

**SIEVERS LANDING 1st ADDITION
FINAL PLAT**
(THIS PLAT BASED UPON SPECIAL PERMIT
NO. 17017 FOR IRON RIDGE CUP)

SILAI

#5650

Inst # 2018050826 Mon Dec 31 13:18:05 CST 2018
Filing Fee: \$52.00
Lancaster County, NE Assessor/Registrar of Deeds opside PLAT
Page 2



SURVEYORS CERTIFICATE

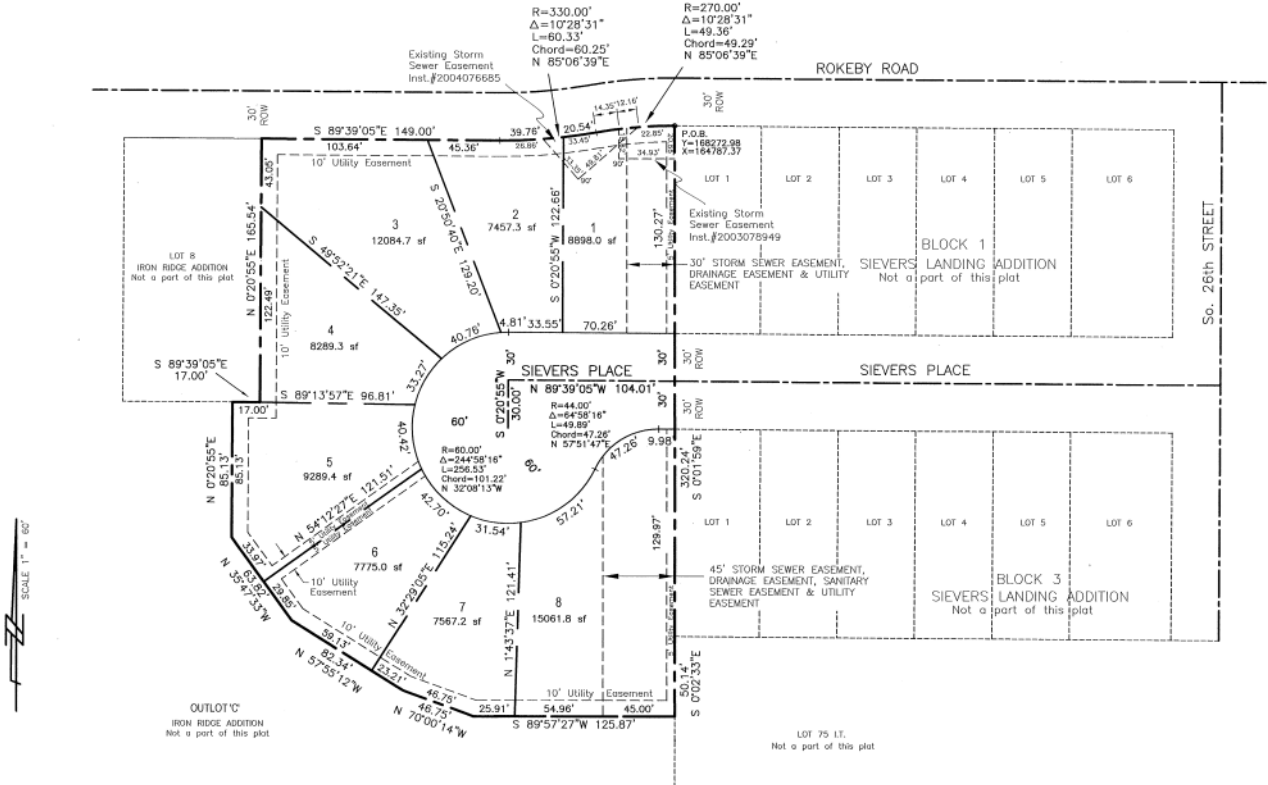
I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT, TO BE KNOWN AS SIEVERS LANDING 1st ADDITION, A SUBDIVISION OF OUTLOT 'B', IRON RIDGE ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'B', SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SIEVERS LANDING ADDITION AND ON THE SOUTH RIGHT OF WAY LINE FOR ROKEBY ROAD; THENCE SOUTHERLY ON THE EAST LINE OF SAID OUTLOT 'B' FOR THE NEXT TWO (2) COURSES, S 0°01'59"E 320.24'; THENCE S 0°02'33"E 50.14', TO THE SOUTHEAST CORNER OF SAID OUTLOT 'B'; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID OUTLOT 'B', S 89°57'27"W 125.87'; THENCE ON THE SOUTHWESTERLY LINE OF OUTLOT 'B' FOR THE NEXT THREE (3) COURSES, N 70°00'14"W 46.75'; THENCE N 57°55'12"W 82.34'; THENCE N 35°47'33"W 63.82', TO A POINT ON THE WEST LINE OF SAID OUTLOT 'B'; THENCE ON SAID WEST LINE FOR THE NEXT THREE (3) COURSES, NORTHERLY N 0°20'55"E 85.13'; THENCE EASTERLY, S 89°39'05"E 17.00'; THENCE NORTHERLY, N 0°20'55"E 165.54', TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR ROKEBY ROAD; THENCE EASTERLY ON SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT THREE (3) COURSES, S 89°39'05"E 149.00', 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 POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 91,334.65 SQUARE FEET OR 2.097 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 CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 10TH DAY OF DECEMBER 2018.

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



SCALE 1" = 60'

LOWEST FLOOR ELEVATION	
LOTS 5-8	1196.30 NAVD 88

MINIMUM OPENING ELEVATION	
LOT 1	1208.6 NAVD 88

SIEVERS LANDING 1st ADDITION
FINAL PLAT

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

DEDICATION

The foregoing plat, known as SIEVERS LANDING 1st 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 streets shown thereon are hereby dedicated to the public.

WITNESS my hand

APPLES WAY, LLC, a Nebraska limited liability company

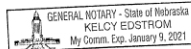
By: [Signature]
TOM BECKIUS, Managing Member

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
LANCASTER COUNTY } ss.

ON THIS 4th DAY OF December, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME TOM BECKIUS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF APPLES WAY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGE THE SAME TO BE HIS VOLUNTARY ACT AND DEED OF SAID COMPANY.

Kelcy Edstrom
NOTARY PUBLIC



LIEN HOLDER CONSENT and SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the lat known as IRON RIDGE 1st ADDITION (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2017000123 (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 } ss.

The foregoing instrument was acknowledged before me this 4 day of December, 2018, by DAVID NUISMER, of Cornhusker Bank, Trustee and Beneficiary

Notary Public [Signature]



PLANNING DIRECTOR'S APPROVAL

The planning director pursuant to Section 26.11.060 of the L.M.C., hereby approves this final plat.

Stephen Heinisch
for

PLANNING DIRECTOR

December 27, 2018

DATE