

ANDERSON'S PLACE ADDITION

FINAL PLAT

BASED ON ANDERSON'S PLACE PRELIMINARY PLAT #04007



05057800

INST. NO 2005

2005 SEP 28 A 10 00

057800

LANCASTER COUNTY, NE

#4149

\$81.00
BLOCK
CODE
ANPL
CHECKED
ENTERED
EDITED
Chg PCA

SURVEYOR'S CERTIFICATE

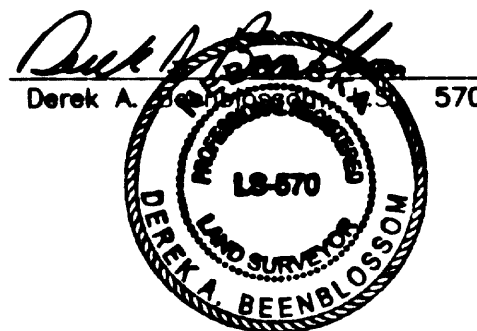
I hereby certify that I have caused to be surveyed the Subdivision to be known as "ANDERSON'S PLACE ADDITION", a subdivision of Lot 100 Irregular Tract, located in the Southwest Quarter of Section 14, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the West 1/4 Corner of Section 14 Township 10 North Range 7 East of the Sixth P.M.; Thence South 89°24'54" East, (an assumed bearing) on the North line of the Southwest Quarter, a distance of 1326.42 feet to a found 5/8" Rebar for the North 1/16 Corner of the Southwest Quarter; Thence South 00°02'38" west, on the West line of Lot 10 I.T. extended, a distance of 33.00 feet, to the Northwest corner of Lot 10 I.T. and the POINT OF BEGINNING; Thence continuing on the Previous bearing of South 00°02'38" West, on the East line of Said Lot 100 I.T., a distance of 675.99 Feet, to the Northeast Corner of Morning Glory Estates Addition; Thence South 89°57'47" West, on the North line of said addition, a distance of 1235.35 feet, to the Northwest Corner of Morning Glory Estates Addition, said point being on the East Right of Way of North 84th Street; Thence North 00°02'13" West on the East Right of Way of North 84th Street, a distance of 105.38 feet; Thence North 00°59'41" West, on said right of Way, a distance of 299.12 feet; Thence North 00°02'13" West, on the East Right of Way of North 84th Street, a distance of 245.00 feet; Thence North 26°39'06" East, on the Southeastern right of way of North 84th Street, a distance of 44.53 feet, to a point on the South right of way of Leighton Avenue; Thence South 89°24'55" East, on said South right of way, a distance of 1221.36 feet to the POINT OF BEGINNING, and containing a calculated area of 845,456.48 square feet or 19.409 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent will be completed prior to the construction on or conveyance of any lot shown on the final plat.

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

Signed this 3rd day of June, 2005.



DEDICATION

The foregoing plat known as "ANDERSON'S PLACE 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 the City of Lincoln, Nebraska, a municipal corporation, Altel, 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.

The City of Lincoln, 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.

Direct vehicular access to North 84th Street is hereby relinquished from Outlot 'A'.

Additional right-of-way shown thereon along Leighton Avenue is hereby dedicated to the public.

Right-of-way shown thereon of North 87th Street, Garland Street and Colby Street is hereby dedicated to the public.

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

WITNESS OUR HANDS THIS 26 day of July, 2005.

Scott C. Anderson
Scott C. Anderson, husband

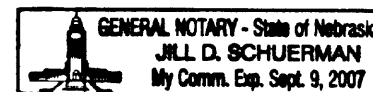
Crystal L. Anderson
Crystal L. Anderson, wife

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 26th day of July, 2005, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Scott C. Anderson, husband, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed.

Jill D. Schuerman
NOTARY PUBLIC



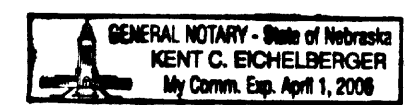
My commission expires the 9th day of Sept., 2007.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 27th day of July, 2005, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Crystal L. Anderson, wife, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

Therese C. Schuerman
NOTARY PUBLIC



My commission expires the 1st day of April, 2006.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "ANDERSON'S PLACE ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2004-3859, 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.

LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA
Trustee and Beneficiary

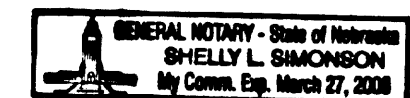
By: Leo J. Schumacher PRESIDENT
Name Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 1st day of August, 2005, by Leo J. Schumacher, on behalf of said LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA

Shelly L. Simonson
NOTARY PUBLIC



My commission expires the 27th day of March, 2008.

PLANNING DIRECTOR'S APPROVAL

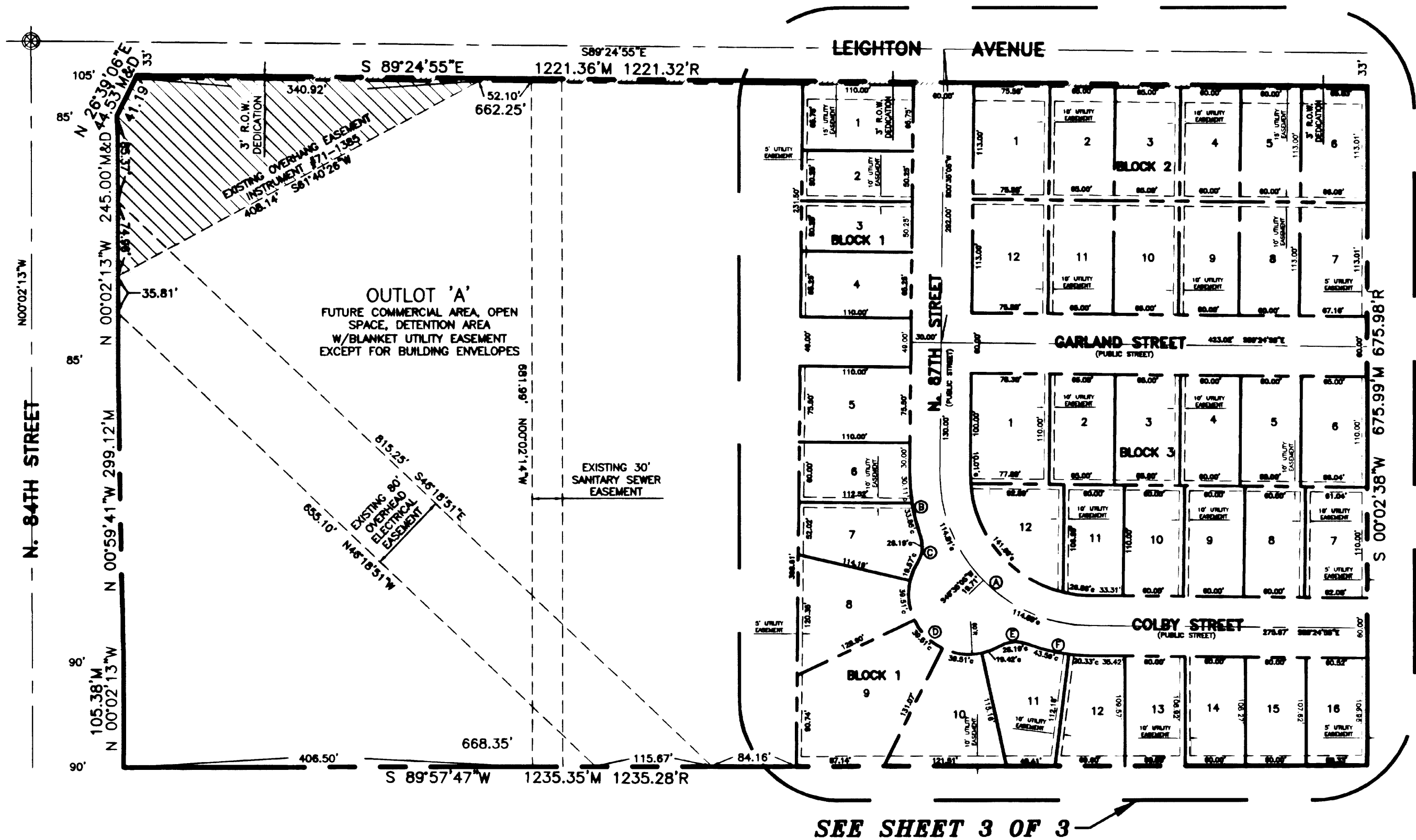
The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

Ray J. Hill
Planning Director

SEPT. 12, 2005
Date

ANDERSON'S PLACE ADDITION

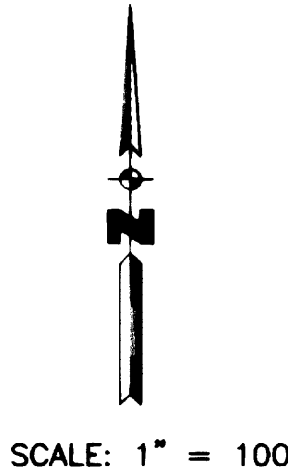
FINAL PLAT
BASED ON ANDERSON'S PLACE
PRELIMINARY PLAT #04007



LOT AREAS:

BLOCK 1	SQUARE FEET
LOT 1	7,232.50
LOT 2	5,527.50
LOT 3	5,527.50
LOT 4	7,177.50
LOT 5	8,305.00
LOT 6	6,625.11
LOT 7	7,677.34
LOT 8	9,022.07
LOT 9	13,966.39
LOT 10	9,196.74
LOT 11	8,053.50
LOT 12	6,901.58
LOT 13	6,554.73
LOT 14	6,515.67
LOT 15	6,476.61
LOT 16	6,483.13
BLOCK 2	
LOT 1	8,540.17
LOT 2	7,345.00
LOT 3	7,345.00
LOT 4	6,780.00
LOT 5	6,780.00
LOT 6	7,408.45
LOT 7	7,528.96
LOT 8	6,780.00
LOT 9	6,780.00
LOT 10	7,345.00
LOT 11	7,345.00
LOT 12	8,540.18
BLOCK 3	
LOT 1	8,612.09
LOT 2	7,150.00
LOT 3	7,150.00
LOT 4	6,600.00
LOT 5	6,600.00
LOT 6	7,207.10
LOT 7	6,771.29
LOT 8	6,600.00
LOT 9	6,600.00
LOT 10	6,600.00
LOT 11	6,573.38
LOT 12	7,201.23
OUTLOT 'A'	466,036.35

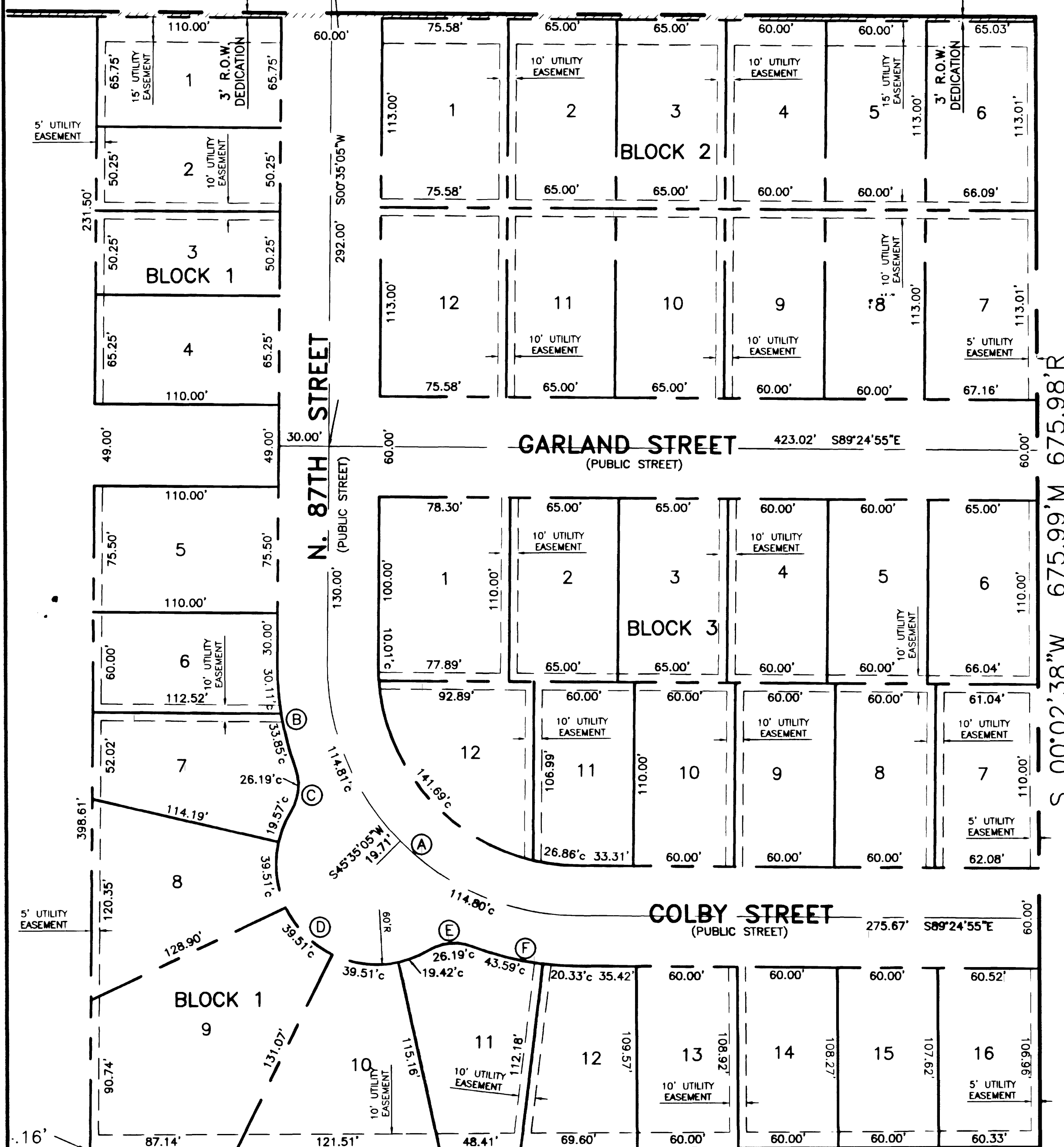
TOTAL LOTS = 40
TOTAL OUTLOTS = 1
TOTAL ACRES = 19.41



LEIGHTON AVENUE

ANDERSON'S PLACE ADDITION

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CURVE DATA:

(A) R = 150.00' $\Delta = 89^{\circ}59'54''$ T = 150.00' L = 235.61' Ch = 212.13' ChBrg = S44°24'52"E	(B) R = 180.00' $\Delta = 20^{\circ}23'11''$ T = 32.37' L = 64.05' Ch = 63.71' ChBrg = S9°36'30"E	(C) R = 30.00' $\Delta = 51^{\circ}45'12''$ T = 14.55' L = 27.10' Ch = 26.19' ChBrg = S8°04'30"W
(D) R = 60.00' $\Delta = 152^{\circ}44'02''$ T = 247.39' L = 159.94' Ch = 116.62' ChBrg = S44°24'55"E	(E) R = 30.00' $\Delta = 51^{\circ}45'12''$ T = 14.55' L = 27.10' Ch = 26.19' ChBrg = N85°05'40"E	(F) R = 180.00' $\Delta = 20^{\circ}23'11''$ T = 32.37' L = 64.05' Ch = 63.71' ChBrg = S79°13'19"E



SCALE: 1" = 50'