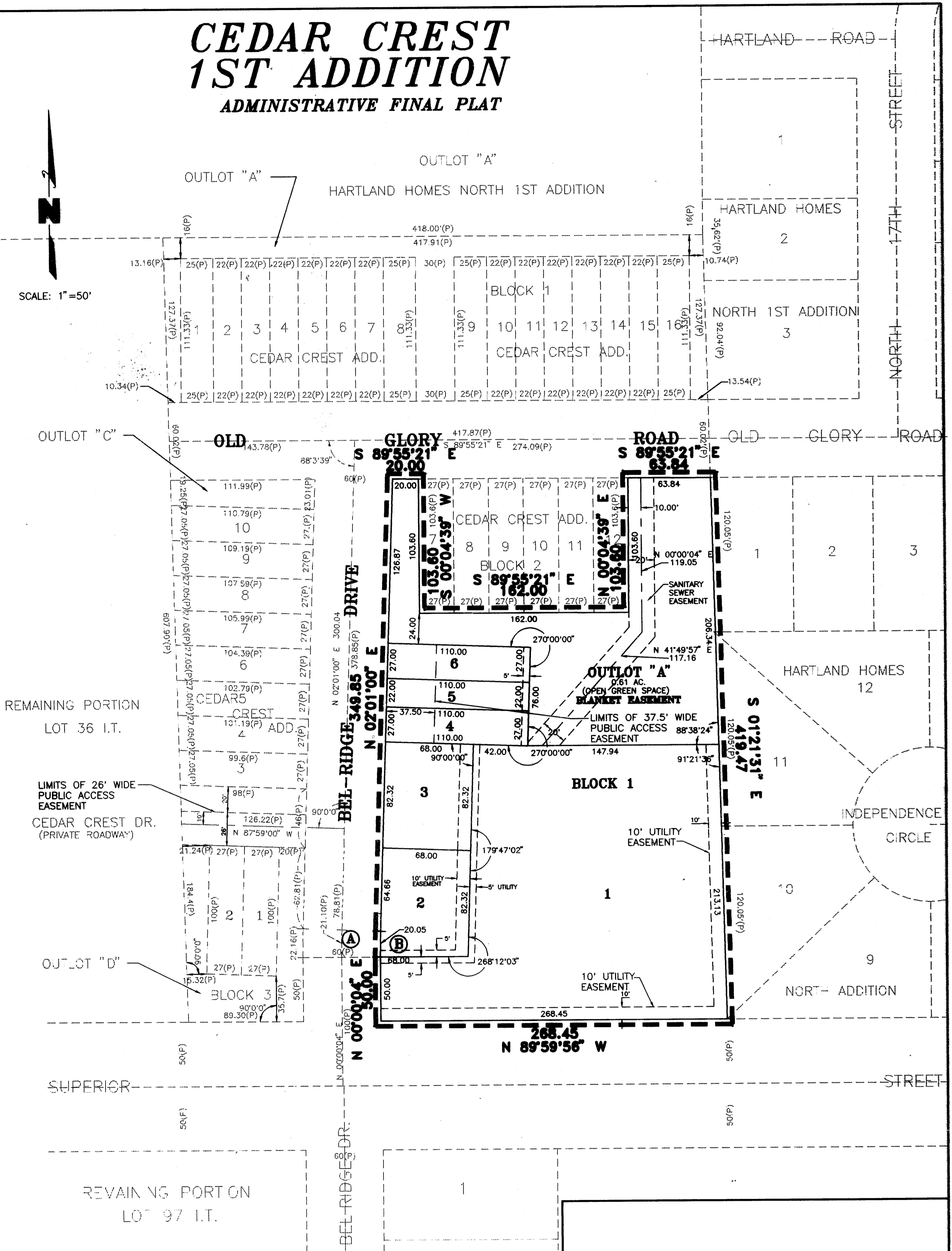


# CEDAR CREST 1ST ADDITION

## ADMINISTRATIVE FINAL PLAT



SCALE: 1"=50'



**CURVE DATA**

- |                  |                  |
|------------------|------------------|
| Ⓐ Δ=02°00'55"    | Ⓑ Δ=02°00'55"    |
| R=600.00         | R=570.00         |
| L=21.11          | L=20.05          |
| T=10.55          | T=10.03          |
| LC=21.10         | LC=20.05         |
| CB=N 01°00'32" E | CB=N 01°00'32" E |

SHEET 1 OF 2

20150-1

7/22/1994 9:12 A.M. FILE: G:\1989A\DWG\PLP\CDR SCALE: 100

# CEDAR CREST 1ST ADDITION ADMINISTRATIVE FINAL PLAT

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS CEDAR CREST 1ST ADDITION A SUBDIVISION COMPOSED OF LOTS 1 THRU 6, AND OUTLOT "B" BLOCK 2 OF CEDAR CREST, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, T10N, R6E, OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY 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, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., PEOPLES NATURAL GAS, 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 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 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 SHOWN 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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SUPERIOR STREET FROM LOTS ABUTTING SAID STREET IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 28th DAY OF JULY 1994

Gary D. Johnson  
GARY D. JOHNSON

Joanne Johnson  
JOANNE JOHNSON

Phillip R. Stettinger  
PHILLIP R. STETTINGER

Virginia J. Stettinger  
VIRGINIA J. STETTINGER

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 28th DAY OF JULY 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GARY D. AND JOANNE JOHNSON HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE 20th DAY OF JANUARY 1997 A.D.

William D. ...  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 21st DAY OF JULY 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PHILLIP R. AND VIRGINIA J. STETTINGER HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE 8th DAY OF OCTOBER 1994 A.D.

Rebecca Natalie Lara  
NOTARY PUBLIC

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CEDAR CREST 1ST ADDITION ADMINISTRATIVE FINAL PLAT (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 93-57492 AND NO. 94-18861 (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.

FIRST COMMERCE MORTGAGE COMPANY NATIONAL BANK OF COMMERCE TRUST AND SAVINGS ASSOCIATION, TRUSTEE

BY: Angelo D. ... BY: Donald B. Kuoro  
TITLE: PRELIGENT TITLE: ADP

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF AUGUST 1994 BY Donald B. Kuoro NATIONAL BANK OF COMMERCE TRUST AND SAVINGS ASSOCIATION, TRUSTEE, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 4th DAY OF AUGUST 1994 A.D.

Kathleen D. Heidemann  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF AUGUST 1994 BY Donald B. Kuoro FIRST COMMERCE MORTGAGE COMPANY, BENEFICIARY, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 2nd DAY OF NOV 1996 A.D.

Charles M. ...  
NOTARY PUBLIC

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CEDAR CREST 1ST ADDITION ADMINISTRATIVE FINAL PLAT (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 93-52267 (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.

CORNHUSKER BANK  
TRUSTEE AND BENEFICIARY

BY: Amastera  
TITLE: Exec Vice President

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY 1994 BY Amastera CORNHUSKER BANK, TRUSTEE AND BENEFICIARY ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 20th DAY OF JANUARY 1997 A.D.

William D. ...  
NOTARY PUBLIC

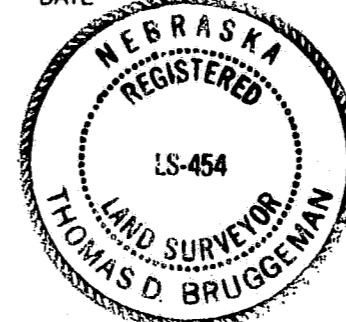
## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS CEDAR CREST 1ST ADDITION. A SUBDIVISION COMPOSED OF LOTS 1 THRU 6, AND OUTLOT "B", BLOCK 2 OF CEDAR CREST ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, CEDAR CREST, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF SUPERIOR STREET AND THE TRUE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 288.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE NORTHEAST RIGHT-OF-WAY CORNER OF THE INTERSECTION OF SUPERIOR STREET AND BEL-RIDGE DRIVE, THENCE NORTH 0 DEGREES 00 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 02 DEGREES 00 MINUTES 55 SECONDS, AN ARC DISTANCE OF 20.05 FEET, A RADIUS OF 570.00 FEET, AND A CHORD OF NORTH 1 DEGREES 00 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.05 FEET TO A POINT OF TANGENCY, THENCE NORTH 2 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, OUTLOT "B", AND LOTS 2 THRU 6, OF SAID BLOCK 2 A DISTANCE OF 349.85 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE SOUTHEAST RIGHT-OF-WAY CORNER OF THE INTERSECTION OF BEL-RIDGE DRIVE AND OLD GLORY ROAD, THENCE SOUTH 89 DEGREES 55 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 2, THENCE SOUTH 0 DEGREES 04 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 103.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 55 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 162.00 FEET TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 2, THENCE NORTH 0 DEGREES 04 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 103.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 63.84 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", THENCE SOUTH 1 DEGREE 21 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "B" AND SAID LOT 1, A DISTANCE OF 419.47 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2.10 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS ADMINISTRATIVE FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

August 4th 94 Thomas Bruggeman 454  
DATE THOMAS BRUGGEMAN L.S. NUMBER  
OLSSON ASSOCIATES  
611 NBC CENTER  
LINCOLN, NE. 68508



## PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

LG SWT 8/10/94  
PLANNING DIRECTOR DATE

SHEET 2 OF 2

A-208 \$4700

27-6-94

BLOCK  
GOBE  
CHECKED  
ENTERED

AUG 10 1 35 PM '94

ST. NO. 94-36246