

ANDERSON'S PLACE 1ST ADDITION

FINAL PLAT

BASED ON ANDERSON'S PLACE PRELIMINARY PLAT #04007

Inst # 2006017154 Thu Apr 13 09:16:06 CDT 2006
Filing Fee: \$44.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2



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#4219

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "ANDERSON'S PLACE 1ST ADDITION", a subdivision of Outlot 'A', Anderson's Place Addition, 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:

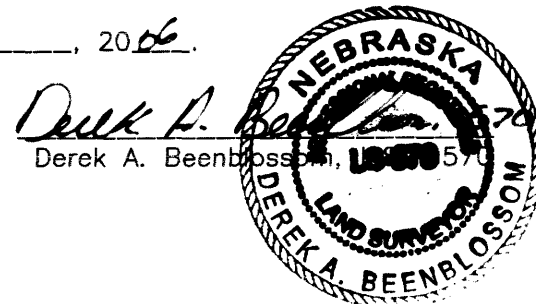
Commencing at the West 1/4 Corner of Section 14 Township 10 North Range 7 East of the Sixth P.M.; Thence South 89°24'54" East, (an assumed bearing) on the North line of the Southwest Quarter, a distance of 1886.68 feet; Thence South 00°35'05" West, on the West line of said Outlot 'A', extended, a distance of 36.00 feet, to the Northeast corner of said Outlot 'A', and the POINT OF BEGINNING;

Thence continuing on the Previous bearing of South 00°35'05" West, on the East line of said Outlot 'A', a distance of 231.50 Feet; Thence South 89°24'55" East, a distance of 110.00 feet; Thence South 00°35'05" West, a distance of 49.00 feet; Thence North 89°24'55" West, a distance of 110.00 feet; Thence South 00°35'05" West, a distance of 398.61 feet; Thence South 89°57'47" West, a distance of 668.35 feet, to the Southwest Corner of said Outlot 'A', 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 Southeasterly right of way of North 84th Street, a distance of 41.19 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 662.25 feet to the POINT OF BEGINNING, and containing a calculated area of 466,036.35 square feet or 10.70 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 2nd day of FEBRUARY, 2006.



DEDICATION

The foregoing plat known as "ANDERSON'S PLACE 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 the City of Lincoln, Nebraska, a municipal corporation, Alltel, 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' and Lot 4.

A public access easement is hereby granted over all private driveways, driving aisles, parking stalls and sidewalks. A public access easement is hereby granted over the private roadways to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway.

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 7th day of MARCH, 2007.

Scott C. Anderson
Scott C. Anderson, husband

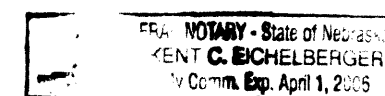
Crystal L. Anderson
Crystal L. Anderson, wife

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 7 day of March, 2006, 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.

Thent C. Eichelberger
NOTARY PUBLIC



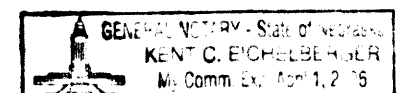
My commission expires the 1 day of April, 2006.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 7 day of March, 2006, 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.

Thent C. Eichelberger
NOTARY PUBLIC



My commission expires the 1 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 1ST ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2005-20111, 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 7th day of March, 2006, by Leo J. Schumacher, Name
President on behalf of said LINCOLN FEDERAL SAVINGS BANK OF

Title
NEBRASKA

Thent C. Eichelberger
NOTARY PUBLIC



My commission expires the 1st day of August, 2009.

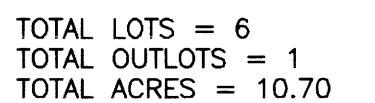
PLANNING DIRECTOR'S APPROVAL

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

Tom H. [Signature]
Planning Director

MARCH 23, 2006
Date

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



SCALE: 1" = 60'