

ASHLEY HEIGHTS 1ST ADDITION

FINAL PLAT

(THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 00005 FOR ASHLEY HEIGHTS ADDITION)

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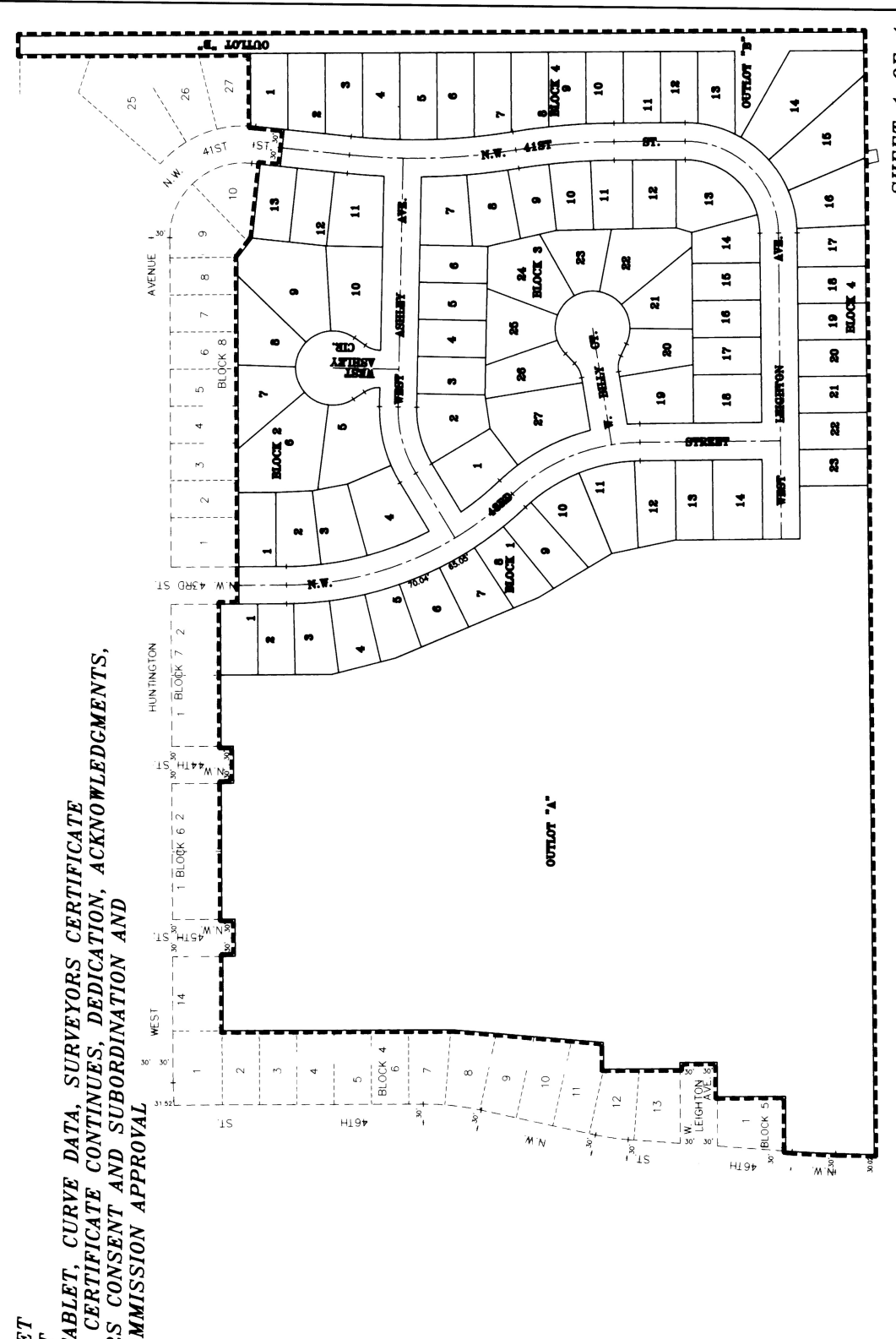
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Don J. Holtz
REGISTERED DEEDS
2002 OCT - 7 P 4: 36
LANCASTER COUNTY, NE

BLOCK
CODE
INST NO 2002
068074
#3755

ASHELY
CHECKED
INTERD
EXPED

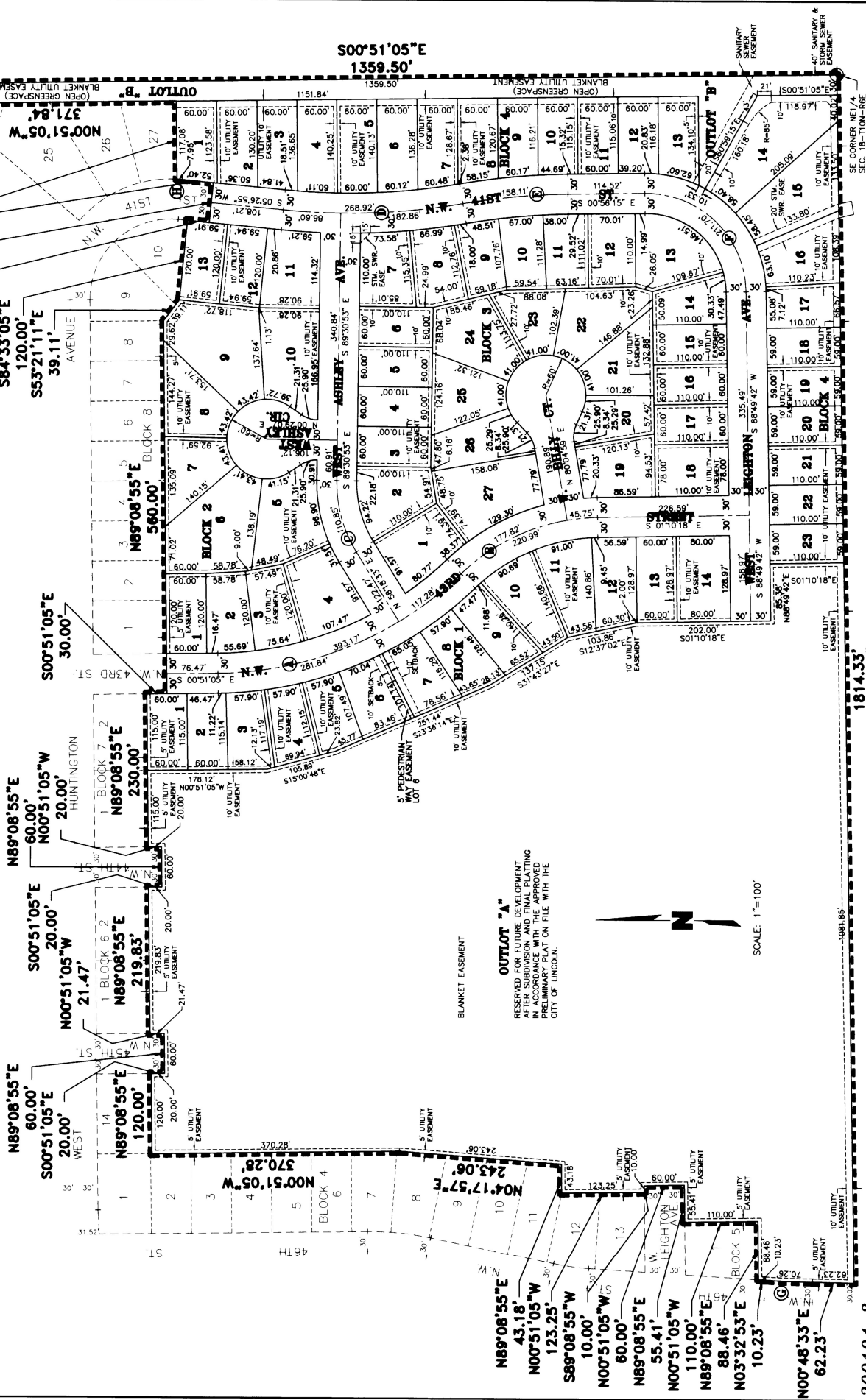


SHEET 1 OF 4

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ASHLEY HEIGHTS 1ST ADDITION FINAL PLAT

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CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 180.00 FEET, ARC LENGTH OF 7.95 FEET, DELTA ANGLE OF 02 DEGREES 31 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 04 DEGREES 11 MINUTES 03 SECONDS EAST, AND A CHORD LENGTH OF 7.95 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 27, BLOCK 9, OF ASHLEY HEIGHTS ADDITION; THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "A", SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 27, BLOCK 9, OF ASHLEY HEIGHTS ADDITION, A DISTANCE OF 117.08 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 27, BLOCK 9, OF ASHLEY HEIGHTS ADDITION; THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE ALSO BEING THE EAST LINE OF LOTS 25, 26, AND 27, OF BLOCK 9, AND OUTLOT "D", OF ASHLEY HEIGHTS ADDITION, A DISTANCE OF 371.84 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT "D", OF ASHLEY HEIGHTS ADDITION; THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 1,359.50 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,704,068.98 SQUARE FEET OR 39.12 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

July 25, 2002 Daniel A. Thomson 593
DATE L.S. NUMBER
DANIEL A. THOMSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE 68508



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS ASHLEY HEIGHTS 1ST ADDITION A SUBDIVISION COMPOSED OF OUTLOT "A" OF ASHLEY HEIGHTS ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER (NE4), OF SECTION 18 T10N, R6E, OF THE 6TH PM, CITY OF LINCOLN LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THERE ON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE 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 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, 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 STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

ANY CONSTRUCTION OR GRADE CHANGES IN L.E.S. TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO L.E.S. APPROVAL AND MUST BE IN ACCORDANCE WITH L.E.S. DESIGN AND SAFETY STANDARDS.

LANDSCAPE MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

WITNESS MY HAND THIS 29th DAY OF July, 2002

M & S CONSTRUCTION, INC.
A NEBRASKA CORPORATION
BY: Paul Muff
PAUL MUFF

TITLE: PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 29th DAY OF July, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL MUFF WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF M & S CONSTRUCTION, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THERE OF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Denise A. Ackerman
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS ASHLEY HEIGHTS ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2001-23786, 2002-24237 (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 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: Lynnette Nelson
LYNNETTE NELSON

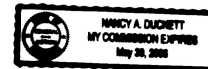
TITLE: LOAN OFFICER AND ESCROW AGENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2002 BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, PINNACLE BANK, TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID BANK.

Larry P. Duckett
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 21 DAY OF August BY RESOLUTION NO. PC 00761.

ATTEST: J. B. S.
CHAIR

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