

GRAINGER HEIGHTS 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS GRAINGER HEIGHTS 1ST ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 THROUGH 130, AND OUTLOT "A", ALL OF GRAINGER HEIGHTS ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, PINE LAKE HEIGHTS 18TH ADDITION, SAID POINT BEING 68.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SOUTH 40TH STREET RIGHT-OF-WAY, SAID LINE BEING 68.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 32.15 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 46 MINUTES 15 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 120.07 FEET TO A EAST CORNER OF SAID OUTLOT "A", SAID POINT BEING 66.19 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 248.37 FEET TO A EAST CORNER OF SAID OUTLOT "A", SAID POINT BEING 62.47 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89 DEGREES 09 MINUTES 44 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET TO A EAST CORNER OF SAID OUTLOT "A", SAID POINT BEING 75.87 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 366.68 FEET TO A SOUTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING 75.58 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 45 DEGREES 01 MINUTES 19 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 17.59 FEET TO A SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF GRAINGER PARKWAY RIGHT-OF-WAY, A DISTANCE OF 76.60 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 23 DEGREES 18 MINUTES 39 SECONDS, A RADIUS OF 1,440.00 FEET, A ARC LENGTH OF 585.86 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 24 MINUTES 18 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 581.83 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 24 DEGREES 48 MINUTES 18 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 332.40 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 07 DEGREES 39 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 115.23 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 00 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 354.29 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 08 DEGREES 55 MINUTES 27 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 113.50 FEET TO THE

NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 81 DEGREES 47 MINUTES 07 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 176.83 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE NORTH 86 DEGREES 06 MINUTES 28 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 68.44 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 219.99 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE SOUTH 79 DEGREES 03 MINUTES 47 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 62.04 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 280.83 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 655,701.09 SQUARE FEET OR 15.0528 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT.

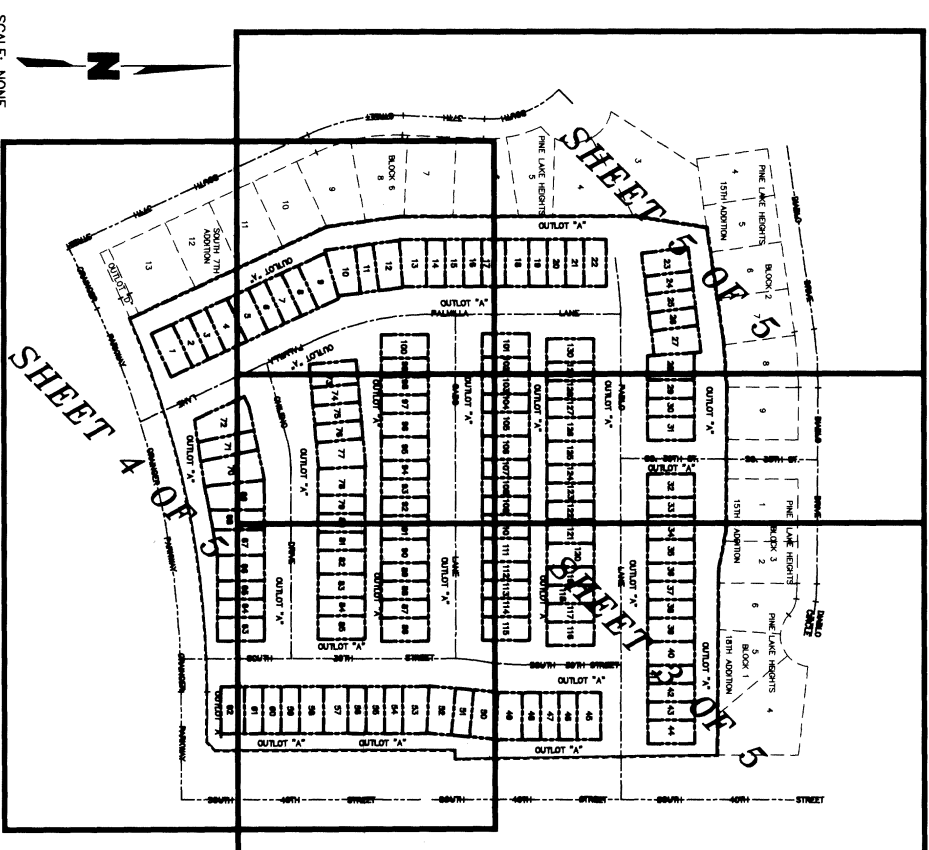
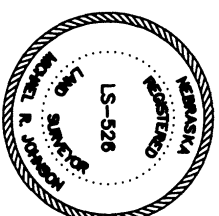
ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Nov. 19th, 2006

576

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE 68508

L.S. NUMBER



- INDEX OF SHEETS
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Inst # 2006064130 Thu Dec 28 09:57:56 CST 2006
Filing Fee, \$230.50
Lancaster County, NE Assessor/Registrar of Deeds Office 5
Office 5 PLAT



#330.50
NO
GRAPHIC
#4415

GRAINGER HEIGHTS 1ST ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION)

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS GRAINGER HEIGHTS 1ST ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 THROUGH 130, AND OUTLOT "A", ALL OF GRAINGER HEIGHTS ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST 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, WINDSTREAM NEBRASKA INC., TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, LINCOLN ELECTRIC SYSTEM, 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 STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) 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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 29th DAY OF Nov., 2006.

RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION

BY: John C. Brager
PRESIDENT OF CONSTRUCTION DIVISION

BY THOMAS E. WHITE
PRESIDENT OF DEVELOPMENT DIVISION

SOUTHWIEW INC., A NEBRASKA CORPORATION

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2006, BY JOHN C. BRAGER, PRESIDENT OF DEVELOPMENT DIVISION, RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2006, BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, PINNACLE BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C., HEREBY APPROVES THIS FINAL PLAT.

PLANNING DIRECTOR

DATE DECEMBER 29, 2006

LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	2,592.00	0.0595	LOT 27	2,823.84	0.0648	LOT 54	2,016.00	0.0463	LOT 81	2,016.00	0.0463	LOT 108	2,016.00	0.0463	OUTLOT "A"	351,905.52	8.0786
LOT 2	2,016.00	0.0463	LOT 28	2,823.84	0.0648	LOT 55	2,016.00	0.0463	LOT 82	2,592.00	0.0595	LOT 109	2,016.00	0.0463			
LOT 3	2,016.00	0.0463	LOT 29	2,016.00	0.0463	LOT 56	2,016.00	0.0463	LOT 83	2,592.00	0.0595	LOT 110	2,592.00	0.0595			
LOT 4	2,592.00	0.0595	LOT 30	2,016.00	0.0463	LOT 57	2,664.00	0.0612	LOT 84	2,016.00	0.0463	LOT 111	2,016.00	0.0463			
LOT 5	2,592.00	0.0595	LOT 31	2,592.00	0.0595	LOT 58	2,016.00	0.0463	LOT 85	2,592.00	0.0595	LOT 112	2,016.00	0.0463			
LOT 6	2,016.00	0.0463	LOT 32	2,016.00	0.0463	LOT 59	2,016.00	0.0463	LOT 86	2,592.00	0.0595	LOT 113	2,016.00	0.0463			
LOT 7	2,016.00	0.0463	LOT 33	2,592.00	0.0595	LOT 60	2,016.00	0.0463	LOT 87	2,016.00	0.0463	LOT 114	2,016.00	0.0463			
LOT 8	2,016.00	0.0463	LOT 34	2,592.00	0.0595	LOT 61	2,016.00	0.0463	LOT 88	2,016.00	0.0463	LOT 115	2,592.00	0.0595			
LOT 9	2,930.01	0.0673	LOT 35	2,016.00	0.0463	LOT 62	2,592.00	0.0595	LOT 89	2,592.00	0.0595	LOT 116	2,592.00	0.0595			
LOT 10	2,930.01	0.0673	LOT 36	2,016.00	0.0463	LOT 63	2,016.00	0.0463	LOT 90	2,592.00	0.0595	LOT 117	2,016.00	0.0463			
LOT 11	2,016.00	0.0463	LOT 37	2,016.00	0.0463	LOT 64	2,016.00	0.0463	LOT 91	2,016.00	0.0463	LOT 118	2,016.00	0.0463			
LOT 12	2,797.82	0.0642	LOT 38	2,592.00	0.0595	LOT 65	2,808.00	0.0645	LOT 92	2,016.00	0.0463	LOT 119	2,016.00	0.0463			
LOT 13	2,016.00	0.0463	LOT 39	2,592.00	0.0595	LOT 66	2,938.89	0.0674	LOT 93	2,016.00	0.0463	LOT 120	2,592.00	0.0595			
LOT 14	2,016.00	0.0463	LOT 40	2,016.00	0.0463	LOT 67	2,439.84	0.0560	LOT 94	2,016.00	0.0463	LOT 121	2,016.00	0.0463			
LOT 15	2,016.00	0.0463	LOT 41	2,016.00	0.0463	LOT 68	2,592.00	0.0595	LOT 95	2,592.00	0.0595	LOT 122	2,592.00	0.0595			
LOT 16	2,016.00	0.0463	LOT 42	2,016.00	0.0463	LOT 69	3,595.93	0.0826	LOT 96	2,016.00	0.0463	LOT 123	2,016.00	0.0463			
LOT 17	2,592.00	0.0595	LOT 43	2,016.00	0.0463	LOT 70	3,896.96	0.0895	LOT 97	2,592.00	0.0595	LOT 124	2,016.00	0.0463			
LOT 18	2,592.00	0.0595	LOT 44	2,592.00	0.0595	LOT 71	2,666.08	0.0612	LOT 98	2,016.00	0.0463	LOT 125	2,592.00	0.0595			
LOT 19	2,592.00	0.0595	LOT 45	2,592.00	0.0595	LOT 72	3,820.00	0.0877	LOT 99	2,016.00	0.0463	LOT 126	2,592.00	0.0595			
LOT 20	2,016.00	0.0463	LOT 46	2,016.00	0.0463	LOT 73	2,592.00	0.0595	LOT 100	2,592.00	0.0595	LOT 127	2,016.00	0.0463			
LOT 21	2,016.00	0.0463	LOT 47	2,016.00	0.0463	LOT 74	2,016.00	0.0463	LOT 101	2,592.00	0.0595	LOT 128	2,016.00	0.0463			
LOT 22	2,448.00	0.0562	LOT 48	2,016.00	0.0463	LOT 75	2,016.00	0.0463	LOT 102	2,016.00	0.0463	LOT 129	2,016.00	0.0463			
LOT 23	2,592.00	0.0595	LOT 49	2,779.28	0.0638	LOT 76	2,016.00	0.0463	LOT 103	2,016.00	0.0463	LOT 130	2,592.00	0.0595			
LOT 24	2,016.00	0.0463	LOT 50	2,779.28	0.0638	LOT 77	3,001.89	0.0689	OUTLOTS								
LOT 25	2,016.00	0.0463	LOT 51	2,016.00	0.0463	LOT 78	3,001.89	0.0689									
LOT 26	2,016.00	0.0463	LOT 52	2,787.26	0.0640	LOT 79	2,016.00	0.0463									
			LOT 53	2,787.26	0.0640	LOT 80	2,016.00	0.0463									

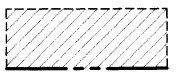
GRAINGER HEIGHTS 1ST ADDITION

FINAL PLAT

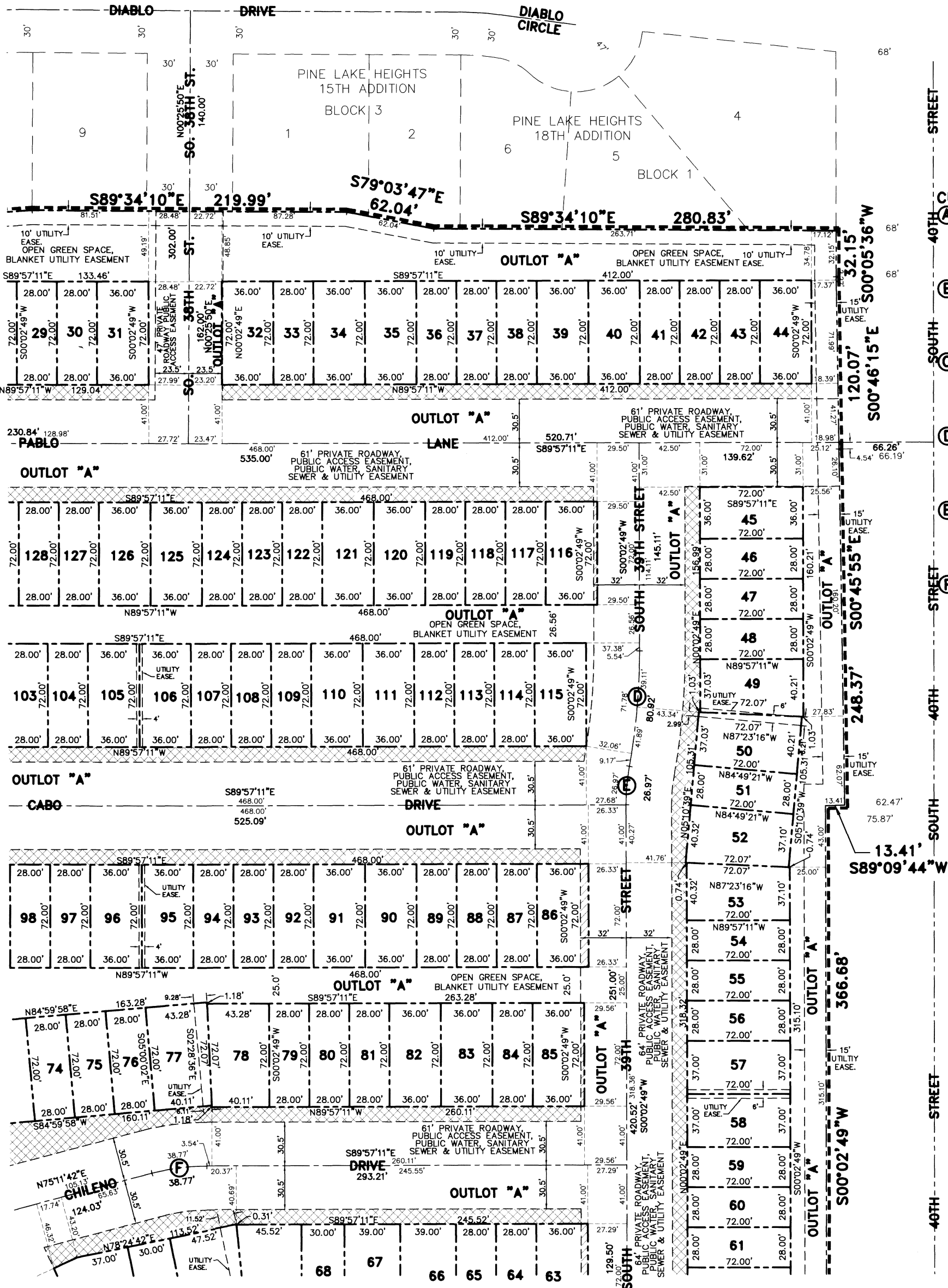
(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029
FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION)

LEGEND

NO PUBLIC ACCESS EASEMENT ON THIS PORTION OF LOTS 22, 32, 63, 73, 85, 86, 100, 101 AND 116.

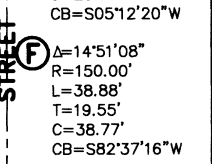


LIMIT OF DRIVEWAY ACCESS EASEMENT (TYPICAL).



CURVE-DATA

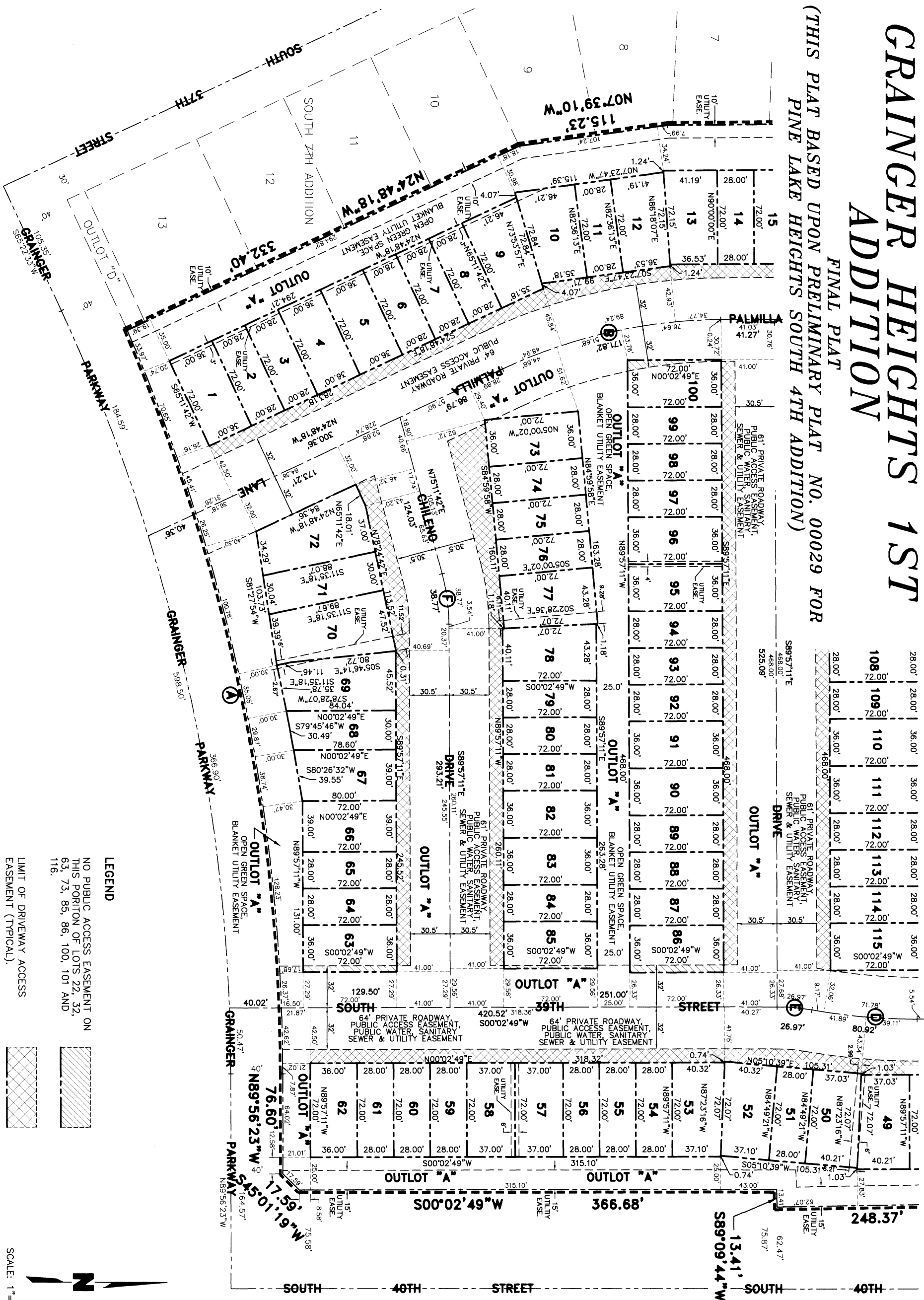
- (A) Δ=23'18"39"
R=1440.00'
L=585.86'
T=297.04'
C=581.83'
CB=S78'24"18"W
- (B) Δ=24'48"18"
R=400.00'
L=173.17'
T=87.96'
C=171.82'
CB=N12'24"09"W
- (C) Δ=6'34"51"
R=151.50'
L=17.40'
T=8.71'
C=17.39'
CB=N86'45"24"E
- (D) Δ=10'19"01"
R=450.00'
L=81.03'
T=40.62'
C=80.92'
CB=S05'12"20"W
- (E) Δ=10'19"01"
R=150.00'
L=27.01'
T=13.54'
C=26.97'
CB=S05'12"20"W
- (F) Δ=14'51"08"
R=150.00'
L=38.88'
T=19.55'
C=38.77'
CB=S82'37"16"W



SCALE: 1"=50'

GRAINGER HEIGHTS 1ST ADDITION

FINAL PLAT
 (THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION)



LEGEND
 NO PUBLIC ACCESS EASEMENT ON THIS PORTION OF LOTS 22, 32, 63, 73, 85, 86, 100, 101 AND 116.
 LIMIT OF DRIVEWAY ACCESS EASEMENT (TYPICAL).

200368-4

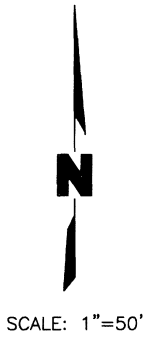
F:\Projects\20030516\hmsurvey\ypic\tdmg\1st Addition\sheet4.dwg 11/28/2006 25:48 PM CST

SHEET 4 OF 5
 SCALE: 1"=50'

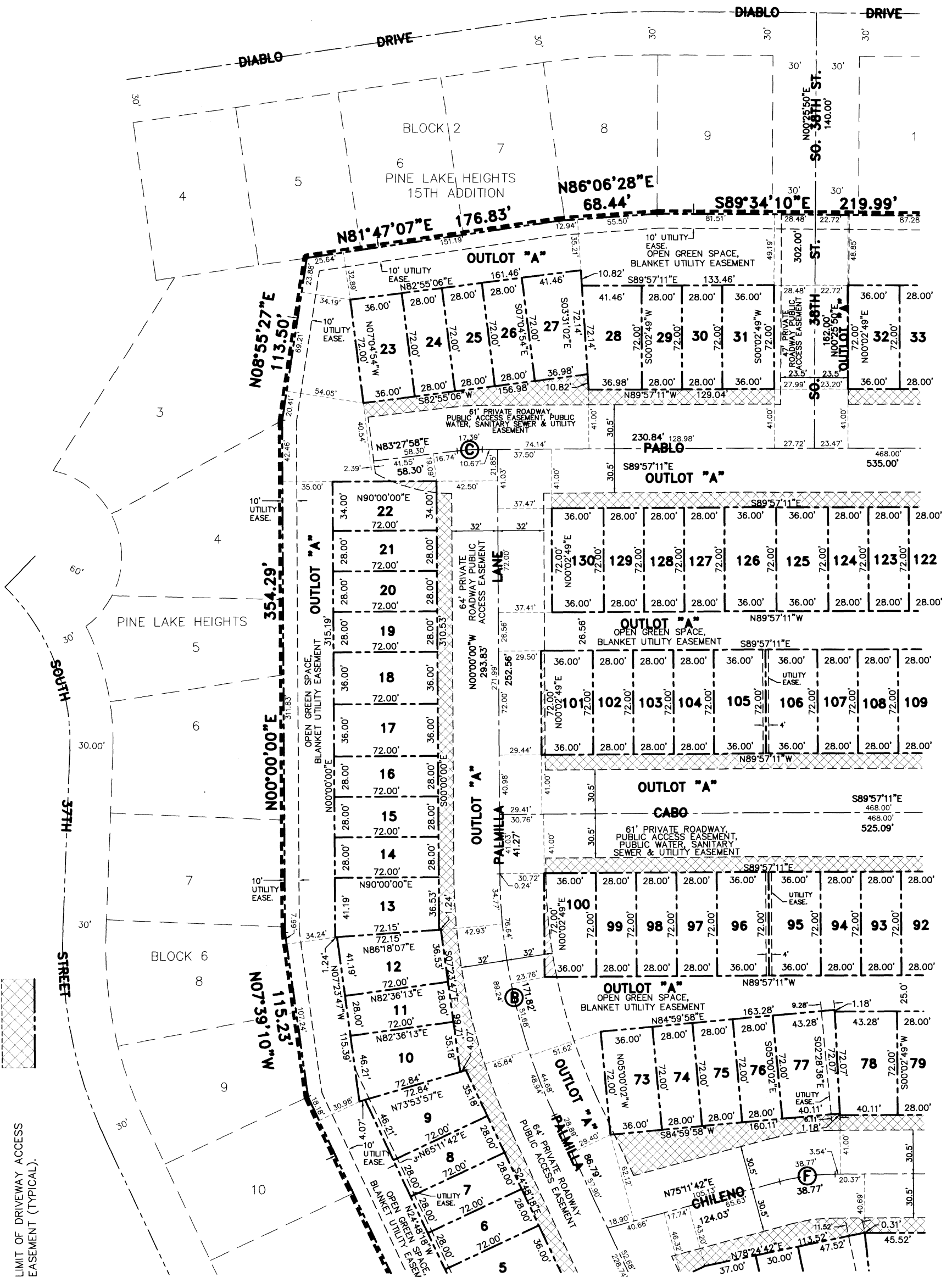
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SCALE: 1"=50'



LEGEND

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LIMIT OF DRIVEWAY ACCESS EASEMENT (TYPICAL).

200368-5