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 LANCASTER COUNTY, NE

\$ 144.00
 INST NO 2003 ALLEGRINI
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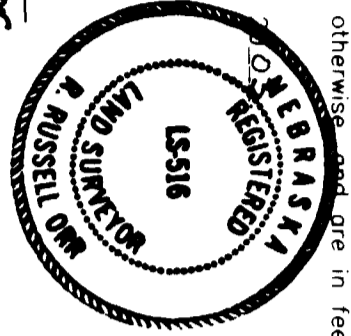
SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF OUTLOT B AND OUTLOT C, ALLEGRI TERRACE ADDITION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY 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: A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 073°32'04", A RADIUS OF 978.74 FEET, AN ARC LENGTH OF 128.70 A CHORD LENGTH OF 128.61 FEET AND A CHORD BEARING OF N78°29'25"W; THENCE: N15°16'38"E, A DISTANCE OF 71.28 FEET; THENCE: N12°06'12"E, A DISTANCE OF 53.71 FEET; THENCE: N07°06'35"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 115°6'49", 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°26'01"E, A DISTANCE OF 30.14 FEET; THENCE: S22°48'56"E, A DISTANCE OF 150.72 FEET; THENCE: N76°42'55"E, A DISTANCE OF 42.61 FEET; THENCE: S04°10'03"E, A DISTANCE OF 98.82 FEET; THENCE: N85°49'57"E, A DISTANCE OF 32.60 FEET; THENCE: S00°40'35"E, A DISTANCE OF 531.42 FEET; THENCE: N89°19'25"E, A DISTANCE OF 100.00 FEET; THENCE: S00°40'35"E, A DISTANCE OF 21.64 FEET; THENCE: N89°19'25"E, A DISTANCE OF 153.50 FEET; THENCE: S00°40'35"E, A DISTANCE OF 158.96 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 14.899 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 survey to ensure the placing of permanent markers of 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 shown otherwise and are in feet or decimals of a foot.



Signed this 2nd day of July
 R Russell Orr, L.S. 516
 Director

PLANNING COMMISSION APPROVAL
 The Lincoln City-Lancaster County Planning Commission has approved this final plat and accepted the offer of dedication on this 20th day of September, 2003.

ATTEST:
 Notary Public

ACKNOWLEDGMENT
 STATE OF NEBRASKA)
 LANCASTER COUNTY) SS

On this day 22nd of July 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came W Blake Collingsworth, Member, Allegrini Commons One, L.L.C., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

My commission expires the 9th day of September 2003.

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

DEDICATION

The foregoing plat known as "Allegrini Terrace First Addition", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Allegrini, Time Warner Entertainment - Advance/Newhouse, Aquila, 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; telephones 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 an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

The City of Lincoln, Nebraska, its successors or assigns 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 access easements over the private roadways shown thereon are hereby granted to the City of Lincoln for vehicular and pedestrian access and the public is hereby granted the right of such use. The dedication of the easements shown thereon are hereby granted to the City of Lincoln for pedestrian purposes including a sidewalk and the public is hereby granted the right of such use.

Direct vehicular access to Pine Lake Road is hereby relinquished.

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections with easement corridors shall follow established guidelines to maintain clearance from utility facilities

WITNESS OUR HANDS THIS 22nd day of July 2003.

Notary Public

ACKNOWLEDGMENT
 STATE OF NEBRASKA)
 LANCASTER COUNTY) SS

On this day 22nd of July 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Robert D. Hampton, Managing Member, Pine Lake Development, L.L.C., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

My commission expires the 9th day of September 2003.

ACKNOWLEDGMENT
 STATE OF NEBRASKA)
 LANCASTER COUNTY) SS

On this day 22nd of July 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Breck C. Allegrini, Member, Allegrini Commons One, L.L.C., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

My commission expires the 9th day of September 2003.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Allegrini Terrace First Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instr. No. 2001-9916 & 2001-9929, 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, or 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

ACKNOWLEDGMENT
 STATE OF NEBRASKA)
 LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 22nd day of July 2003, by Lynette M. Nelson, Assistant Vice President of Pinnacle Bank, Trustee and Beneficiary.

My commission expires the 9th day of September 2003.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Allegrini Terrace First Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instr. No. 2003-11846 & 2003-11947, 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, or 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.

City Bank & Trust, Trustee and Beneficiary

ACKNOWLEDGMENT
 STATE OF NEBRASKA)
 LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 22nd day of July 2003, by Michael G. Ulrich, Vice President of City Bank & Trust, Trustee and Beneficiary.

My commission expires the 9th day of September 2003.

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ALLEGGRINI TERRACE FIRST ADDITION

FINAL PLAT

BASED ON ALLEGGRINI TERRACE AT VINTAGE HEIGHTS 3RD ADDITION
PRELIMINARY PLAT #02017

SCALE: 1" = 80'

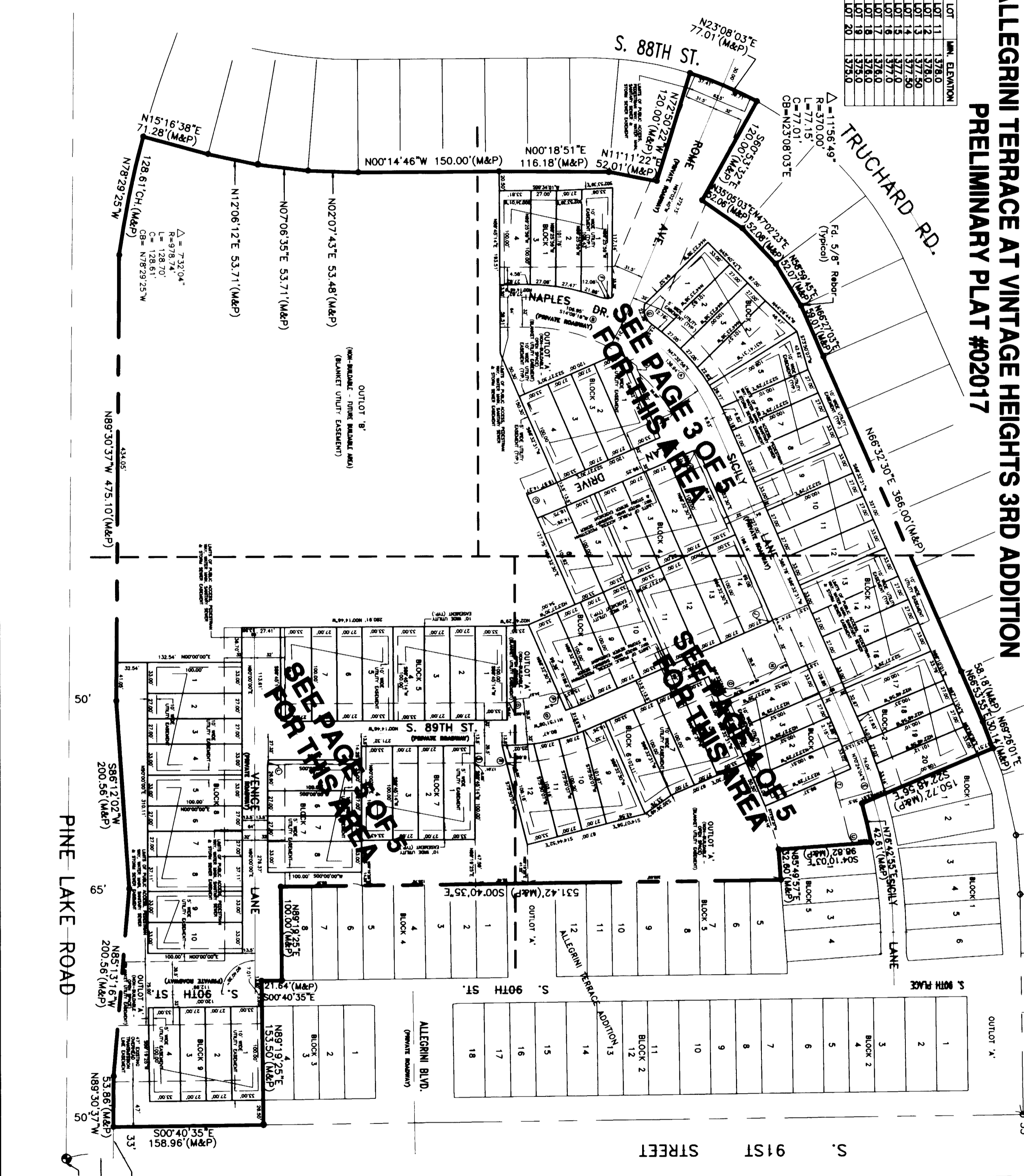


MINIMUM BUILDING OPENINGS:

BLOCK	LOT	MIN. ELEVATION	BLOCK	LOT	MIN. ELEVATION
2	LOT 1	1375.0	LOT 11	1378.0	
	LOT 2	1383.0	LOT 12	1378.0	
	LOT 3	1382.0	LOT 13	1377.50	
	LOT 4	1382.0	LOT 14	1377.50	
	LOT 5	1381.0	LOT 15	1377.0	
	LOT 6	1381.0	LOT 16	1377.0	
	LOT 7	1380.0	LOT 17	1376.0	
	LOT 8	1380.0	LOT 18	1376.0	
	LOT 9	1379.0	LOT 19	1375.0	
	LOT 10	1378.0	LOT 20	1375.0	

LOT AREAS:

BLOCK	LOT	SQUARE FOOTAGE
1	LOT 1	3,790.00 S.F.
	LOT 2	4,830.00 S.F.
	LOT 3	4,168.00 S.F.
	LOT 4	3,208.00 S.F.
	LOT 5	3,528.00 S.F.
	LOT 6	4,118.00 S.F.
	LOT 7	4,118.00 S.F.
	LOT 8	4,118.00 S.F.
	LOT 9	4,118.00 S.F.
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CURVE DATA:

(A)	Δ = 37.9908°	(B)	Δ = 28.48108°
	R = 215.00'		R = 215.00'
	L = 14.500'		L = 53.208'
	LC = 139.941'		LC = 106.951'
	CB = N47.3256°E		CB = S14.0918°W
(C)	Δ = 0.52703°	(D)	Δ = 2.31243°
	R = 200.00'		R = 200.00'
	L = 7.1427'		L = 41.008'
	LC = 4.427'		LC = 80.37°
	CB = N20.4398°E		CB = S11.5108°E
(E)	Δ = 0.74307°	(F)	Δ = 35.0548°
	R = 150.00'		R = 20.00'
	L = 37.00'		L = 6.333'
	LC = 7.094'		LC = 12.236'
	CB = N70.2404°E		CB = N02.3111°E
(G)	Δ = 6.74211°	(H)	Δ = 1.72724°
	R = 20.00'		R = 20.00'
	L = 13.42'		L = 3.007'
	LC = 3.859'		LC = 6.007'
	CB = S89.2818°W		CB = N14.4348°W
(I)	Δ = 1.74453°	(J)	Δ = 16.4131°
	R = 20.00'		R = 20.00'
	L = 3.12'		L = 2.93'
	LC = 6.07'		LC = 5.81'
	CB = N22.1114°W		CB = S08.0559°W
(K)	Δ = 4.570913°	(L)	Δ = 4.570913°
	R = 10.50'		R = 10.50'
	L = 7.91'		L = 7.91'
	LC = 7.72'		LC = 7.72'
	CB = S71.4952°W		CB = S71.4952°W
(M)	Δ = 48.1123°	(N)	Δ = 48.1123°
	R = 10.50'		R = 10.50'
	L = 4.70'		L = 4.70'
	LC = 8.85'		LC = 8.85'
	CB = N47.3311°W		CB = S00.3812°W
(O)	Δ = 46.5343°	(P)	Δ = 46.5343°
	R = 10.50'		R = 10.50'
	L = 4.66'		L = 4.66'
	LC = 8.50'		LC = 8.50'
	CB = S08.0221°W		CB = N26.4849°W
(Q)	Δ = 48.2725°	(R)	Δ = 48.2725°
	R = 10.50'		R = 10.50'
	L = 4.73'		L = 4.73'
	LC = 8.88'		LC = 8.88'
	CB = S24.1353°E		CB = S23.4410°W
(S)	Δ = 47.4540°	(T)	Δ = 47.4540°
	R = 10.50'		R = 10.50'
	L = 4.65'		L = 4.65'
	LC = 8.75'		LC = 8.75'
	CB = N84.1946°W		CB = S53.5053°W

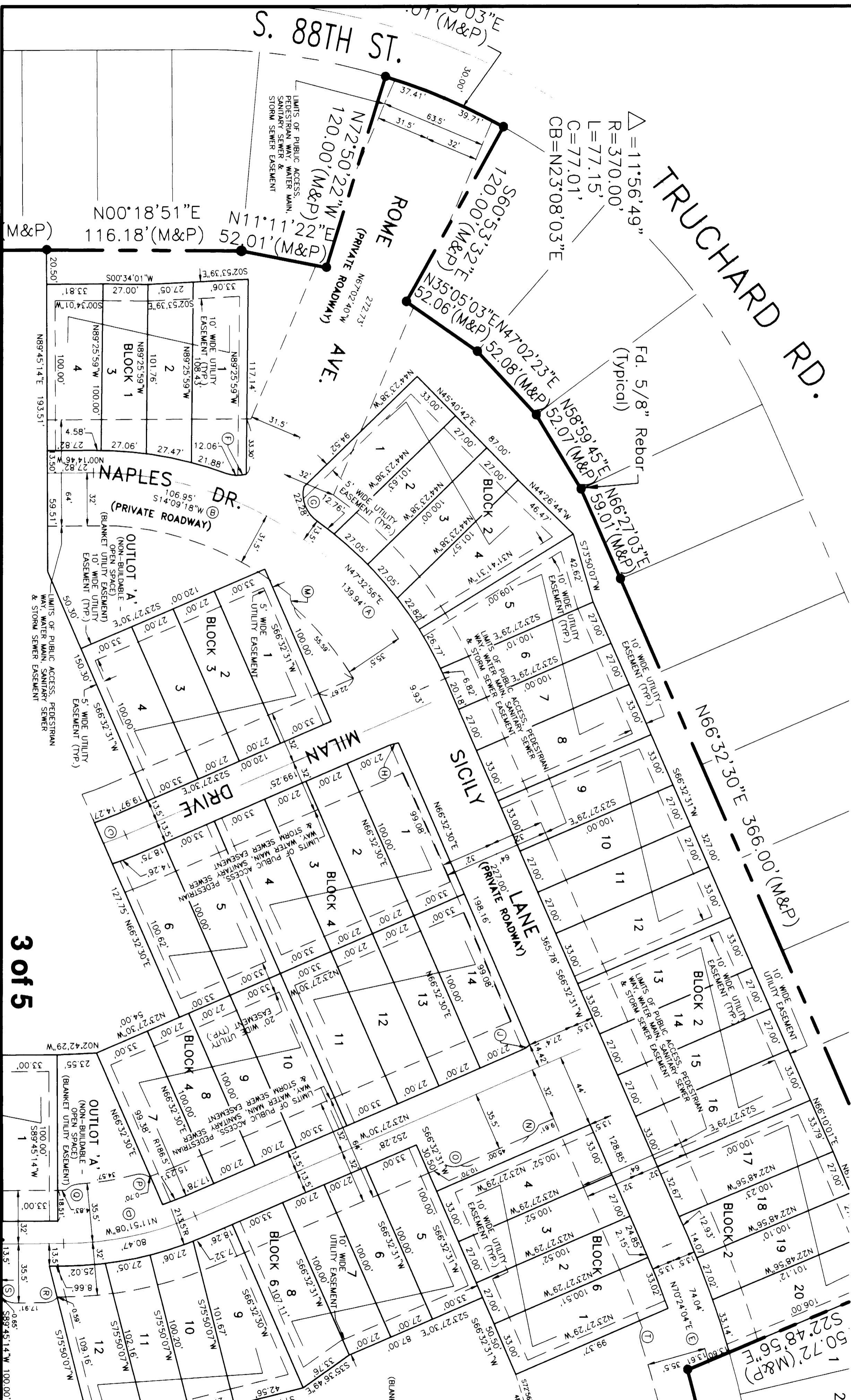
ALLEGGRINI TERRACE FIRST ADDITION

FINAL PLAT

BASED ON ALLEGGRINI TERRACE AT VINTAGE HEIGHTS 3RD ADDITION

PRELIMINARY PLAT #02017

SCALE: 1" = 40'



ALLEGRINI TERRACE FIRST ADDITION

FINAL PLAT

BASED ON ALLEGRINI TERRACE AT VINTAGE HEIGHTS 3RD ADDITION

PRELIMINARY PLAT #02017



SCALE: 1" = 80'

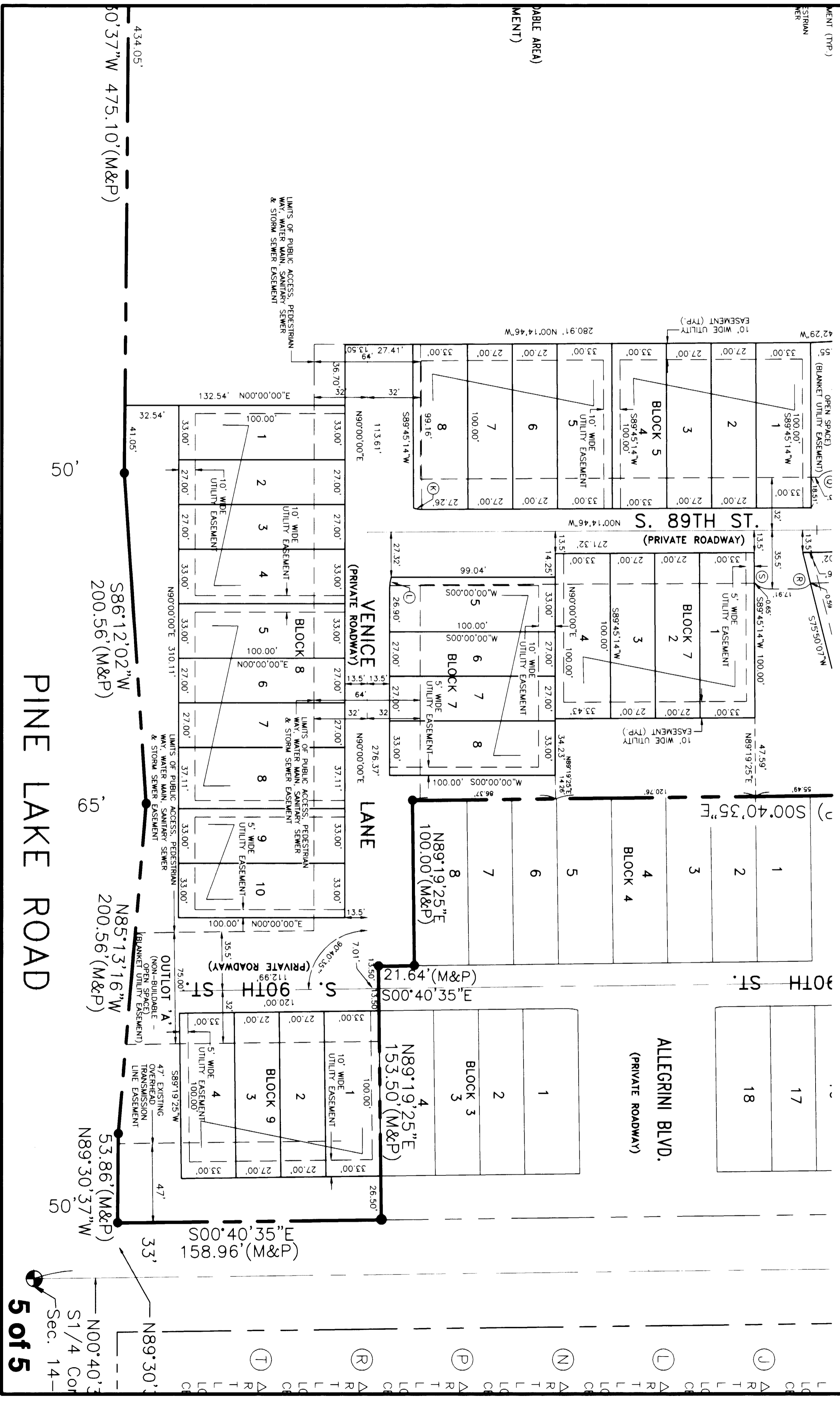


ALLEGGRINI TERRACE FIRST ADDITION

FINAL PLAT

BASED ON ALLEGGRINI TERRACE AT VINTAGE HEIGHTS 3RD ADDITION
PRELIMINARY PLAT #02017

SCALE: 1" = 40'



5 of 5
Sec. 14-
S1/4 Cor
N00°40'3