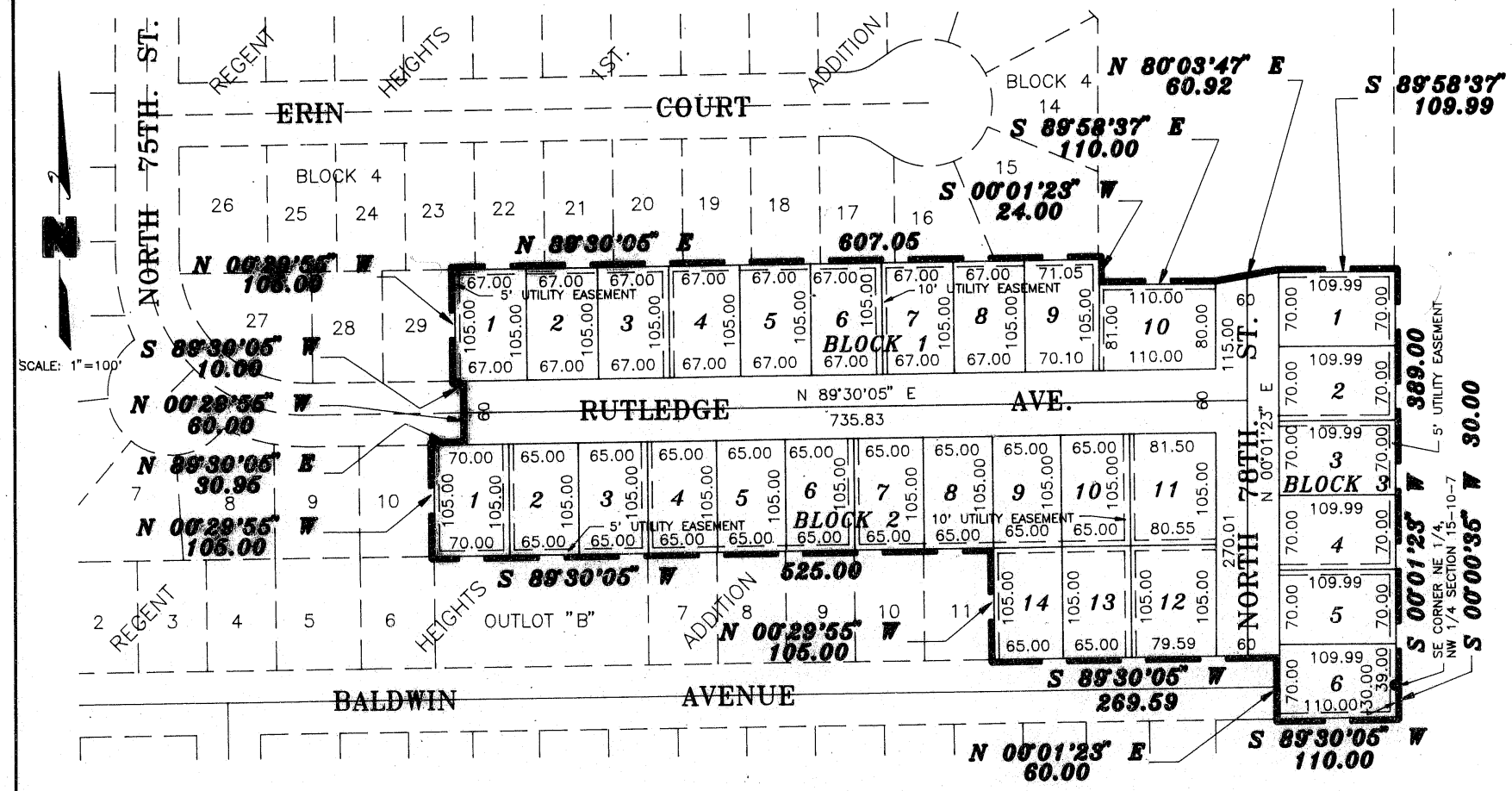
REGENT HEIGHTS 2ND. ADDITION

FINAL PLAT



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS REGENT HEIGHTS 2ND ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B" REGENT HEIGHTS 1ST ADDITION, ALL LOCATED IN THE NW 1/4 OF SECTION 15, T10N, R7E OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SE CORNER OF THE NE 1/4, NW 1/4 OF SAID SECTION 15, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF OUTLOT B REGENT HEIGHTS 1ST ADDITION, A DISTANCE OF 30.00 FEET TO THE SE CORNER OF SAID OUTLOT B, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT B A DISTANCE OF 110.00 FEET TO THE SE CORNER OF BALDWIN AVENUE ROW, THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OUTLOT B A DISTANCE OF 60.00 FEET TO THE NE CORNER OF BALDWIN AVENUE, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT B A DISTANCE OF 269.59 FEET TO THE SE CORNER OF LOT 11 REGENT HEIGHTS ADDITION, THENCE NORTH 0 DEGREES 29 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT B 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 B A DISTANCE OF 525.00 FEET TO THE SE CORNER OF LOT 10, BLOCK 5 REGENT HEIGHTS 1ST ADDITION, THENCE NORTH 0 DEGREES 29 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT B A DISTANCE OF 105.00 FEET TO THE NE CORNER OF SAID LOT 10, THENCE NORTH 89 DEGREES 30 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT B A DISTANCE OF 30.95 FEET TO THE SE CORNER OF RUTLEDGE AVENUE ROW, THENCE NORTH 0 DEGREES 29 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT B A DISTANCE OF 60.00 FEET TO THE NE CORNER OF RUTLEDGE AVENUE ROW, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT B A DISTANCE OF 10.00 FEET TO THE SE CORNER OF LOT 29, BLOCK 4 REGENT HEIGHTS 1ST ADDITION, THENCE NORTH 0 DEGREES 29 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT B A DISTANCE OF 105.00 FEET TO THE NE CORNER OF SAID LOT 29, THENCE NORTH 89 DEGREES 30 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 607.05 FEET TO THE SE CORNER OF LOT 15, BLOCK 4 REGENT HEIGHTS 1ST ADDITION, THENCE SOUTH 0 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 24.00 FEET TO A POINT, THENCE SOUTH 89 DEGREES 58 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 110.00 FEET TO A POINT, THENCE NORTH 80 DEGREES 03 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 60.92 FEET TO A POINT, THENCE SOUTH 89 DEGREES 58 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 109.99 FEET TO THE NE CORNER OF SAID OUTLOT B, THENCE SOUTH 0 DEGREES 01 MINUTES 23 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT B A DISTANCE OF 389.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6.47 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.

9th August 1991
DATE

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

454
L.S. NUMBER

NEBRASKA REGISTERED LS-454 LAND SURVEYOR THOMAS D. BRUGGEMAN

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS REGENT HEIGHTS 2ND ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B" REGENT HEIGHTS 1ST ADDITION, ALL LOCATED IN THE NW 1/4 OF SECTION 15 T10N, R7E, 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., MINNEGASCO, 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.

WITNESS MY HAND THIS 9th DAY OF August 19 91.

REGENT HEIGHTS LIMITED PARTNERSHIP
THOMAS E. WHITE, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 9TH DAY OF August 19 91, 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 1993 A.D.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
THOMAS BRUGGEMAN
My Comm. Exp. June 26, 1993

APPROVAL

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN CITY–LANCASTER COUNTY PLANNING COMMISSION ON THIS 24th DAY OF July 1991

ATTEST:

CHAIRMAN

ACCEPTANCE

THE FOREGOING PLAT AND DEDICATION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA BY ORDINANCE NO. 15977 PASSED ON THIS DAY 16TH OF SEPTEMBER 1991.

ATTEST:
CITY CLERK

LANCASTER CO. NEB
FILED
OCT 3 10 41 AM '91
INST. NO. 9132833
$35.50

#2484
A-23.0
BLOCK
CODE REGHE
CHECKED
ENTERED
EDITED