

28725

JURISDICTION:

✓ CITY OF LINCOLN
LANCASTER COUNTY

PERMIT NO. 2438

APPLICATION FOR SUBDIVISION PERMIT

To the Lincoln City-Lancaster County Planning Department

The undersigned hereby applies for a permit to subdivide the following described parcel of land:

LEGAL DESCRIPTION OF PROPERTY: See attached Exhibit "A".

DESCRIPTION OF PARCELS CREATED:

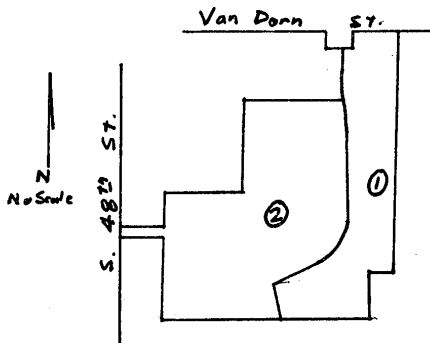
DESCRIPTION KEY: Parcel numbers are not to be used for legal description.

PARCEL 1: See attached Exhibit "B".

PARCEL 2: See attached Exhibit "B".

SKETCH OF SUBDIVISION:

See attached Exhibit "C".



SUBDIVISION NOTE(S):

NOTE: This subdivision permit is issued in accordance with the terms, conditions and requirements of Change of Zone #2131 or amendments thereto as approved by the City and shall in no way relieve the subdivider, subdivider's successors or assigns of any of said terms, conditions and requirements.

NOTE: The approval of this subdivision permit is granted with the condition(s) of approval as specified in agreement attached to and made a part of this subdivision approval as Exhibit "D".

APPROVAL:

Approved this 24th day of October, 1985

D. David A. Hunsick
(Planning Director or authorized representative)

SIGNATURE(S) OF OWNER(S):

I HEREBY CERTIFY THE ABOVE STATEMENTS ARE CORRECT:

Austin Realty Co.

Gerald Schleich
Gerald Schleich, President



Crawford Pierce
Crawford Pierce

Gloria Pierce
Gloria Pierce

COPY FOR: Applicant (original)
 Special Assessments
 Planning Department

County Assessor
 Codes Administration
 County Surveyor

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EXHIBIT "A"

ITEM 1, ENTIRE TRACT

Part of Lots 2, 3, 4, 5, and 6, City Real Estate Company's Subdivision of Lot 11, I.T. and Outlot C of South Glenn Addition, all in the NE 1/4 of Section 5, T. 9 N., R. 7 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska described as follows:

Beginning at the northeast corner of said Outlot C, and extending thence S. 0°-12'-56" E. along the east line of said Outlot C, 674.56 feet to the southeast corner of said Outlot C;

thence N. 89°-51'-30" W., 74.67 feet to the southwest corner of said Outlot C;

thence S. 0°-05'-35" E., 123.05 feet;

thence S. 89°-58'-19" W., 582.99 feet;

thence N. 0°-18'-02" W., 223.99 feet;

thence N. 89°-56'-02" W., 130.00 feet;

thence N. 0°-18'-02" W., 20.32 feet;

thence S. 89°-55'-58" E., 130.00 feet;

thence N. 0°-18'-02" W., 104.00 feet;

thence S. 89°-55'-38" E., 227.33 feet;

thence N. 0°-18'-29" W., 255.39 feet;

thence N. 90°-00'-00" E., 304.33 feet to the point of curvature of a circular curve to the left having a central angle of 3°-38'-32", a radius of 307.52 feet, and whose chord bears N. 10°-25'-44" W.;

thence along the arc of said circular curve, 19.55 feet to the point of tangency;

thence N. 12°-15'-00" W., 61.25 feet to the point of curvature of a circular curve to the right having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears N. 6°-07'-30" W.;

thence along the arc of said circular curve, 65.75 feet to the point of tangency;

thence N. 90°-00'-00" E., 40.00 feet;

thence N. 0°-00'-00" E., 50.00 feet;

thence N. 90°-00'-00" E., 110.00 feet to the point of beginning, containing an area of 8.23 acres, more or less.

ITEM 2, PARCEL NO. 1

Part of Lots 2, 3, 4, 5, and 6, City Real Estate Company's subdivision of Lot 11, I.T., and Outlot C of South Glenn Addition, all in the NE 1/4 of Section 5, T. 9 N., R. 7 E., of the 6th P.M., Lincoln, Lancaster County, Nebraska described as follows:

Beginning at the northeast corner of said Outlot C, and extending S. 0°-12'-56" E. along the east line of said Outlot C, 674.56 feet to the southeast corner of said Outlot C;

thence N. 89°-51'-30" W., 74.67 feet to the southwest corner of said Outlot C;

thence S. 0°-05'-35" E., 123.05 feet;

thence S. 89°-58'-19" W., 220.00 feet;

thence N. 10°-12'-40" W., 129.68 feet to the point of curvature of a circular curve to the right having a central angle of 4°-49'-26", a radius of 600.00 feet, and whose chord bears N. 72°-35'-17" E.;

thence along the arc of said circular curve, 50.51 feet to the point of tangency;

thence N. 75°-00'-00" E., 52.89 feet to the point of curvature of a circular curve to the left having a central angle of 75°-00'-00", a radius of 125.00 feet, and whose chord bears N. 37°-30'-00" E.;

thence along the arc of said circular curve, 163.62 feet to the point of tangency;

thence N. 0°-00'-00" E., 280.00 feet to the point of curvature of a circular curve to the left having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears N. 6°-07'-30" W.;

thence along the arc of said circular curve, 65.75 feet to the point of tangency;

thence N. 12°-15'-00" W., 61.25 feet to the point of curvature of a circular curve to the right having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears N. 6°-07'-30" W.;

thence along the arc of said circular curve, 65.75 feet to the point of tangency;

thence N. 90°-00'-00" E., 40.00 feet;

thence N. 0°-00'-00" E., 50.00 feet;

thence N. 90°-00'-00" E., 110.00 feet to the point of beginning, containing 2.80 acres, more or less.

ITEM 2, PARCEL NO. 2

Part of Lots 2, 3, 4, 5, and 6, City Real Estate Company's subdivision of Lot 11, I.T., in the NE 1/4 of Section 5, T. 9 N., R. 7 E., of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the northeast corner of Outlot C of South Glenn Addition and extending thence N. 90°-00'-00" W., 110.00 feet;

thence S. 0°-00'-00" E., 50.00 feet;

thence N. 90°-00'-00" W., 40.00 feet to the point of curvature of a circular curve to the left having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears S. 6°-07'-30" E.;

thence along the arc of said circular curve, 65.75 feet to the point of tangency;

thence S. 12°-15'-00" E., 61.25 feet to the point of curvature of a circular curve to the right having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears S. 6°-07'-30" E.;

thence along the arc of said circular curve, 19.55 feet to the point of beginning;

thence continuing along the arc of said circular curve, 46.20 feet to the point of tangency;

thence S. 0°-00'-00" E., 280.00 feet to the point of curvature of a circular curve to the right having a central angle of 75°-00'-00", a radius of 125.00 feet, and whose chord bears S. 37°-30'-00" W.;

thence along the arc of said circular curve 163.62 feet to the point of tangency;

thence S. 75°-00'-00" W., 52.89 feet to the point of curvature of a circular curve to the left having a central angle of 4°-49'-26", a radius of 600.00 feet, and whose chord bears S. 72°-35'-17" W.;

thence along the arc of said circular curve, 50.51 feet to the point of tangency;

thence S. 10°-12'-40" E., 129.68 feet;

thence S. 89°-58'-19" W., 362.99 feet;

thence N. 0°-18'-02" W., 223.99 feet;

thence N. 89°-56'-02" W., 130.00 feet;

thence N. 0°-18'-02" W., 20.32 feet;

thence S. 89°-55'-58" E., 130.00 feet;

thence N. 0°-18'-02" W., 104.00 feet;

thence S. 89°-55'-38" E., 227.33 feet;

thence N. 0°-18'-29" W., 255.39 feet;

thence N. 90°-00'-00" E., 304.33 feet to the point of beginning, containing an area of 5.43 acres, more or less.

EXHIBIT 'B'

EXHIBIT 'C'

4 VAN DORN STREET

N. 90°-00'-00" E.

N. 90°-00'-00" E.

N. 12°-15'-00" W.

N. 90°-00'-00" E., 304.33'

N. 0°-18'-29" W.,
255.59'

S. 89°-55'-38" E., 227.33'

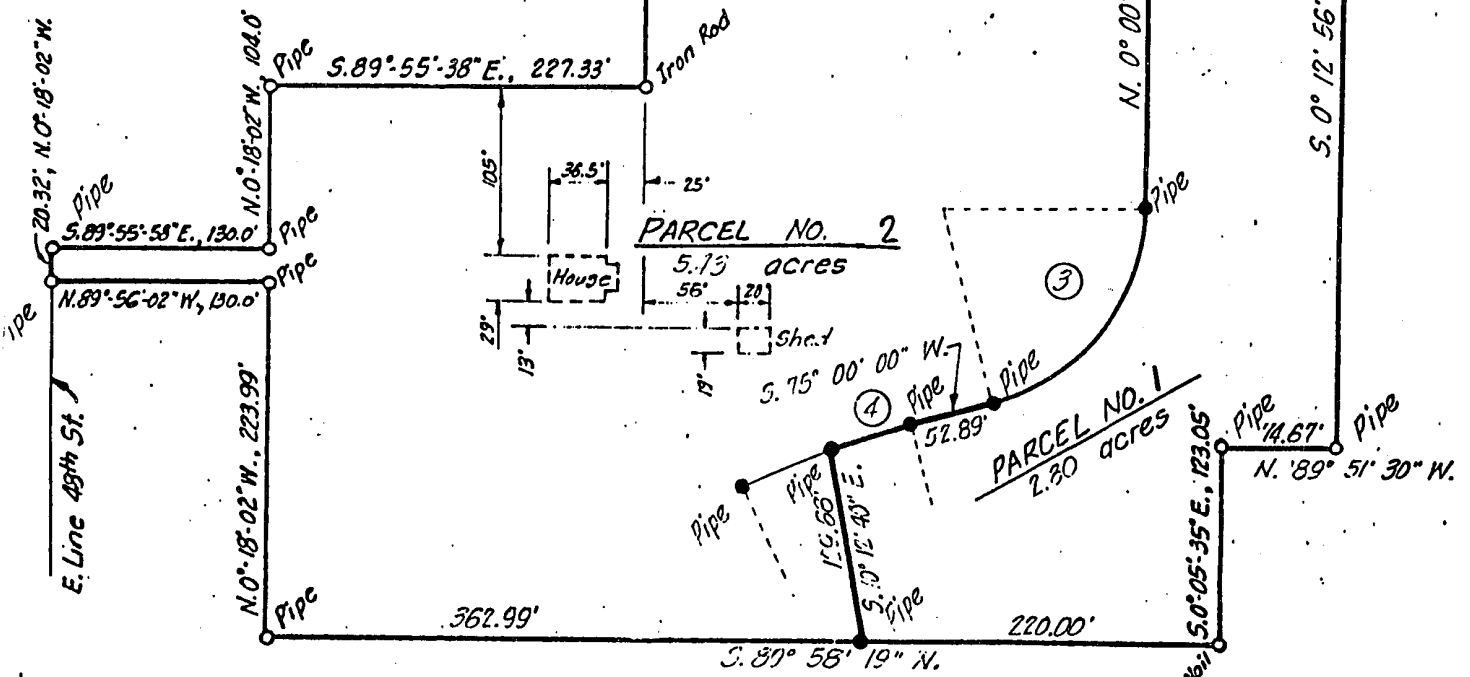
N. 0°-00'-00" E., 280.00'

S. 0°-12'-56" E., 674.56'

Scale: 1" = 100'
May, 1985

- Monuments Found
- Monuments Set

P.O. B.
NE CORNER Q.L.C.
SOUTH GLENN ADDN. E.



CURVE DATA

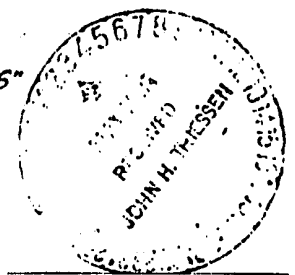
①
 $\Delta = 12^\circ 15'$
 $T = 33.00'$
 $R = 307.52'$
 $L = 65.75'$

②
 $\Delta = 12^\circ 15'$
 $T = 33.00'$
 $R = 307.52'$
 $L = 65.75'$

③
 $\Delta = 15^\circ 00'$
 $T = 95.92'$
 $R = 125.00'$
 $L = 163.62'$

④
 $\Delta = 4^\circ 49' 26''$
 $T = 25.27'$
 $R = 600.00'$
 $L = 50.51'$

②a
 $\Delta = 3^\circ 38' 32''$
 $T = 9.78'$
 $R = 307.52'$
 $L = 19.55'$



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SUBDIVISION AGREEMENT

IN CONSIDERATION of the City of Lincoln, Nebraska, a municipal corporation, granting administrative subdivision approval as specified on the attached subdivision permit, it is agreed by and between the subdivider and the City as follows:

The subdivider will construct sidewalks in accordance with applicable City standards in the pedestrian way easement as required in Change of Zone #2131, Cottonwood Village Planned Unit Development. Said sidewalks shall be constructed within four (4) years of the date of subdivision approval as shown on the attached subdivision permit.

The agreements contained herein shall run with the land described above and shall be binding and obligatory upon the heirs, successors and assigns of the subdivider to all or any part of the real estate as described above.

DATED this 16th day of October, 1985.

Crawford Pierce
Crawford Pierce
Gloria Pierce
Gloria Pierce

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

Before me, a Notary Public qualified for said county, personally came Crawford and Gloria Pierce to me known to be the identical person or persons who signed the foregoing instruments, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal on

this 16th day of October, 1985.

Mary Jo McClurg
Notary Public

My commission expires: August 28, 1989



