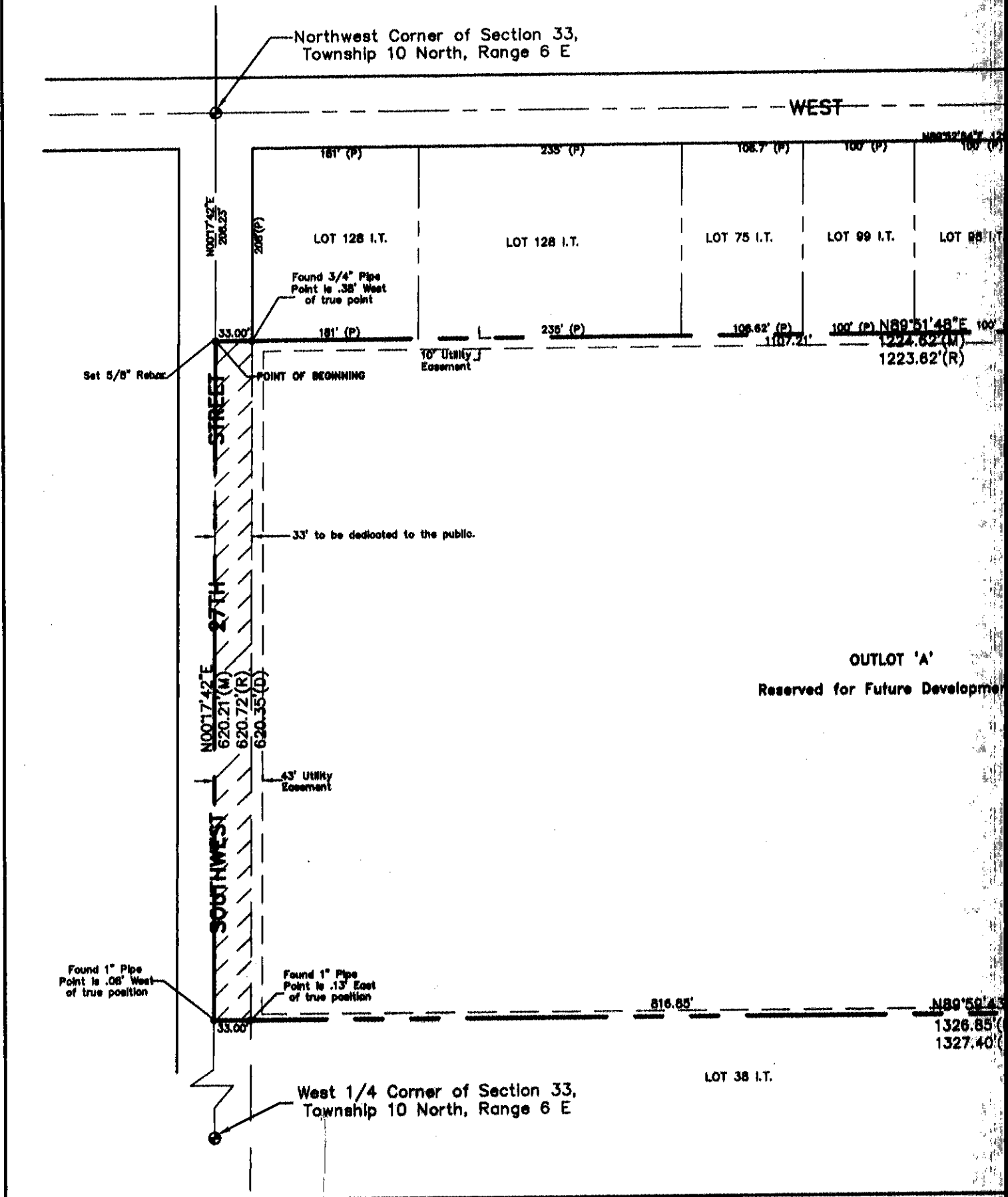


ASPEN RIDGE ADDITION

ASPEN RIDGE PRELIMINARY PL



OUTLOT 'A'
Reserved for Future Development

AT

Dan Jolte

REGISTER OF DEEDS

2001 OCT 26 P 3:36

LANCASTER COUNTY, NE

\$69.50

INST. NO 2001

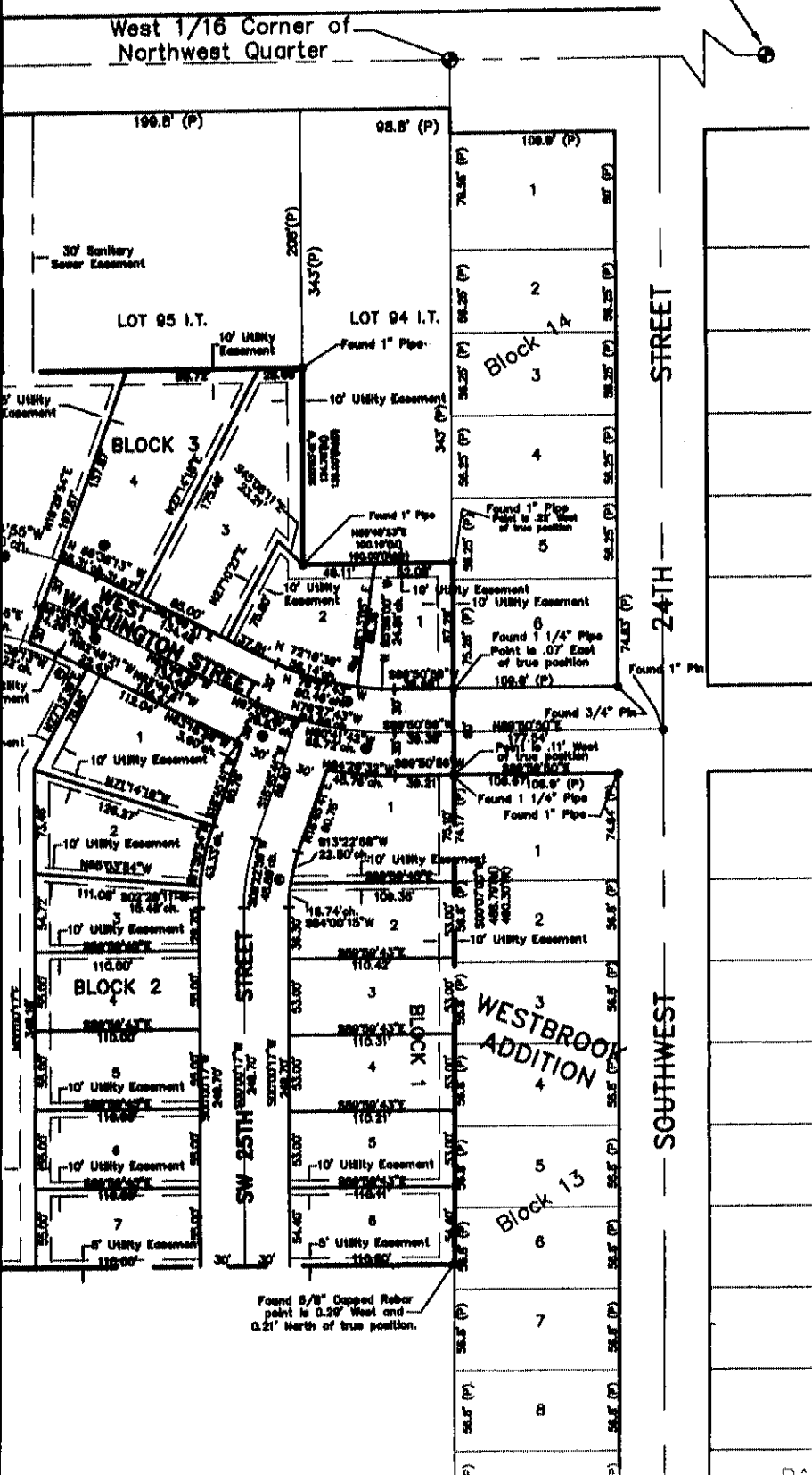
063006

#3642

BLOCK IT
 CODE ASPRID
 CHECKED
 ENTERED
 EDITED

North 1/4 Corner of Section 33,
Township 10 North, Range 6 E

West 1/16 Corner of
Northwest Quarter



SCALE: 1" = 100'

ASPEN RIDGE ADDITION FINAL PLAT

150' (P)

ASPEN RIDGE PRELIMINARY PLAT NO. 00013

60' w
and

N89°59'43"W
177.41'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
A	27°22'44"	170.00	81.23	41.41	S78°27'43"E	80.48
B	18°54'46"	200.00	66.02	33.31	S80°41'42"E	65.72
C	8°27'58"	200.00	29.55	14.80	S87°00'20"E	29.53
D	07°43'45"	180.00	24.26	12.16	N68°38'13"W	24.26
E	18°45'25"	180.00	49.11	24.77	S09°22'59"W	48.89
F	07°43'45"	180.00	20.24	10.13	N68°38'13"W	20.22
G	07°43'45"	210.00	28.33	14.19	N68°38'13"W	28.31
H	19°29'37"	210.00	71.45	36.07	N80°14'55"W	71.10
I	19°29'37"	180.00	51.03	25.77	S80°14'55"E	50.79

Schedule of "Lowest Allowable Building Opening Elevation"		
Block #	Lots	Elevation
2	1-5	1173.00
2	6	1174.00
2	7	1175.00
3	4	1170.80

LOT AREA SUMMARY		
	Square Feet	Acres
Block One		
Lot 1	7473.38	0.172
Lot 2	5848.40	0.134
Lot 3	5849.39	0.134
Lot 4	5843.89	0.134
Lot 5	5838.39	0.134
Lot 6	5986.70	0.137
Block Two		
Lot 1	8393.94	0.193
Lot 2	8742.87	0.199
Lot 3	8500.30	0.194
Lot 4	8050.00	0.184
Lot 5	8050.00	0.184
Lot 6	8050.00	0.184
Lot 7	8050.00	0.184
Block Three		
Lot 1	5071.87	0.116
Lot 2	8246.02	0.188
Lot 3	10967.23	0.252
Lot 4	11003.89	0.253
Outlet A	656892.51	15.080

S00°00'17"W
505.00'

N00°00'17"E
445.00'



SCALE: 1" = 50'

60.00'

ADDITION

LAT

ELIMINARY

LOT 95

150' (P)

150' (P)

88'

10' Utility Easement

5' Utility Easement

BLOCK 4

60' wide Street, Water and Sanitary Sewer Easement

N89°59'43"W
177.41'

N80°14'55"W
71.10' ch.

N19°29'54"E
197.87'

N 66°38'13" W
28.31' ch. 31.97'

S89°59'43"E
117.41'

S80°14'55"E
50.79' ch.

5' Utility Easement

10' Utility & Maintenance Easement

WEST WASHINGTON

N66°38'13"W
20.22' ch.

N62°46'21"W
22.43'

N63°13'18"E
3.90'

10' Utility Easement

60' wide Street, Water and Sanitary Sewer Easement

S00°00'17"W
505.00'

N00°00'17"E
445.00'

N71°14'19"W
126.27'

10' Utility Easement

111.08' S02°28'11"W
15.48' ch.

10' Utility Easement

S89°59'43"E

BLOCK 2

110.00'

S89°59'43"E
110.00'

10' Utility Easement

S89°59'43"E
110.00'

10' Utility Easement

S89°59'43"E
110.00'

5' Utility Easement

110.00'

10' Utility Easement

5' Utility Easement

60.00'

170.00'

110.00'

CHORD BEARING	CHORD DISTANCE
S78°27'43"E	80.48
S80°41'42"E	68.72
S67°00'20"E	29.63
N66°38'13"W	24.26
S09°22'59"W	48.89
N66°38'13"W	20.22
N66°38'13"W	28.31
N80°14'55"W	71.10
S80°14'55"E	50.79



SCALE: 1" = 50'

ASPEN RIDGE

ASPEN RIDGE P

DEDICATION

The foregoing Plat of Aspen Ridge, being a subdivision of Lot 102 Irregular Tract, located in the Northwest Quarter of the NE of Section 33, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more fully described in the Subdivision Certificate is made with free consent and in accordance with the desires of the undersigned, sole owners and the easements are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Alltel, Time Warner Entertainment-Advance/Newhouse, People's Natural Gas, 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 electricity, gas, telephone, cable television, wastewater collectors, storm drains, water mains, and all appurtenances thereto, and under any easements shown on the foregoing Plat. The construction or location of any building or structure, excluding fence or under any easements shown thereon shall be prohibited.

The City of Lincoln, its successors or assign are hereby held harmless for the cost of replacement or damage to any improved vegetation over, upon or under any easement shown thereon.

West Washington Street, SW 25th Street and a portion of SW 27th Street are all hereby dedicated to the Public.

WITNESS MY HAND this 5th day of July, 2001.

Owner of Record: Lot 102 Irregular Tract, located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska,

Robert L. Benes
Robert L. Benes, President
Aspen Builders, Incorporated

ACKNOWLEDGMENT OF NOTARY

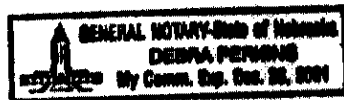
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 5th day of July, 2001, by Robert L. Benes, President of Aspen Builders, Incorporated, a Nebraska corporation, on behalf of the corporation.

Debra Turkes
Notary Public

12-23-2001
Commission Expiration



PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication of August, 2001 by Resolution Number PL-00694

Attest: [Signature]
Chair

FINAL PLAT

NO. 00013

SURVEYOR'S CERTIFICATE

That I have accurately surveyed and staked the foregoing Plat, to be known as Aspen Ridge.

of Lot 102 Irregular Tract, located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 10 North, the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Northwest Corner, (Found 2" Aluminum Cap) of Section 33, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence S 00°17'42" W, (an assumed bearing), and on the West Line of the Northwest Quarter of said Section 33, a distance of 208.23 feet to the Northwest Corner of Lot 102 Irregular Tract, (Set 5/8" Rebar) of said Section 33 and also the Northwest Corner of Lot 95 Irregular Tract (Found 1" Pipe) and also said point is on the Westerly Line of Lot 94 Irregular Tract of said Section 33, a distance of 1,224.62 feet to the North-Northeasterly Corner of Lot 102 or the Northerly Line of Lot 102 or the Southerly Line of Lots 128, 129, 75, 99, 98, 97, Irregular Tracts of said Section 33, a distance of 1,224.62 feet to the North-Northeasterly Corner of Lot 102 or the Northerly Line of Lot 102 or the Southerly Line of Lot 94 Irregular Tracts of said Section 33, a distance of 100.19 feet to the Southeastery Corner of Lot 102 or the Southeastery Corner of Lot 94 Irregular Tracts (Found 1" Pipe) and also said point is on the West Half of the Northwest Quarter of said Section 33 or the Westerly Line of Lot 5, Block 14, Westbrook Addition to the subdivision of Lots 62, 72, 132 and 133 Irregular Tracts, located in the East Half of the Northwest Quarter of Section 33, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence S 00°07'00" W, and on the East Line of the Northwest Quarter and Lot 102 Irregular Tract of said Section 33 or the Westerly Line of said Westbrook Addition, a distance of 19 feet to the Southeastery Corner of Lot 102 or the Northeastery Corner of Lot 38 Irregular Tracts, (Found Capped 5/8" Rebar) of said Section 33; Thence N 89°59'43" W, and on the Southerly Line of Lot 102 or the Northerly Line of Lot 38 Irregular Tracts of said Section 33, a distance of 1,326.85 feet to the Southwestery Corner of Lot 102 or the Northwestery Corner of Lot 38 Irregular Tracts and also said point is on the West Line of the Northwest Quarter of said Section 33; Thence N 00°17'42" E, and on the West Line of the Northwest Quarter and Lot 102 Irregular Tract of said Section 33, a distance of 820.21 feet to the point of beginning and the total area of 810,975.13 square feet or 18.617 acres, more or less, which also includes 20,468.29 square feet or 0.470 acres of county road right-of-way.

Monuments have been found or set at all boundary corners, Street Intersections, Street Centerline, Block Corners, Points of Beginning as shown on the Plat in accordance with Title 26 of the Lincoln Municipal Code. Temporary markers have been placed at all corners and the Owner will furnish to the City of Lincoln a staking bond to insure the placing of permanent monuments prior to the construction on or conveyance of any lot shown on this Plat. All dimensions are chord measurements and are in feet and decimals of a foot.

This day of JULY, 2001.

