

**IRON RIDGE ADDITION**  
**FINAL PLAT**  
 (THIS PLAT BASED UPON SPECIAL PERMIT  
 NO. 17017 FOR IRON RIDGE CUP)

IRRI #5529

Inst # 2017053892 Thu Dec 28 09:54:16 CST 2017  
 Filing Fee: \$100.00  
 Lancaster County, NE Assessor/Register of Deeds Office PLAT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT, TO BE KNOWN AS IRON RIDGE ADDITION, A SUBDIVISION OF LOT 84 IRREGULAR TRACT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, ON AN ASSIGNED BEARING OF N 89°47'44"W A DISTANCE OF 50.00'; TO THE SOUTHWEST CORNER OF SAID LOT 84, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE FOR SOUTH 27TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ON SAID SOUTH LINE, N 89°47'44"W 573.71', TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT OF WAY; THENCE ON SAID RIGHT OF WAY LINE FOR THE NEXT FIVE (5) COURSES, N 28°37'28"W 361.46'; THENCE N 61°22'32"E 30.00'; THENCE N 28°37'28"W 506.08'; THENCE S 61°22'32"W 30.00'; THENCE N 28°37'28"W 2153.63', TO THE NORTHWEST CORNER OF SAID LOT 84, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE EASTERLY ON SAID NORTH LINE, S 89°39'05"E 284.70'; THENCE S 0°20'55"W 20.00', TO A POINT ON THE SOUTH LINE OF ROKEBY ROAD; THENCE EASTERLY ON SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT THREE (3) COURSES, S 89°39'05"E 884.04', TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 330.00', A CENTRAL ANGLE OF 10°28'31" AND AN ARC LENGTH OF 60.33'; THENCE ON SAID CURVE, HAVING A CHORD OF N 85°06'39"E 60.25', TO A POINT ON A CIRCULAR CURVE TURNING IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 270.00', A CENTRAL ANGLE OF 10°28'31" AND AN ARC LENGTH OF 49.36'; THENCE ON SAID CURVE, HAVING A CHORD OF N 85°06'39"E 49.29', TO THE NORTHWEST CORNER OF SEIERS LANDING ADDITION; THENCE SOUTHERLY ON THE WEST LINE OF SAID ADDITION, S 0°01'59"E 320.24', TO THE SOUTHWEST CORNER OF SAID ADDITION, SAID POINT BEING THE NORTHWEST CORNER OF LOT 75 IRREGULAR TRACT IN SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 75, S 0°02'33"E 329.97', TO THE SOUTHWEST CORNER OF SAID LOT 75; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 75, S 89°39'59"E 741.94', TO THE SOUTHWEST CORNER OF SAID LOT 75, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE FOR SOUTH 27TH STREET; THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE, S 0°01'39"E 1981.65', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 2,902,679.8 SQUARE FEET OR 66.64 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 FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

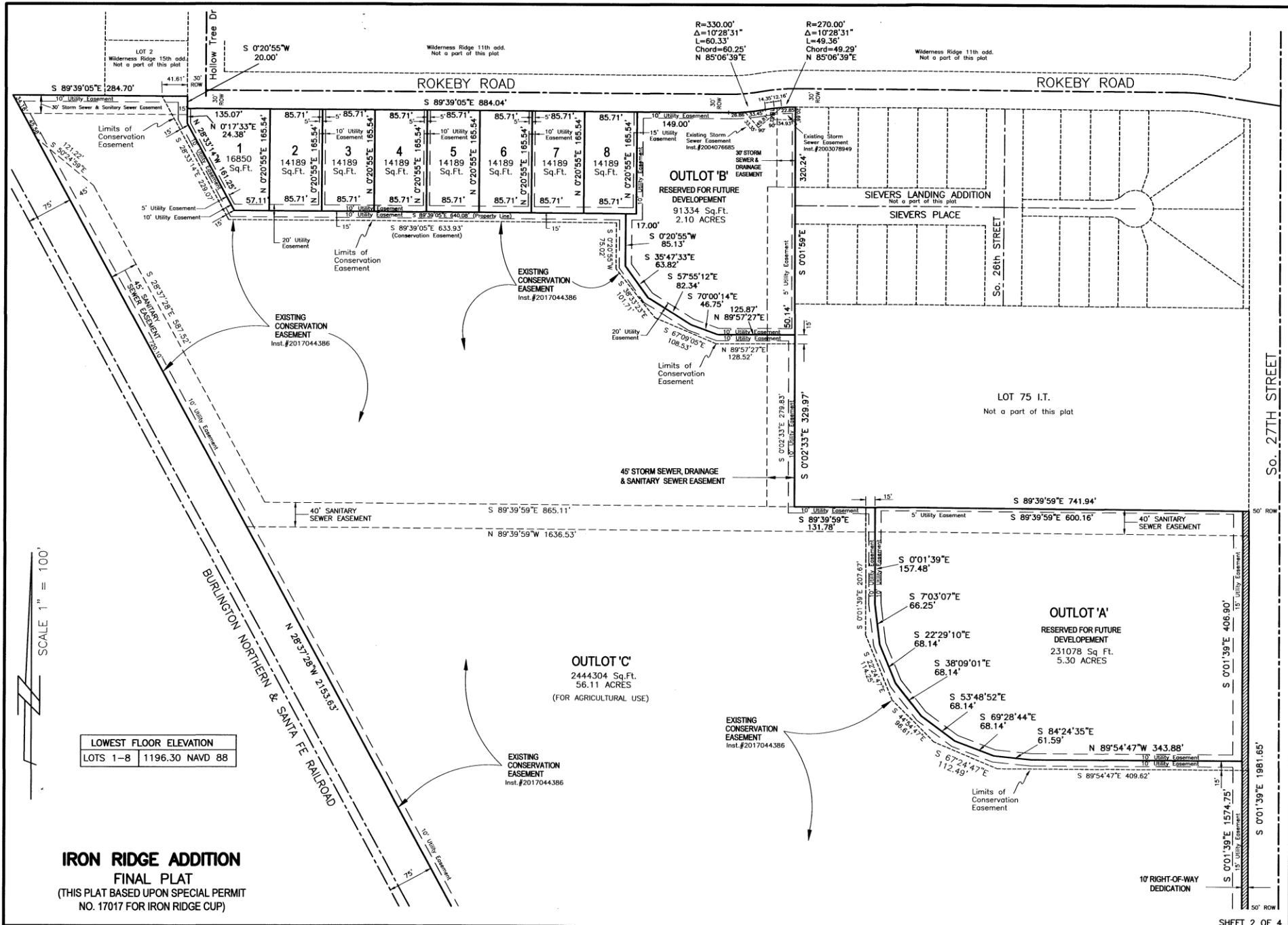
SIGNED THIS 14th DAY OF ~~DECEMBER~~ 2017.

*Billy Joe Kerr*  
 BILLY JOE KERR, LS #483  
 K & M LAND SURVEYING INC.  
 6811 SOUTH FORK CIRCLE  
 LINCOLN, NEBRASKA



- SHEET 1 OF 4 COVER SHEET, SURVEYOR'S CERTIFICATE & INDEX OF SHEETS
- SHEET 2 OF 4 FINAL PLAT DRAWING & LOWEST FLOOR ELEVATION TABLE
- SHEET 3 OF 4 FINAL PLAT DRAWING
- SHEET 4 OF 4 PLANNING DIRECTOR, DEDICATION & ACKNOWLEDGEMENT OF NOTARY,

PROJ. #1710029



SCALE 1" = 100'

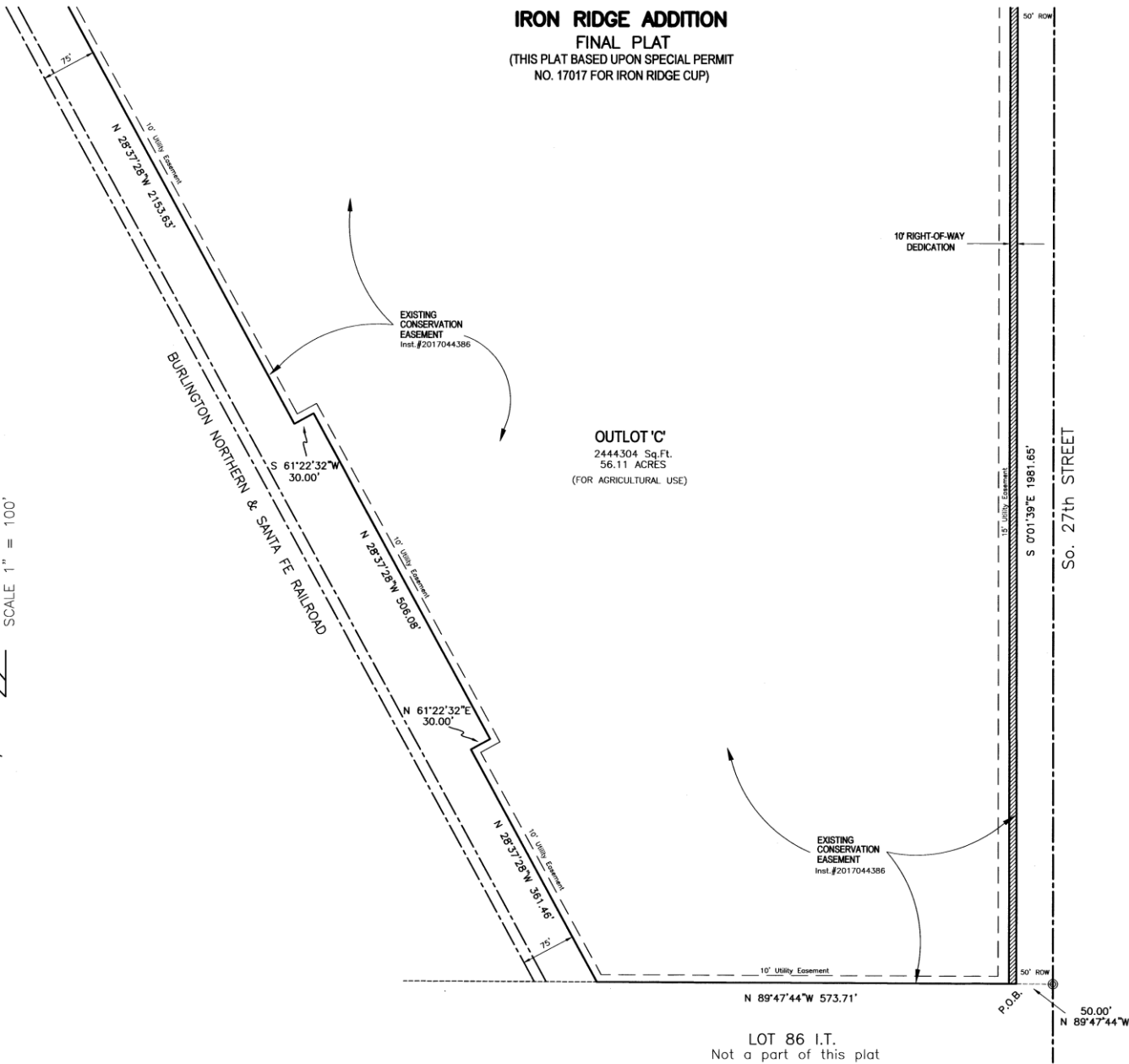
LOWEST FLOOR ELEVATION	
LOTS 1-8	1196.30 NAVD 88

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10' RIGHT-OF-WAY  
DEDICATION

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SCALE 1" = 100'



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**DEDICATION**

The foregoing plat, known as IRON RIDGE ADDITION, as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, their successors, assigns and permittees, to allow entry for the purpose of construction, reconstruction, 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 City of Lincoln, Nebraska, its successors, assigns and permittees 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 construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

The right-of-way shown thereon is hereby dedicated to the public.

WITNESS my hand  
APPLES WAY, LLC a Nebraska limited liability company

By: [Signature]  
TOM BECKIUS, Managing Member

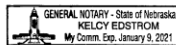
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
LANCASTER COUNTY

On this 14 day of December, 2017, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me TOM BECKIUS, known to be the identical person whose name is fixed to the dedication to the foregoing plat and he/she acknowledge the same to be their voluntary act and deed.

My Commission Expires the 9 day of January, 2021.

Kelcy Edstrom  
NOTARY PUBLIC



**LIEN HOLDER CONSENT and SUBORDINATION**

The undersigned, holder of that certain lien against the real property described in the lot known as IRON RIDGE ADDITION (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2017000123 & 2017038696 (hereinafter "Lien"), does hereby consent to the dedication of 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

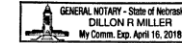
By: [Signature]  
Title: VICE PRESIDENT

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
LANCASTER COUNTY

The foregoing instrument was acknowledged before me this 14 day of DECEMBER, 2017, by DAVID NUISMER, of Cornhusker Bank.

Notary Public [Signature]



**PLANNING DIRECTOR'S APPROVAL**

The planning director pursuant to Section 26.11.015 of the L.M.C., hereby approves this final plat.

[Signature]

DECEMBER 28, 2017

PLANNING DIRECTOR

DATE