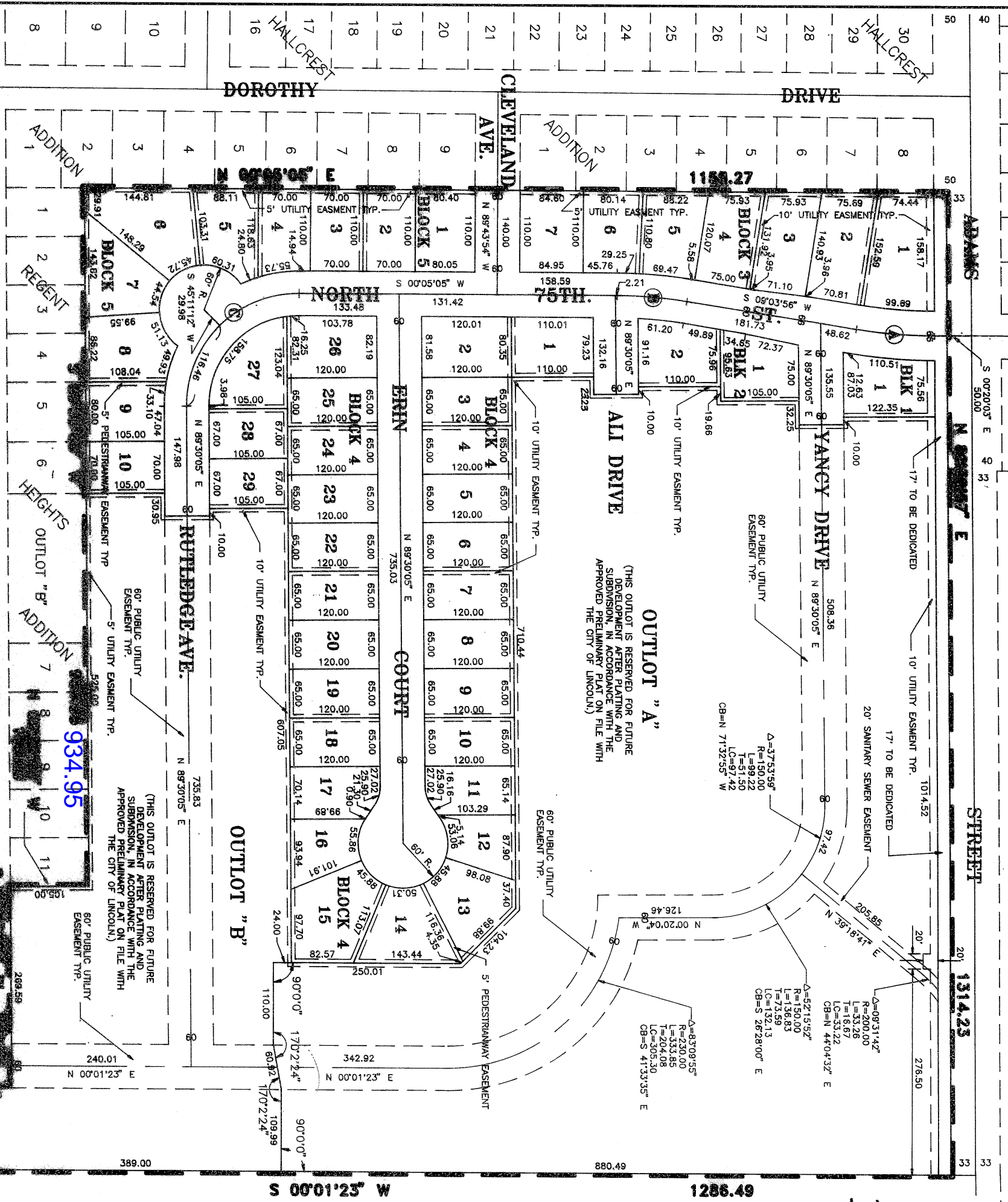


GOLF PARK FIRST ADDITION
61 60 59 58 57 56

77

MAHONEY GOLF COURSE

REGENT HEIGHTS 1ST. ADDITION FINAL PLAT



SCALE: 1" = 100'

CURVE DATA

- (A) $\Delta = 09^{\circ}24'00''$
R=641.37
L=105.22
T=52.73
LC=105.11
- (B) $\Delta = 08^{\circ}58'51''$
R=600.00
L=94.05
T=47.12
LC=93.95
- (C) $\Delta = 90^{\circ}35'00''$
R=150.00
L=237.15
T=151.53
LC=213.21

OUTLOT "A"
(THIS OUTLOT IS RESERVED FOR FUTURE DEVELOPMENT AFTER PLATING AND SUBDIVISION, IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.)

OUTLOT "B"
(THIS OUTLOT IS RESERVED FOR FUTURE DEVELOPMENT AFTER PLATING AND SUBDIVISION, IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.)

OUTLOT "B"
(THIS OUTLOT IS RESERVED FOR FUTURE DEVELOPMENT AFTER PLATING AND SUBDIVISION, IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.)

269.59

934.95

REGENT HEIGHTS 1ST. ADDITION

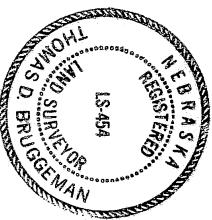
FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS REGENT HEIGHTS 1ST ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 THROUGH 4 AND LOT 16 CASTLETON ADDITION, A PORTION OF VACATED 78TH STREET RIGHT-OF-WAY, AND OUTLOT "A" REGENT HEIGHTS ADDITION, ALL LOCATED IN THE NE 1/4, NW 1/4 OF SECTION 15, T10N, R2E OF THE 6TH, P.M., CITY OF LINCOLN LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE N 1/4 CORNER OF SAID SECTION 15, THENCE SOUTH 0 DEGREES 01 MINUTES 23 SECONDS WEST ALONG THE EXTENSION OF THE EAST R.O.W. LINE OF VACATED 78TH STREET, A DISTANCE OF 33.01 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG THE EAST LINE OF VACATED 78TH STREET R.O.W., A DISTANCE OF 1286.49 FEET TO THE SE CORNER OF THE NE 1/4, NW 1/4 OF SAID SECTION 15, THENCE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID VACATED 78TH STREET A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH R.O.W. LINE OF BALDWIN AVENUE AND VACATED 78TH STREET, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF VACATED BALDWIN AVENUE A DISTANCE OF 110.00 FEET TO A POINT, THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SAID BALDWIN AVENUE, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF SAID BALDWIN AVENUE A DISTANCE OF 289.59 FEET TO THE SE CORNER OF LOT 11, REGENT HEIGHTS ADDITION, THENCE NORTH 0 DEGREES 29 MINUTES 55 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 105.00 FEET TO THE NE CORNER OF SAID LOT 11, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT "A" REGENT HEIGHTS ADDITION A DISTANCE OF 934.95 FEET TO THE SW CORNER OF SAID OUTLOT "A", THENCE NORTH 0 DEGREES 05 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT "A" REGENT HEIGHTS ADDITION AND THE WEST LINE OF SAID LOT 4 CASTLETON ADDITION A DISTANCE OF 1135.27 FEET TO THE NW CORNER OF SAID LOT 4, THENCE NORTH 89 DEGREES 39 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 4 THROUGH 1 CASTLETON ADDITION A DISTANCE OF 1314.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 35.88 ACRES MORE OR LESS. PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS 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.

DATE MAY 22 1991



THOMAS BRUGGEMAN
OLSSON ASSOCIATES
611 NBC CENTER
LINCOLN, NE. 68508

L.S. NUMBER 457

DEDICATION

THE FOREGOING PLAT IS KNOWN AS REGENT HEIGHTS 1ST ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 THROUGH 4, AND LOT 16 CASTLETON ADDITION, A PORTION OF VACATED 78TH STREET RIGHT-OF-WAY, AND OUTLOT "A" REGENT HEIGHTS ADDITION, ALL LOCATED IN THE NW 1/4 OF SECTION 15, T10N, R2E, OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYORS 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., MINNEAPOLIS, 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 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. THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC.

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

WITNESS MY HAND THIS 23RD DAY OF MAY 1991.

Thomas E. White
REGENT HEIGHTS LIMITED PARTNERSHIP
THOMAS E. WHITE, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 22ND DAY OF MAY 1991 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A PARTNER, FOR REGENT HEIGHTS LIMITED PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP.

MY COMMISSION EXPIRES ON THE 26TH DAY OF JUNE 1993A.D.

Thomas D. Bruggeman
NOTARY PUBLIC



APPROVAL

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF April 1991.

John G. Bly
CHAIRMAN

ACCEPTANCE

THE FOREGOING PLAT AND DEDICATION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA BY ORDINANCE NO. 15940 PASSED ON THIS DAY 18TH OF AUGUST 1991.

James E. Raay, Deputy
CITY CLERK



B.30X
CODE
REGISTERED
CHANGED
ENTERED
EDITED

LANCASTER COUNTY, NEB
A-225 A DATA 7/1/91 416950
A-225 A REC'D FOR DEEDS
2113 Aug 27 12 44 PM '91
INST. NO. 91 28241