



SCALE: 1"=20'

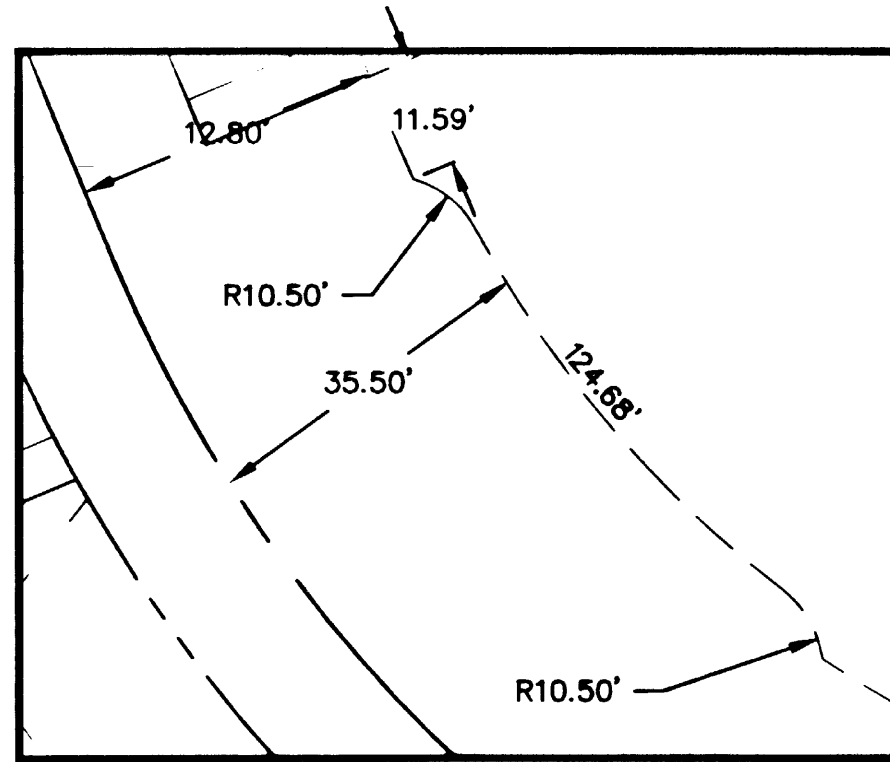


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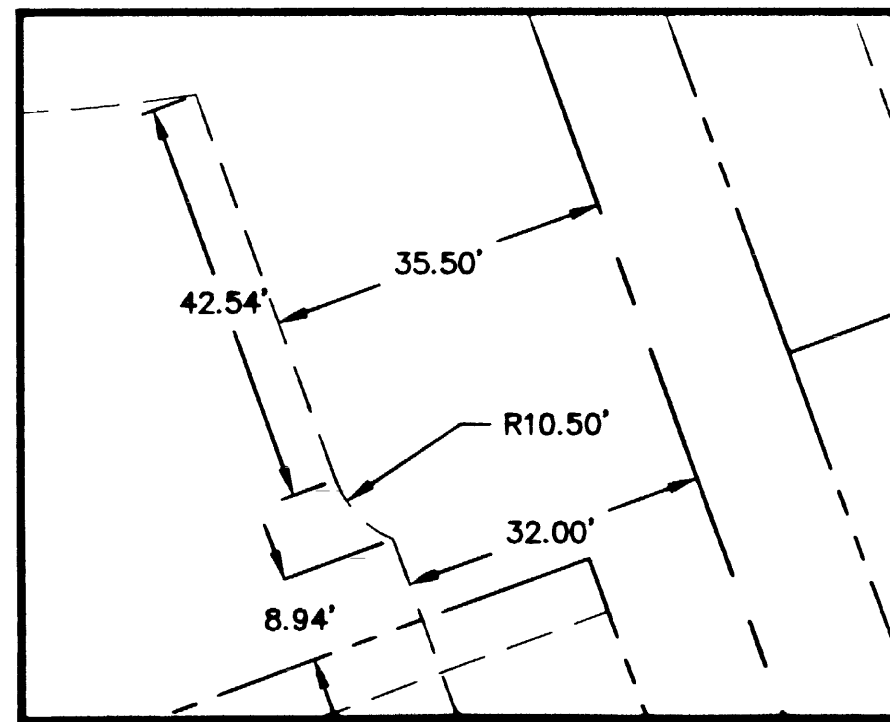


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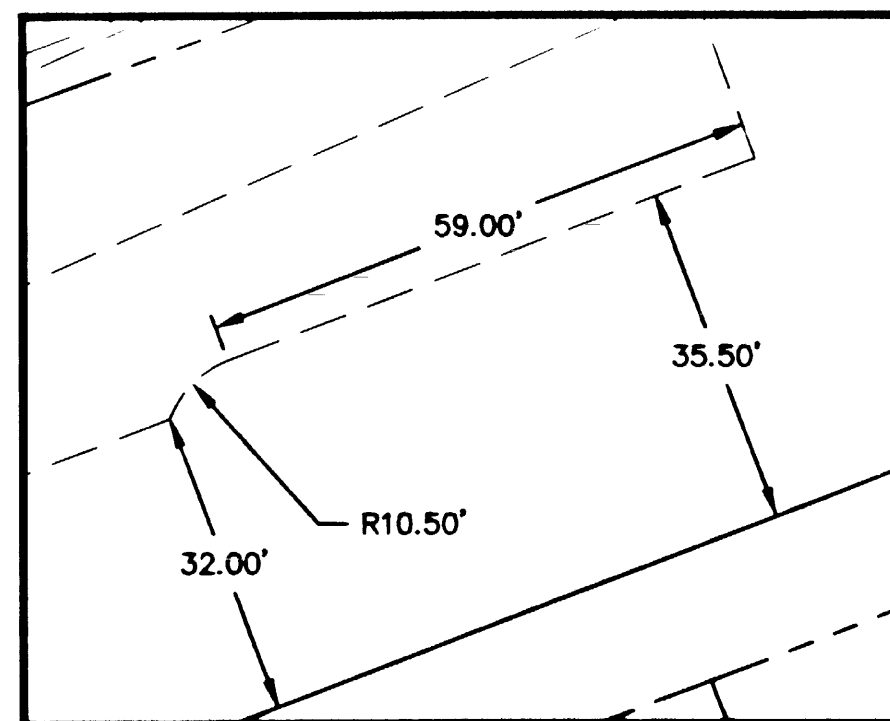
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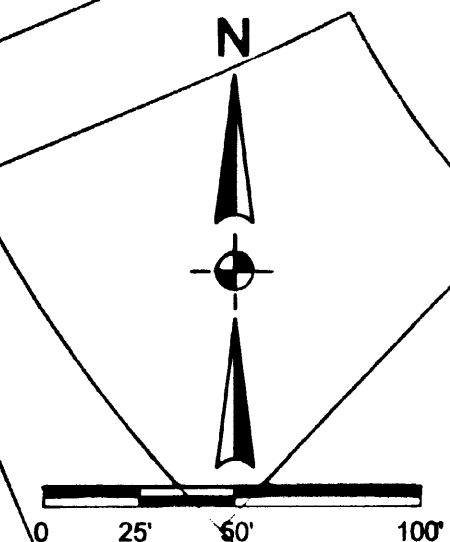
SCALE: 1"=20'



SCALE: 1"=20'



SCALE: 1"=20'



HIGHLANDS TOWNHOMES

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LEGAL DESCRIPTION

A METES AND BOUNDS DESCRIPTION OF THE REMAINING PORTION OF OUTLOT F, BLOCK 2, HIGHLANDS COALITION LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 10 NORTH, RANGE 6 EAST AND SECTIONS 33, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M. LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE INTERSECTION OF NW 13TH STREET AND FLETCHER / VENUE; THENCE: S09°45'32"W, (AN ASSUMED BEARING), ON THE CENTERLINE OF SAID NW 13TH STREET, A DISTANCE OF 38.02 FEET; THENCE: N82°00'13"W, A DISTANCE OF 78.52 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT F AND THE POINT OF BEGINNING; THENCE: S00°55'01"W, ON THE EASTERLY LINE OF OUTLOT F AND THE WESTERLY RIGHT-OF-WAY LINE OF NW 13TH STREET, A DISTANCE OF 185.33; THENCE: S09°45'32"W, ON SAID LINE, A DISTANCE OF 115.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°17'18", A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 433.93 FEET, A CHORD LENGTH OF 428.21 FEET AND A CHORD BEARING S06°20'46"E; THENCE: ON SAID CURVE AND SAID LINE, A DISTANCE OF 433.93 FEET TO THE POINT OF TANGENCY; THENCE: S22°30'37"E, ON SAID LINE, DISTANCE OF 966.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°48'44", A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 31.31 FEET, A CHORD LENGTH OF 31.31 FEET AND A CHORD BEARING S21°38'43"E; THENCE: ON SAID CURVE AND SAID LINE, A DISTANCE OF 31.31 FEET TO THE SOUTHEASTERLY CORNER OF OUTLOT F; THENCE: S89°15'15"W, ON THE SOUTHERLY LINE OF OUTLOT F, A DISTANCE OF 420.05 FEET; THENCE: N22°29'51"W, ON SAID LINE, A DISTANCE OF 905.25 FEET; THENCE: N01°30'21"E, A DISTANCE OF 739.87 FEET; THENCE: N81°58'45"W, A DISTANCE OF 534.96 FEET; THENCE: N18°58'45"W, A DISTANCE OF 163.98 FEET; THENCE: S81°47'37"W, A DISTANCE OF 192.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°22'31", A RADIUS OF 1840.29 FEET, AN ARC LENGTH OF 140.53 FEET, A CHORD LENGTH OF 140.50 FEET AND A CHORD BEARING S83°58'02"W; THENCE: ON SAID CURVE A DISTANCE OF 140.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°19'28", A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 108.71 FEET, A CHORD LENGTH OF 108.53 FEET AND A CHORD BEARING N71°04'56"E; THENCE ON SAID CURVE, A DISTANCE OF 108.71 TO THE POINT OF TANGENCY; THENCE: N65°39'38"E, A DISTANCE OF 118.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°22'09", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 242.92 FEET, A CHORD LENGTH OF 239.71 FEET AND A CHORD BEARING N81°48'00"E; THENCE: ON SAID CURVE, A DISTANCE OF 242.92 FEET TO THE POINT OF TANGENCY; THENCE: S82°00'13"E, A DISTANCE OF 373.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°30'12", A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 178.58 FEET, A CHORD LENGTH OF 178.04 FEET AND A CHORD BEARING S89°45'03"E; THENCE: ON SAID CURVE A DISTANCE OF 178.58 FEET TO THE POINT OF TANGENCY; THENCE: S82°00'13"E, A DISTANCE OF 235.38 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 18.751 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY, THAT I R. RUSSELL ORR, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DID HEREBY PERFORM OR UNDER MY DIRECT SUPERVISION THE ABOVE SURVEY, AND THAT 5/8" X24" REBAR WERE SET AT ALL POINTS MARKED WITH A O (CIRCLE). ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS 26th DAY OF MAY 2005.

R. Russell Orr L.S. 516



DEDICATION

THE FOREGOING PLAT, KNOWN AS HIGHLANDS TOWNHOMES, A SUBDIVISION OF THE REMAINING PORTION OF OUTLOT F, BLOCK 2, HIGHLANDS COALITION, LOCATED IN SECTION 3 AND 4, TOWNSHIP 10 NORTH, RANGE 6 EAST AND LOCATED IN SECTION 33, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALLTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA INC., 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, TELEPHONE AND CABLE TELEVISION AND GAS; 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 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 THEREON.

THE CITY OF LINCOLN, 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.

DIRECT VEHICULAR ACCESS TO FLETCHER AVENUE SHALL BE RELINQUISHED EXCEPT FOR A FUTURE PRIVATE DRIVEWAY FOR LOT 41. DIRECT VEHICULAR ACCESS TO N.W. 13TH STREET SHALL BE RELINQUISHED EXCEPT AT WEST KEATING DRIVE AND WEST WEBSTER ROAD.

THE ACCESS EASEMENTS SHOWN HEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT TO SUCH USE. WITNESS OUR HANDS THIS 26th DAY OF May 2005.

HIGHLANDS TOWNHOMES, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY
Breck Collingsworth
BY: Sharon C. Ellinger
TITLE: Manager

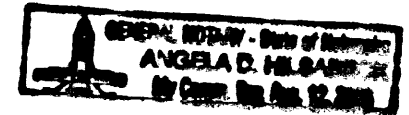
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF LANCASTER } SS

ON THIS 26 DAY OF May 20 05, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRECK COLLINGSWORTH, OF HIGHLANDS TOWNHOMES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS DEDICATION OF THE FOREGOING PLAT AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

Angela D. Hebebeck
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHLANDS TOWNHOMES (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. ~~05-009607~~ (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.

NAME OF BANK CITY BANK & TRUST

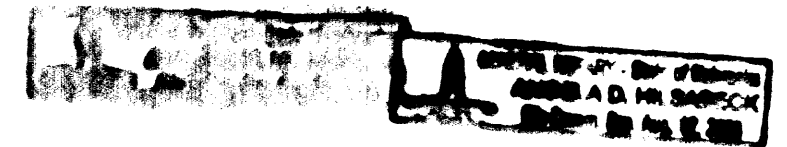
BY: Carol Sims
NAME: Carol Sims
TITLE: Asst. Vice President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF LANCASTER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF May 20 05

Angela D. Hebebeck
NOTARY PUBLIC



MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE LMC, HEREBY APPROVES THIS FINAL PLAT.

Ray H. Hill
PLANNING DIRECTOR

JUNE 28, 2005
DATE