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LANCASTER COUNTY, NE

ALLEGRINI TERRACE ADD

FINAL PLAT

BASED ON ALLEGRINI TERRACE AT VINTAGE HEIGHTS

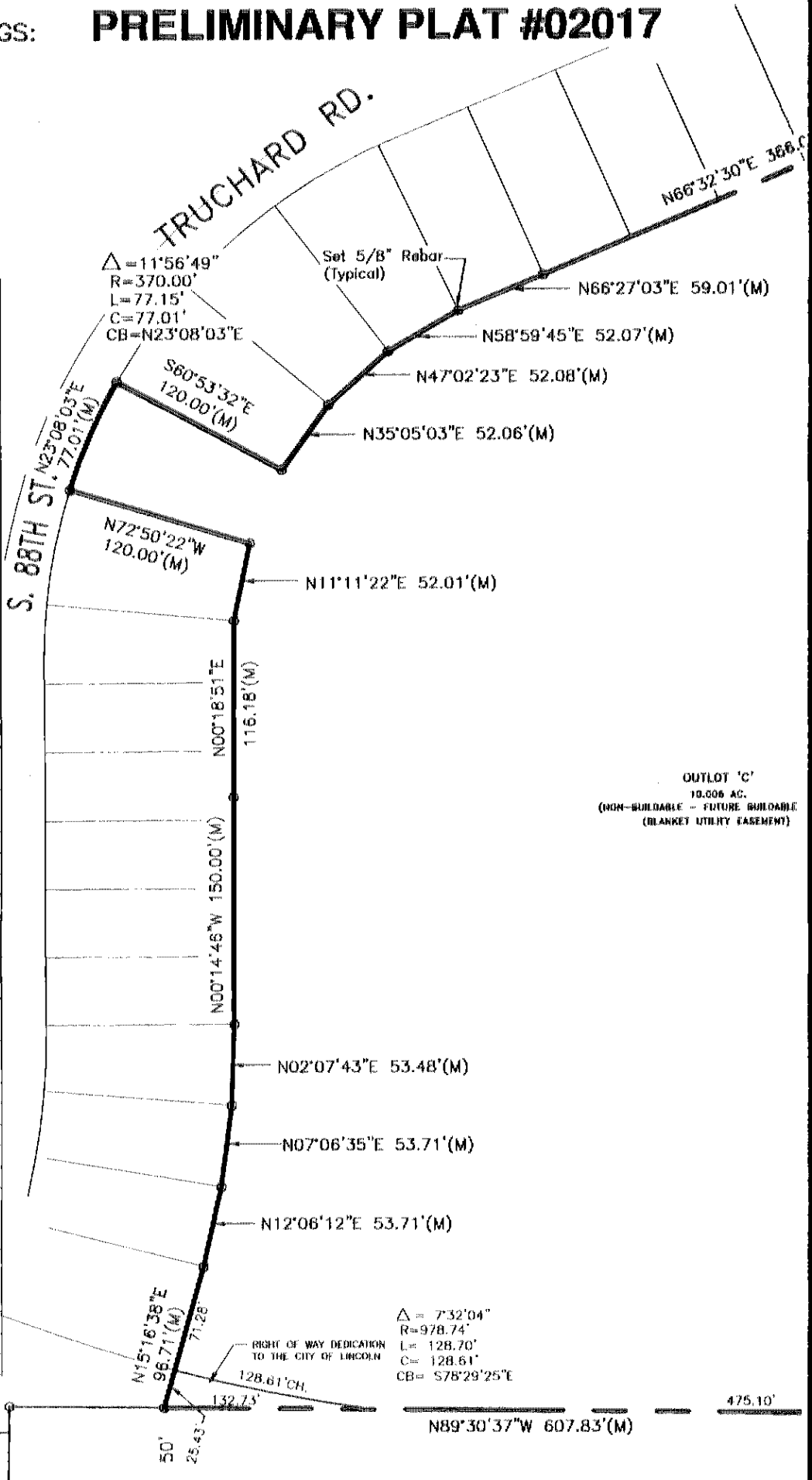
PRELIMINARY PLAT #02017

MINIMUM BUILDING OPENINGS:

BLOCK	LOT	MIN. ELEVATION
1	LOT 1	1374.0
	LOT 2	1374.0
	LOT 3	1373.0
	LOT 4	1373.0
	LOT 5	1373.0
	LOT 6	1373.0
2	LOT 1	1373.0
	LOT 2	1373.0

LOT AREAS:

BLOCK	LOT	SQUARE FOOTAGE
1	LOT 1	3,760.08 S.F.
	LOT 2	3,577.62 S.F.
	LOT 3	3,371.32 S.F.
	LOT 4	2,705.84 S.F.
	LOT 5	2,705.84 S.F.
	LOT 6	3,345.04 S.F.
2	LOT 1	3,300.00 S.F.
	LOT 2	3,300.00 S.F.
	LOT 3	3,300.00 S.F.
	LOT 4	2,700.00 S.F.
	LOT 5	2,700.00 S.F.
	LOT 6	3,300.00 S.F.
	LOT 7	3,300.00 S.F.
	LOT 8	2,700.00 S.F.
	LOT 9	2,700.00 S.F.
	LOT 10	3,300.00 S.F.
	LOT 11	3,300.00 S.F.
	LOT 12	2,700.00 S.F.
	LOT 13	2,700.00 S.F.
	LOT 14	3,300.00 S.F.
	LOT 15	3,300.00 S.F.
	LOT 16	2,700.00 S.F.
	LOT 17	2,700.00 S.F.
	LOT 18	3,298.95 S.F.
3	LOT 1	3,298.18 S.F.
	LOT 2	2,700.00 S.F.
	LOT 3	2,700.00 S.F.
	LOT 4	3,300.00 S.F.
4	LOT 1	3,300.00 S.F.
	LOT 2	2,700.00 S.F.
	LOT 3	2,700.00 S.F.
	LOT 4	3,300.00 S.F.
	LOT 5	3,300.00 S.F.
	LOT 6	2,700.00 S.F.
	LOT 7	2,700.00 S.F.
	LOT 8	3,298.78 S.F.
5	LOT 1	3,315.08 S.F.
	LOT 2	2,762.15 S.F.
	LOT 3	2,767.46 S.F.
	LOT 4	3,340.26 S.F.
	LOT 5	3,600.08 S.F.
	LOT 6	2,700.00 S.F.
	LOT 7	2,700.00 S.F.
	LOT 8	3,300.00 S.F.
	LOT 9	3,300.00 S.F.
	LOT 10	2,700.00 S.F.
	LOT 11	2,700.00 S.F.
	LOT 12	2,700.00 S.F.
	OUTLOT 'A'	76,388.93 S.F.
	OUTLOT 'B'	213,286.71 S.F.
	OUTLOT 'C'	435,893.02 S.F.



INDEX SHEET

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SCALE: 1" = 80'

CURVE DATA:

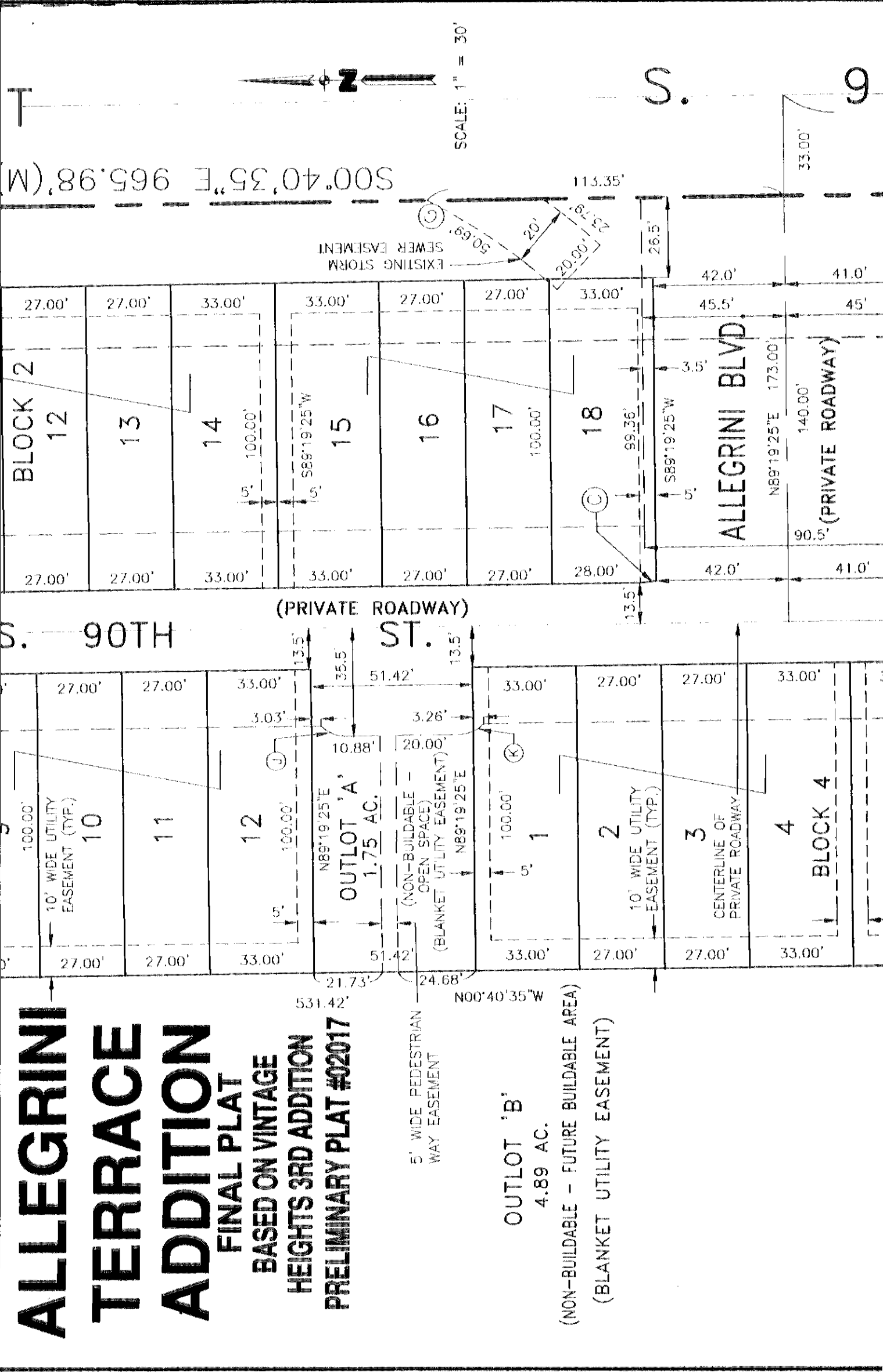
- (A) $\Delta = 15^{\circ}01'33''$
 $R = 550.00'$
 $T = 72.54'$
 $L = 144.23'$
 $LC = 143.82'$
 $CB = S81^{\circ}46'24''W$
- (B) $\Delta = 17^{\circ}27'27''$
 $R = 20.00'$
 $T = 3.07'$
 $L = 6.09'$
 $LC = 6.07'$
 $CB = S08^{\circ}03'09''W$
- (C) $\Delta = 14^{\circ}28'39''$
 $R = 20.00'$
 $T = 2.54'$
 $L = 5.05'$
 $LC = 5.04'$
 $CB = S07^{\circ}54'54''E$
- (D) $\Delta = 03^{\circ}17'32''$
 $R = 20.00'$
 $T = 0.58'$
 $L = 1.15'$
 $LC = 1.15'$
 $CB = N89^{\circ}04'04''W$
- (E) $\Delta = 23^{\circ}38'25''$
 $R = 20.00'$
 $T = 4.19'$
 $L = 8.25'$
 $LC = 8.19'$
 $CB = S77^{\circ}27'56''W$
- (F) $\Delta = 15^{\circ}12'43''$
 $R = 20.00'$
 $T = 2.67'$
 $L = 5.31'$
 $LC = 5.29'$
 $CB = S06^{\circ}55'47''W$
- (G) $\Delta = 15^{\circ}19'52''$
 $R = 190.00'$
 $T = 25.57'$
 $L = 50.84'$
 $LC = 50.69'$
 $CB = S35^{\circ}28'24''W$
- (H) $\Delta = 4^{\circ}33'06''$
 $R = 536.50'$
 $T = 21.32'$
 $L = 42.62'$
 $LC = 42.61'$
 $CB = N76^{\circ}42'55''E$
- (J) $\Delta = 48^{\circ}11'23''$
 $R = 10.50'$
 $T = 4.70'$
 $L = 8.83'$
 $LC = 8.57'$
 $CB = S23^{\circ}25'07''W$
- (K) $\Delta = 48^{\circ}52'16''$
 $R = 10.50'$
 $T = 4.77'$
 $L = 8.96'$
 $LC = 8.69'$
 $CB = N24^{\circ}26'08''W$
- (L) $\Delta = 23^{\circ}12'43''$
 $R = 186.50'$
 $T = 38.30'$
 $L = 75.56'$
 $LC = 75.04'$
 $CB = S11^{\circ}51'08''E$
- (M) $\Delta = 90^{\circ}00'00''$
 $R = 20.00'$
 $T = 20.00'$
 $L = 51.42'$
 $LC = 28.28'$
 $CB = S68^{\circ}27'29''E$



NB9°30'37"W 33.01'(M)
 N00°40'35"W 50.00'(M)
 S1/4 Corner
 Sec. 14-T9N-R7E

ALLEGRI TERRACE ADDITION

FINAL PLAT
BASED ON VINTAGE
HEIGHTS 3RD ADDITION
PRELIMINARY PLAT #02017



5' WIDE PEDESTRIAN
WAY EASEMENT

OUTLOT 'B'
4.89 AC.

(NON-BUILDABLE - FUTURE BUILDABLE AREA)
(BLANKET UTILITY EASEMENT)

531.42'

N00°40'35"W

SCALE: 1" = 30'

S00°40'35"E 965.98' (M)

EXISTING STORM
SEWER EASEMENT

ALLEGRI BLVD

(PRIVATE ROADWAY)

S. 90TH

ST.

BLOCK 4

BLOCK 2

12

13

14

15

16

17

18

27.00'

27.00'

33.00'

33.00'

27.00'

27.00'

33.00'

42.0'

41.0'

27.00'

27.00'

33.00'

33.00'

27.00'

27.00'

28.00'

42.0'

41.0'

27.00'

27.00'

33.00'

3.03'

51.42'

33.00'

27.00'

27.00'

33.00'

21.73'

24.68'

5' 100.00'

5' 88°19'25"W

5' 99.36'

5' 88°19'25"W

13.5'

3.5'

26.5'

N89°19'25"E 173.00'

140.00'

90.5'

(PRIVATE ROADWAY)

113.35'

20.00'

23.78'

50.69'

20'

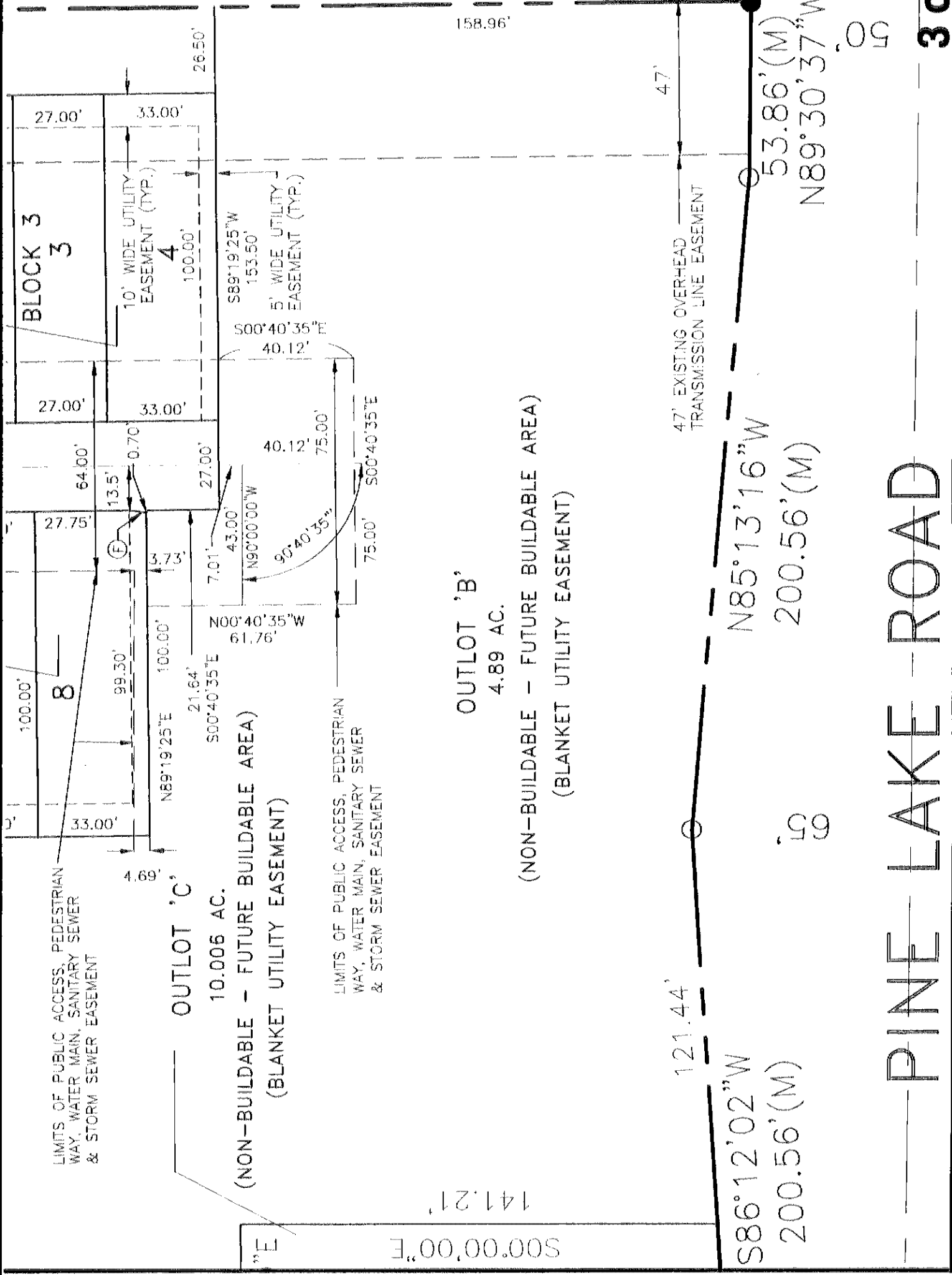
33.00'

9

STREET

370.63'

LIMITS OF PUBLIC ACCESS, PEDESTRIAN WAY, WATER MAIN, SANITARY SEWER & STORM SEWER EASEMENT



BLOCK 3

8

LIMITS OF PUBLIC ACCESS, PEDESTRIAN WAY, WATER MAIN, SANITARY SEWER & STORM SEWER EASEMENT

OUTLOT 'C'
10.006 AC.
(NON-BUILDABLE - FUTURE BUILDABLE AREA)
(BLANKET UTILITY EASEMENT)

OUTLOT 'B'
4.89 AC.
(NON-BUILDABLE - FUTURE BUILDABLE AREA)
(BLANKET UTILITY EASEMENT)

PINE LAKE ROAD

S86°12'02"W
200.56'(M)

N85°13'16"W
200.56'(M)

53.86'(M)
N89°30'37"W

121.44'

47' EXISTING OVERHEAD TRANSMISSION LINE EASEMENT

33'

158.96'

26.50'

27.00' 33.00'

27.00' 33.00'

27.75' 64.00'

100.00' 99.30'

33.00'

4.69'

N89°19'25"E 100.00'

21.64' S00°40'35"E

7.01'

43.00'

S89°19'25"W 153.50'

100.00'

N00°40'35"W 61.76'

N90°00'00"W

S00°40'35"E 40.12'

5' WIDE UTILITY EASEMENT (TYP.)

10' WIDE UTILITY EASEMENT (TYP.)

27.00'

LIMITS OF PUBLIC ACCESS, PEDESTRIAN WAY, WATER MAIN, SANITARY SEWER & STORM SEWER EASEMENT

S00°00'00"E 141.21'

75.00'

40.12'

500°40'35"E

75.00'

90°40'35"

75.00'

500°40'35"E

47'

LO

LO

LO

LO

S S

ALLEGRI

BASED C

SURVEYOR'S CERTIFICATE

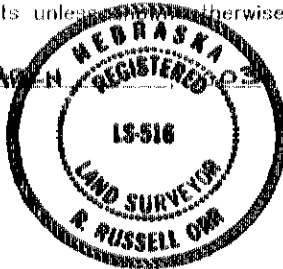
I hereby certify that I have caused to be surveyed the Subdivision to be known as "Allegrini Terrace Addition", a subdivision of Lot 68 Irregular Tract located in the Southwest Quarter of Section 14, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE: N00°40'35"W, (AN ASSUMED BEARING), ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: N89°30'37"W, A DISTANCE OF 33.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD AND THE POINT OF BEGINNING; THENCE: N89°30'37"W, ON SAID LINE, A DISTANCE OF 53.86 FEET; THENCE: N85°13'16"W, ON SAID LINE, A DISTANCE OF 200.56 FEET; THENCE: S86°12'02"W, ON SAID LINE, A DISTANCE OF 200.56 FEET; THENCE: N89°30'37"W, ON SAID LINE, A DISTANCE OF 607.83 FEET; THENCE: N15°16'38"E, A DISTANCE OF 96.71 FEET; THENCE: N12°06'12"E, A DISTANCE OF 53.71 FEET; THENCE: N07°08'35"E, A DISTANCE OF 53.71 FEET; THENCE: N02°07'43"E, A DISTANCE OF 53.48 FEET; THENCE: N00°14'46"W, A DISTANCE OF 150.00 FEET; THENCE: N00°18'51"E, A DISTANCE OF 116.18 FEET; THENCE: N11°11'22"E, A DISTANCE OF 52.01 FEET; THENCE: N72°50'22"W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°56'49", A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 77.15 FEET, A CHORD LENGTH OF 77.01 FEET AND A CHORD BEARING N23°08'03"E; THENCE: ON SAID CURVE, A DISTANCE OF 77.15 FEET TO THE POINT OF TANGENCY; THENCE: S60°53'32"E, A DISTANCE OF 120.00 FEET; THENCE: N35°05'03"E, A DISTANCE OF 52.06 FEET; THENCE: N47°02'23"E, A DISTANCE OF 52.08 FEET; THENCE: N58°59'45"E, A DISTANCE OF 52.07 FEET; THENCE: N66°27'03"E, A DISTANCE OF 59.01 FEET; THENCE: N66°32'30"E, A DISTANCE OF 366.00 FEET; THENCE: N66°53'55"E, A DISTANCE OF 58.18 FEET; THENCE: N69°28'01"E, A DISTANCE OF 59.87 FEET; THENCE: N77°47'06"E, A DISTANCE OF 66.12 FEET; THENCE: N86°06'02"E, A DISTANCE OF 63.06 FEET; THENCE: N89°17'33"E, A DISTANCE OF 234.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 91ST STREET; THENCE: S00°40'35"E, ON SAID LINE, A DISTANCE OF 965.98 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 20.05 ACRES MORE OR LESS.

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 will be completed prior to the construction on or conveyance of any lot shown on the final plat.

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

Signed this 5th day of MARCH



R. Russell Orr L.S. 516
R. Russell Orr L.S. 516

PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this final plat and accepted the offer of dedication on this 5th day of April, 2008, by Resolution No. PC-00801

ATTEST:

J. Hill
Chair

DEDICATION

The foregoing plat known as "Allegrini Terrace Addition" is made with the full and free consent of the undersigned, sole owners, and to the City of Lincoln, Nebraska, for the purposes of construction of wires, cables, conduits, fixtures, electric and gas; telephone mains and all appurtenances to the foregoing plat.

The construction or location of an easement shown thereon shall not be prohibited over, upon, or under the same.

The City of Lincoln, Nebraska, of replacement or damage to an easement shown thereon.

The access easements shown hereby granted the right of use and enjoyment of the same.

Direct vehicular access to Pine Lake Development, L.L.C.

Direct vehicular access to South 91st Street

WITNESS OUR HANDS THIS 5th day of MARCH

Robert D. Hampton, Manager

Pine Lake Development, L.L.C.
By: Robert D. Hampton, Manager

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this day 5th day of MARCH, 2008, I, J. D. Schuer, Notary Public, duly commissioned, qualified, and sworn, do hereby certify that I am an identical person whose name is on the foregoing plat and I have acknowledged the same to be true and correct.

J. D. Schuer
NOTARY PUBLIC

My commission expires the 9th day of MARCH, 2009

RACE ADDITION

PLAT EIGHTS 3RD ADDITION PLAT #02017

LIEN HOLDER CONSENT AND SUBORDINATION

described in the Surveyor's
th the desires of the
e hereby granted in perpetuity
Time Warner Entertainment -
sors and assigns, to allow entry
repair, operation and maintenance
quipment for the distribution of
collectors; storm drains; water
easements as shown on the

The undersigned, holder of that certain lien against real property described in the plat known as "Allegrini Terrace Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2001-9928, 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 not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Pinnacle Bank, Trustee and Beneficiary

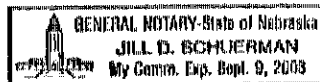
By: Lynette M. Nelson
Lynette M. Nelson Assistant Vice President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 6th day of March, 2003, by Lynette M. Nelson, Assistant Vice President of Pinnacle Bank, Trustee and Beneficiary.

Jill D. Schuerman
NOTARY PUBLIC



My commission expires the 9th day of September, 2003.

me, the undersigned, a notary
untly, personally came Robert D.
me personally known to be the
s foregoing plat and he
the voluntary act and deed of

NOTARY-STATE OF NEBRASKA
JILL D. SCHUERMAN
My Comm. Exp. Sept. 9, 2003

2003