

Point of Beginning
NE Corner, NW 1/4
Section 32, T. 10 N., R. 6 E.

TIMBER RIDGE

A FINAL PLAT OF 71 LOTS

DEDICATION

The foregoing plat known as "TIMBER RIDGE" and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owner, and the easements shown thereon are hereby granted in perpetuity to Lancaster County, Nebraska, Akant Communications, TV Transmissions, Inc., Peoples Natural Gas Company, Lincoln Electric System, their successors and assigns, to allow entry for the purposes 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 City of Lincoln, its successors or assigns are hereby held harmless for the cost or replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

Direct vehicular access to West "A" Street is hereby relinquished, except at SW 36th Street and Timber Ridge Road.

The streets shown hereon are hereby dedicated to the public.

WITNESS MY HAND THIS seventh day of April, 1998

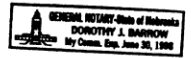
Hubert H. Hall
Hubert H. Hall, President

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledge before me this 7th day of April, 1998 by Hubert H. Hall, President of Highway 15, Inc. on behalf of said corporation.

Shirley J. Burrows
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "TIMBER RIDGE" a subdivision of lots 8 and 9, I.T.'s in the NW 1/4 of Section 32, T. 10 N., R. 6 E of the 6th P.M. Lancaster County, Nebraska, described as follows:

Beginning at the NE corner of the NW 1/4 of said Section 32, and extending thence S. 00° 27' 07" E., on the east line of said NW 1/4, 2600.10 feet, thence S. 89° 35' 47" W., 1330.02 feet;
thence N. 00° 07' 52" W., 2655.65 feet to the north line of said NW 1/4;
thence N. 89° 03' 09" E., on said north line, 1315.20 feet to the point of beginning, containing 80.77 acres.

Permanent monuments have been placed at all corners on the boundary of this subdivision, and within the plat at the centerline of all street intersections, including abutting streets and on the centerline at points of tangency and curvature.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or the conveyance of any lot shown on this final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 7th day of April, 1998.

Lyne L. Lott
Lyne L. Lott, L.S. 314



Dan Jolte
REGISTER OF DEEDS
MAY 13 P 2 38

76.50
INST. NO 98
022822
3224

BLOCK
CODE
ERT
CHECKED
ENTERED
EDITED

9587

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as "TIMBER RIDGE", (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 97-43475, (hereinafter "Lien"), does hereby consent to the dedication of and subordinate 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 none otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

U.S. Bank National Association
D/B/A First Bank N.A.

Lien Holder
Title So. Vice President

Gerald L. Holcher
By: *Gerald L. Holcher*

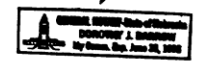
Name of Individual
Gerald L. Holcher

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 8th day of April, 1998 by Gerald L. Holcher (Individual Name) (Title)

U.S. Bank National Association
D/B/A First Bank
(Lien Holder)

Shirley J. Burrows
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

The Lincoln City-County Planning Commission has approved this final plat and accepted the offer of dedication on this 22nd day of April, 1998 by Resolution No. PC-00423

ATTEST *Dorinda Hopkins*

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Point of Beginning
NE Corner, NW 1/4
Section 32, T.10 N., R.6 E.



SCALE: 1" = 100'

