

ASHLEY HEIGHTS 4TH ADDITION

FINAL PLAT

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



03115171

\$16.50

2003 NOV 21 P 257

LANCASTER COUNTY, ME

INST NO 2003

115171

3900

BLOCK

ASHLEY

115171

115171

115171

115171

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	7,348.31	0.1687	LOT 1	6,534.24	0.1500	LOT 1	6,647.68	0.1526	LOT 1	6,932.69	0.1591
LOT 2	7,348.31	0.1687	LOT 2	6,654.42	0.1507	LOT 2	6,773.84	0.1555	LOT 2	6,915.64	0.1585
LOT 3	7,348.31	0.1687	LOT 3	6,564.42	0.1507	LOT 3	6,788.47	0.1558	LOT 3	6,999.33	0.1607
LOT 4	7,357.58	0.1689	LOT 4	6,348.69	0.1457	LOT 4	8,135.91	0.1868	LOT 4	6,868.22	0.1577
LOT 5	7,587.72	0.1742	LOT 5	6,547.67	0.1503	LOT 5	7,062.62	0.1621	LOT 5	6,868.22	0.1577
LOT 6	7,981.26	0.1832	LOT 6	7,087.03	0.1620	LOT 6	6,825.69	0.1521	LOT 6	6,868.22	0.1577
LOT 7	8,404.13	0.1929	LOT 7	8,087.16	0.1859	LOT 7	7,590.00	0.1742	LOT 7	6,965.96	0.1599
LOT 8	8,758.04	0.2010	LOT 8	8,253.39	0.1895	LOT 8	7,040.00	0.1616	LOT 8	6,965.96	0.1599
LOT 9	9,096.03	0.2088	LOT 9	8,973.83	0.2060	LOT 9	6,402.61	0.1470	LOT 9	7,207.75	0.1655
LOT 10	9,434.03	0.2166	LOT 10	9,694.26	0.2225	LOT 10	6,968.06	0.1600	LOT 10	7,207.75	0.1655
LOT 11	7,394.92	0.1698	LOT 11	7,135.07	0.1638	LOT 11	9,345.02	0.2145	LOT 11	7,219.61	0.1657
LOT 12	7,394.92	0.1698	LOT 12	8,994.42	0.2065	LOT 12	10,963.78	0.2517	LOT 12	8,000.90	0.1837
LOT 13	9,859.88	0.2264	LOT 13	9,584.06	0.2200	LOT 13	7,938.54	0.1822	LOT 13	12,410.07	0.2849
			LOT 14	7,834.46	0.1798	LOT 14	9,682.67	0.2223	LOT 14	8,923.89	0.2049
			LOT 15	10,103.35	0.2319	LOT 15	8,778.50	0.2015	LOT 15	9,886.68	0.2270

BLOCK 5		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	8,051.14	0.1848

OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT A	76,320.12	1.7521

CURVE DATA

A Δ=2°44'20" R=1470.00 L=70.27 T=35.14 C=70.26 CB=N02°10'43"E

B Δ=29°36'19" R=450.00 L=232.52 T=118.92 C=229.94 CB=S76°02'55"E

C Δ=29°55'32" R=600.00 L=313.38 T=160.35 C=309.83 CB=S76°12'31"E

D Δ=6°01'05" R=400.00 L=42.01 T=21.03 C=42.00 CB=S03°51'38"E

E Δ=6°01'05" R=400.00 L=42.01 T=21.03 C=42.00 CB=S03°51'38"E

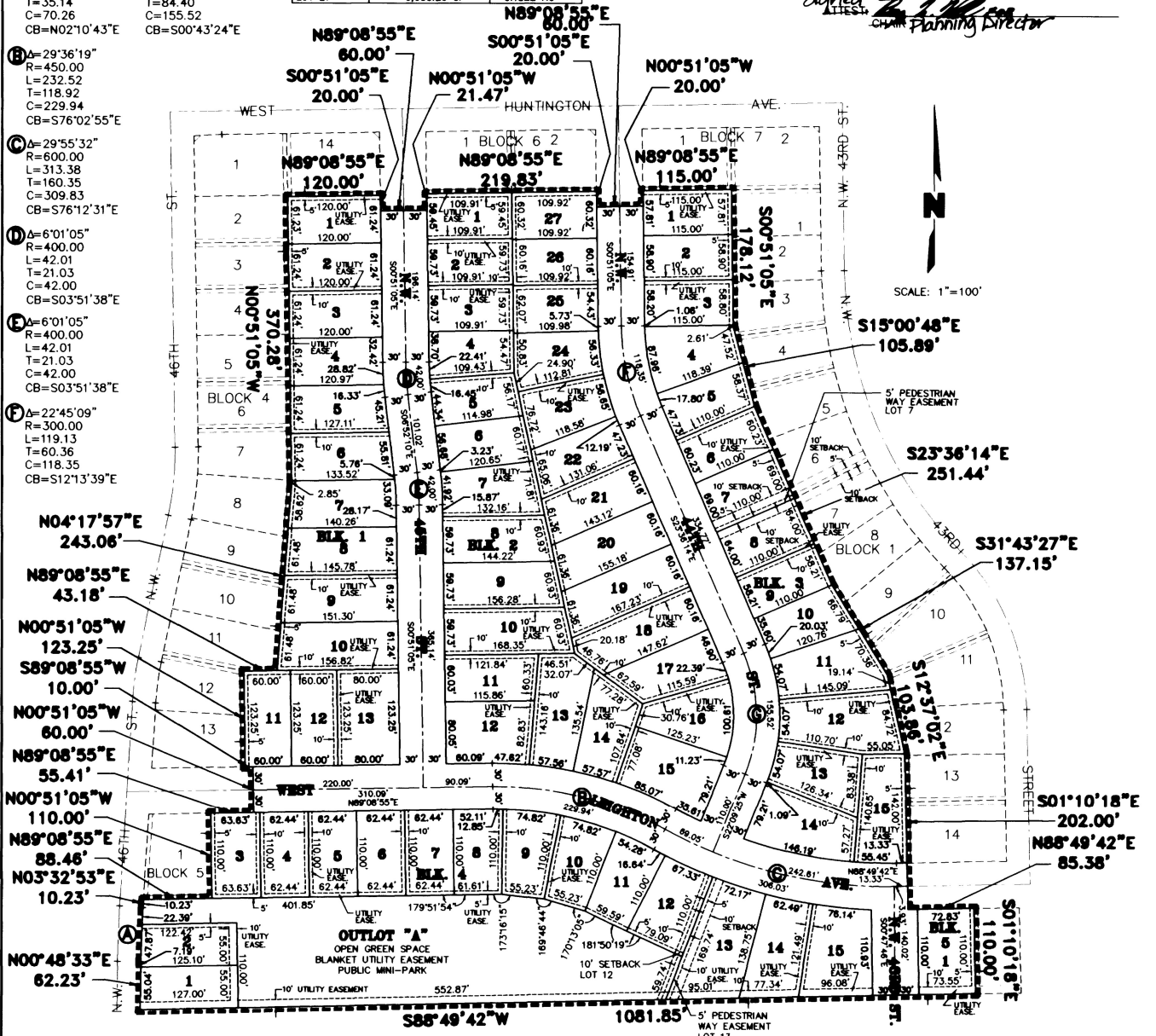
F Δ=22°45'09" R=300.00 L=119.13 T=60.36 C=118.35 CB=S12°13'39"E

LOT 16	7,992.90	0.1835
LOT 17	8,007.69	0.1838
LOT 18	9,784.18	0.2246
LOT 19	9,698.13	0.2227
LOT 20	8,972.68	0.2060
LOT 21	8,247.23	0.1893
LOT 22	7,695.82	0.1767
LOT 23	7,628.16	0.1751
LOT 24	7,386.84	0.1696
LOT 25	6,717.60	0.1542
LOT 26	6,612.98	0.1518
LOT 27	6,630.20	0.1522

Director
PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 5TH DAY OF ~~NOVEMBER~~ 2003, 6TH RESOLUTION NO. _____

Signed
LITESH
[Signature]
Chair Planning Director



ASHLEY HEIGHTS 4TH ADDITION

FINAL PLAT

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

DEDICATION

THE FOREGOING PLAT, ITS KNOWN AS ASHLEY HEIGHTS 4TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" ASHLEY HEIGHTS 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 10 NORTH, RANGE 6 EAST 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 THEREON 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 THERE TO, 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.

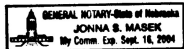
THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

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.

WITNESS MY HAND THIS 25th DAY OF Sept., 2003.

Paul Muff

PAUL MUFF, PRESIDENT
M & S CONSTRUCTION, INC.,
A NEBRASKA CORPORATION



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF Sept., 2003, BY PAUL MUFF, PRESIDENT OF M & S CONSTRUCTION, INC., A NEBRASKA CORPORATION.

Jonna B. Masek
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 4TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 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

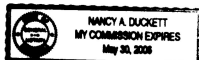
Lynnette Nelson
BY: LYNNETTE NELSON
TITLE: LOAN OFFICER AND ESCROW AGENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF September, 2003, BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT FOR PINNACLE BANK, ON BEHALF OF SAID (BANK)

Parcy A. Duckett
NOTARY PUBLIC



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS ASHLEY HEIGHTS 4TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", ASHLEY HEIGHTS 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 49 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 1,081.85 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF NORTH WEST 46TH STREET RIGHT-OF-WAY, A DISTANCE OF 62.23 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,470.00 FEET, ARC LENGTH OF 70.27 FEET, DELTA ANGLE OF 02 DEGREES 44 MINUTES 20 SECONDS, A CHORD BEARING OF NORTH 02 DEGREES 10 MINUTES 43 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 70.26 FEET TO A POINT OF TANGENCY, THENCE NORTH 03 DEGREES 32 MINUTES 53 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.23 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 88.46 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 110.00 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH LINE OF WEST LEIGHTON AVENUE RIGHT-OF-WAY, A DISTANCE OF 55.41 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE SOUTH 89 DEGREES 08 MINUTES 55 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 123.25 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 43.18 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 04 DEGREES 17 MINUTES 57 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 243.06 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 370.28 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 120.00 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE WEST LINE OF NORTH WEST 46TH STREET RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 21.47 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 219.83 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF NORTH WEST 44TH STREET RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A NORTH CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 178.12 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 15 DEGREES 00 MINUTES 48 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 105.89 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 23 DEGREES 36 MINUTES 14 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 251.44 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 31 DEGREES 43 MINUTES 27 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 137.15 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 12 DEGREES 37 MINUTES 02 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 103.86 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 01 DEGREES 10 MINUTES 18 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A PORTION OF WEST LEIGHTON AVENUE RIGHT-OF-WAY, A DISTANCE OF 202.00 FEET TO A EAST CORNER OF SAID OUTLOT "A", THENCE NORTH 88 DEGREES 49 MINUTES 42 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 85.38 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 01 DEGREES 10 MINUTES 18 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 788,777.36 SQUARE FEET OR 18.11 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.

Sept. 22nd 2003
DATE

Michael R. Johnson
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

526
L.S. NUMBER

