



03115172

# 106.00

BLOCK

ASH HEY

115172

2003 NOV 21 P 2:58

LANCASTER COUNTY, NE

Handwritten signature and initials

AGREEMENT

THIS AGREEMENT is made and entered into by and between M & S Construction, Inc., a Nebraska corporation, hereinafter called "Subdivider", whether one or more, and the CITY OF LINCOLN, NEBRASKA, a municipal corporation, hereinafter called "City."

City OLS #46.00

WHEREAS, Subdivider has made application to City for permission to subdivide and for approval of the subdivision plat of ASHLEY HEIGHTS 4TH ADDITION; and

WHEREAS, the resolution approving said plat contains certain provisions requiring an agreement between Subdivider and City relating to said plat and the development thereof.

NOW, THEREFORE, IN CONSIDERATION of City granting permission to plat and approval of the plat of ASHLEY HEIGHTS 4TH ADDITION, it is agreed by and between Subdivider and City as follows:

1. The Subdivider agrees to submit to the Director of Public Works for review and approval an erosion control plan.
2. The Subdivider agrees to protect the remaining trees on the site during construction and development.
3. The Subdivider agrees to pay all improvement costs except those costs the City Council specifically subsidizes as follows:
  - i. The cost above that of an 8" sewer line for the 15" sewer line shown upstream, starting 600' north of the plat running south.



ii. The cost above that of a 6" water line through the plat.

4. The Subdivider agrees to submit to lot buyers and home builders a copy of the soil analysis.

5. The Subdivider agrees to timely complete the public and private improvements and facilities required by Chapter 26.23 of the Lincoln Municipal Code (Development Standards) which have not been waived including but not limited to those improvements and facilities listed in the Planning Director's August 13, 2003 letter and/or shown on the approved final plat or the preliminary plat and community unit plan. The Subdivider further agrees to post the required security to guarantee completion of such public and private improvements and facilities.

6. The Subdivider agrees to maintain the street trees, the sidewalks in the pedestrian way easements, outlots, and private improvements as they were designed and constructed on a permanent and continuous basis. However, the Subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The Subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

7. The Subdivider agrees to comply with the provisions of the Land Subdivision Ordinance regarding land preparation.



STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

The foregoing instrument was acknowledged before me this 12th day of November, 2003, by Coleen J. Seng, Mayor of the City of Lincoln, Nebraska, a municipal corporation.



*Judith A. Roscoe*  
Notary Public

STATE OF NEBRASKA  
COUNTY OF LANCASTER  
NOV 12 2003  
80282 AM

# ASHLEY HEIGHTS 4TH ADDITION

FINAL PLAT

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

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 SF	0.1687 AC	LOT 1	6,534.24 SF	0.1500 AC	LOT 1	6,647.68 SF	0.1526 AC	LOT 1	6,932.69 SF	0.1591 AC
LOT 2	7,348.31 SF	0.1687 AC	LOT 2	6,654.42 SF	0.1507 AC	LOT 2	6,773.94 SF	0.1555 AC	LOT 2	6,815.64 SF	0.1565 AC
LOT 3	7,348.31 SF	0.1687 AC	LOT 3	6,564.42 SF	0.1507 AC	LOT 3	6,788.47 SF	0.1558 AC	LOT 3	6,999.33 SF	0.1607 AC
LOT 4	7,357.58 SF	0.1689 AC	LOT 4	6,348.69 SF	0.1457 AC	LOT 4	6,135.91 SF	0.1408 AC	LOT 4	6,888.22 SF	0.1577 AC
LOT 5	7,587.72 SF	0.1742 AC	LOT 5	6,547.87 SF	0.1503 AC	LOT 5	7,062.62 SF	0.1621 AC	LOT 5	6,888.22 SF	0.1577 AC
LOT 6	7,981.26 SF	0.1832 AC	LOT 6	7,057.03 SF	0.1620 AC	LOT 6	6,625.69 SF	0.1521 AC	LOT 6	6,888.22 SF	0.1577 AC
LOT 7	8,404.13 SF	0.1929 AC	LOT 7	8,097.16 SF	0.1859 AC	LOT 7	7,590.00 SF	0.1742 AC	LOT 7	6,888.22 SF	0.1577 AC
LOT 8	8,758.04 SF	0.2010 AC	LOT 8	8,253.39 SF	0.1895 AC	LOT 8	7,040.00 SF	0.1616 AC	LOT 8	6,965.96 SF	0.1599 AC
LOT 9	9,096.03 SF	0.2088 AC	LOT 9	8,973.83 SF	0.2060 AC	LOT 9	6,402.61 SF	0.1470 AC	LOT 9	7,207.79 SF	0.1655 AC
LOT 10	9,434.03 SF	0.2166 AC	LOT 10	9,694.26 SF	0.2225 AC	LOT 10	6,968.06 SF	0.1600 AC	LOT 10	7,219.61 SF	0.1655 AC
LOT 11	7,394.92 SF	0.1698 AC	LOT 11	7,135.07 SF	0.1636 AC	LOT 11	9,345.02 SF	0.2145 AC	LOT 11	8,000.90 SF	0.1837 AC
LOT 12	7,994.91 SF	0.1698 AC	LOT 12	8,994.42 SF	0.2065 AC	LOT 12	10,963.78 SF	0.2517 AC	LOT 12	12,410.07 SF	0.2849 AC
LOT 13	9,859.88 SF	0.2264 AC	LOT 13	9,584.06 SF	0.2200 AC	LOT 13	7,938.54 SF	0.1822 AC	LOT 13	12,410.07 SF	0.2849 AC
LOT 14			LOT 14	7,834.48 SF	0.1798 AC	LOT 14	9,682.67 SF	0.2223 AC	LOT 14	8,923.89 SF	0.2049 AC
LOT 15			LOT 15	10,103.55 SF	0.2319 AC	LOT 15	8,778.50 SF	0.2015 AC	LOT 15	9,886.68 SF	0.2270 AC
LOT 16			LOT 16	7,992.90 SF	0.1835 AC						
LOT 17			LOT 17	8,007.69 SF	0.1836 AC						
LOT 18			LOT 18	9,784.18 SF	0.2246 AC						
LOT 19			LOT 19	9,698.13 SF	0.2227 AC						
LOT 20			LOT 20	8,972.68 SF	0.2060 AC						
LOT 21			LOT 21	8,247.23 SF	0.1893 AC						
LOT 22			LOT 22	7,695.82 SF	0.1751 AC						
LOT 23			LOT 23	7,628.16 SF	0.1751 AC						
LOT 24			LOT 24	7,386.84 SF	0.1666 AC						
LOT 25			LOT 25	6,717.80 SF	0.1542 AC						
LOT 26			LOT 26	6,612.98 SF	0.1518 AC						
LOT 27			LOT 27	6,630.20 SF	0.1522 AC						

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS  
FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 5<sup>TH</sup> DAY OF  
MAY 2003, BY RESOLUTION NO. \_\_\_\_\_

PLANNING COMMISSION APPROVAL

Signed \_\_\_\_\_  
Planning Director

**CURVE DATA**

Ⓐ Δ=2,44.20°  
R=1470.00  
L=70.27  
T=35.14  
C=70.26  
CB=N02°10'43"E

Ⓑ Δ=45,45.39°  
R=2000.00  
L=159.74  
T=84.40  
C=155.52  
CB=S00°43'24"E

Ⓒ Δ=29,55.32°  
R=6000.00  
L=313.38

