

L PLAT



2003 FEB -5 P 3:06
LANCASTER COUNTY, NE

\$56.00

INST NO 2003

011759

#3804

BLOCK

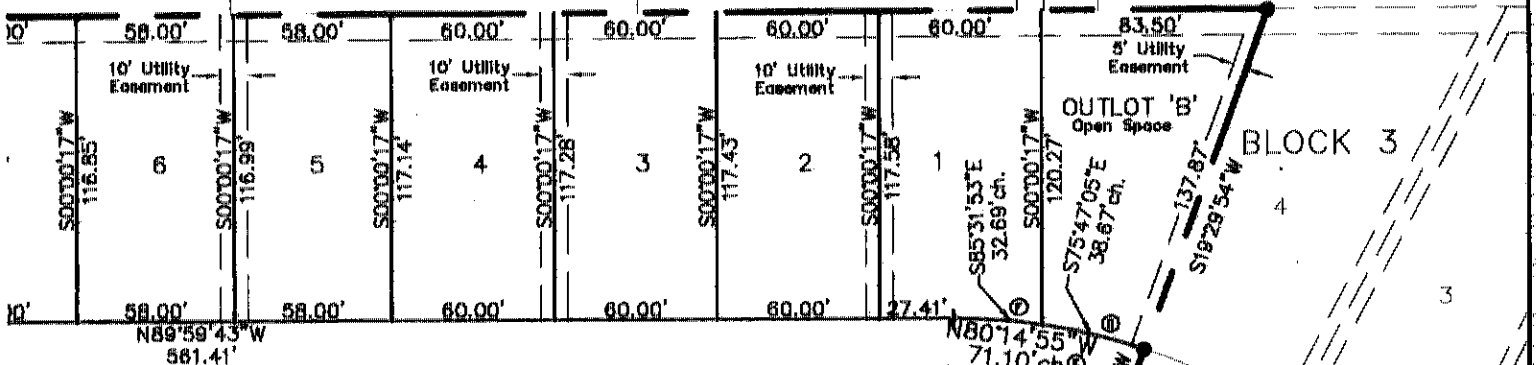


LOT 98 I.T.

LOT 97 I.T.

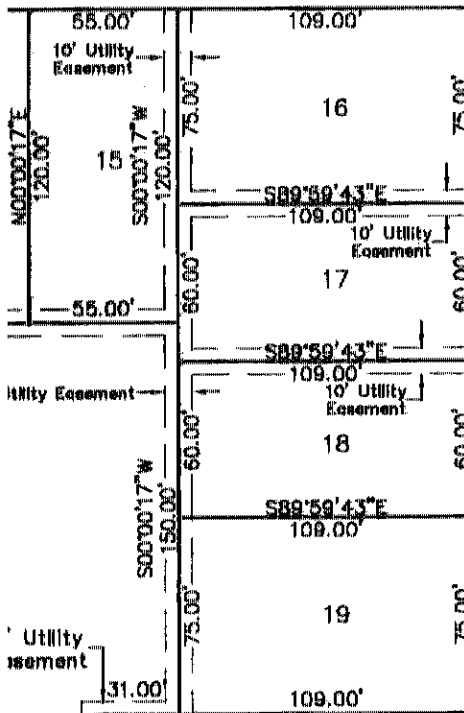
LOT 96 I.T.

LOT 95 I.T.



TREE

N

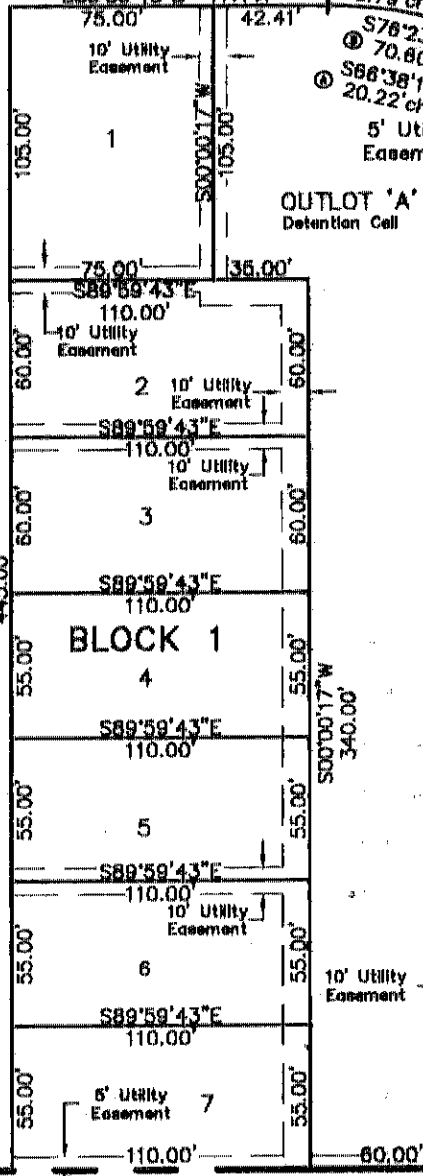
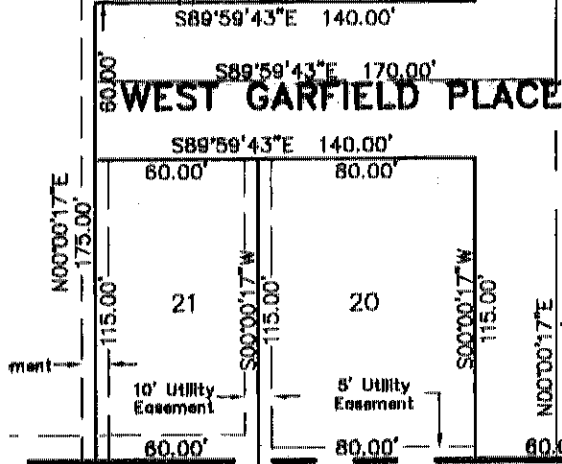


SW 26TH STREET

WEST WASHINGTON ST

ASPEN RIDGE ADDITION
(NOT A PART OF THIS PLAT)

SW 25TH STREET



OUTLOT 'A'
Detention Cell

OUTLOT 'B'
Open Space

POINT OF BEGINNING

PAGE 1 OF 2

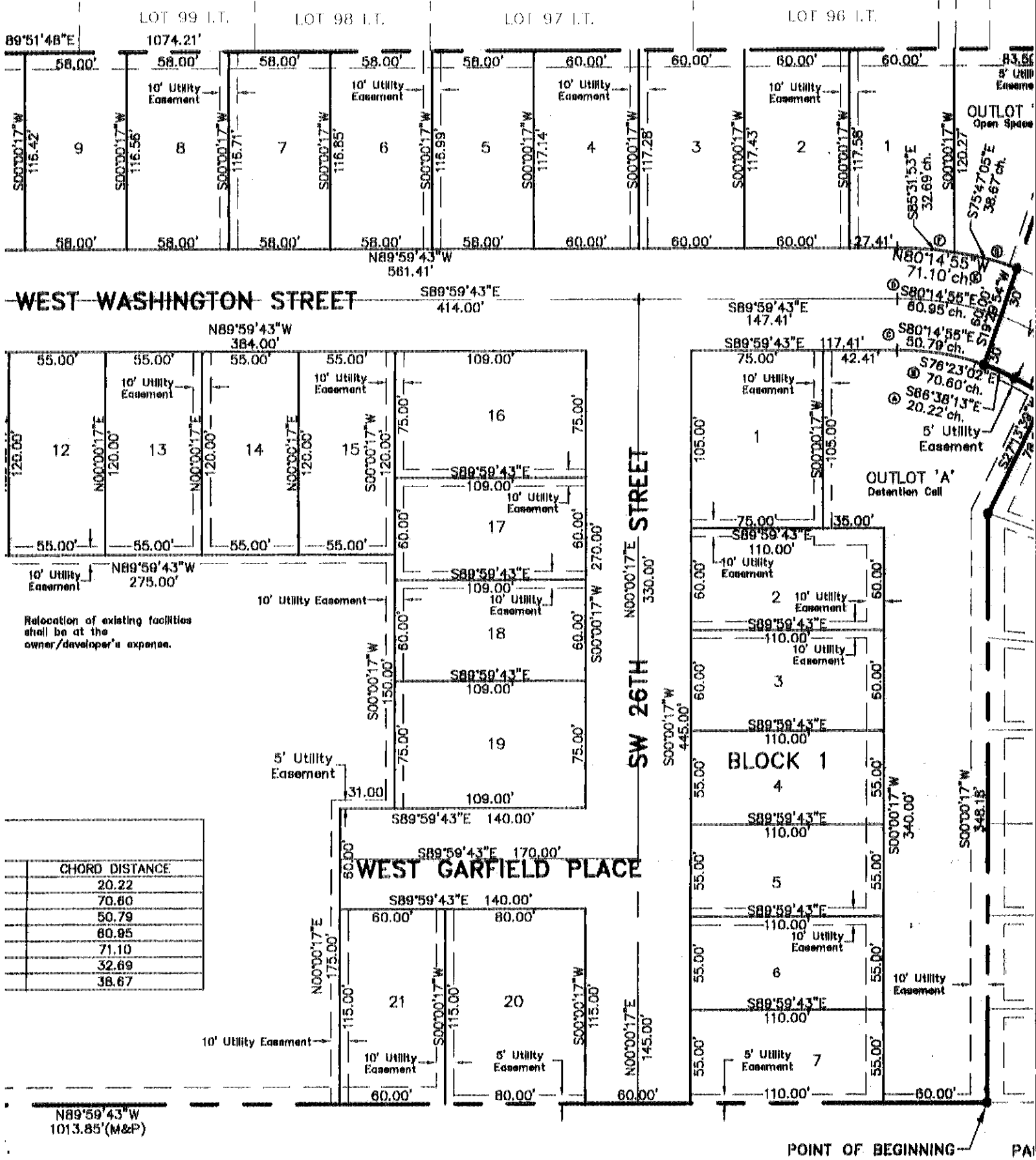
98612FP

FINAL PLAT

AT NO. 00013

2003 FEB -5 P 3: 06

W. BASTER COUNTY, NE



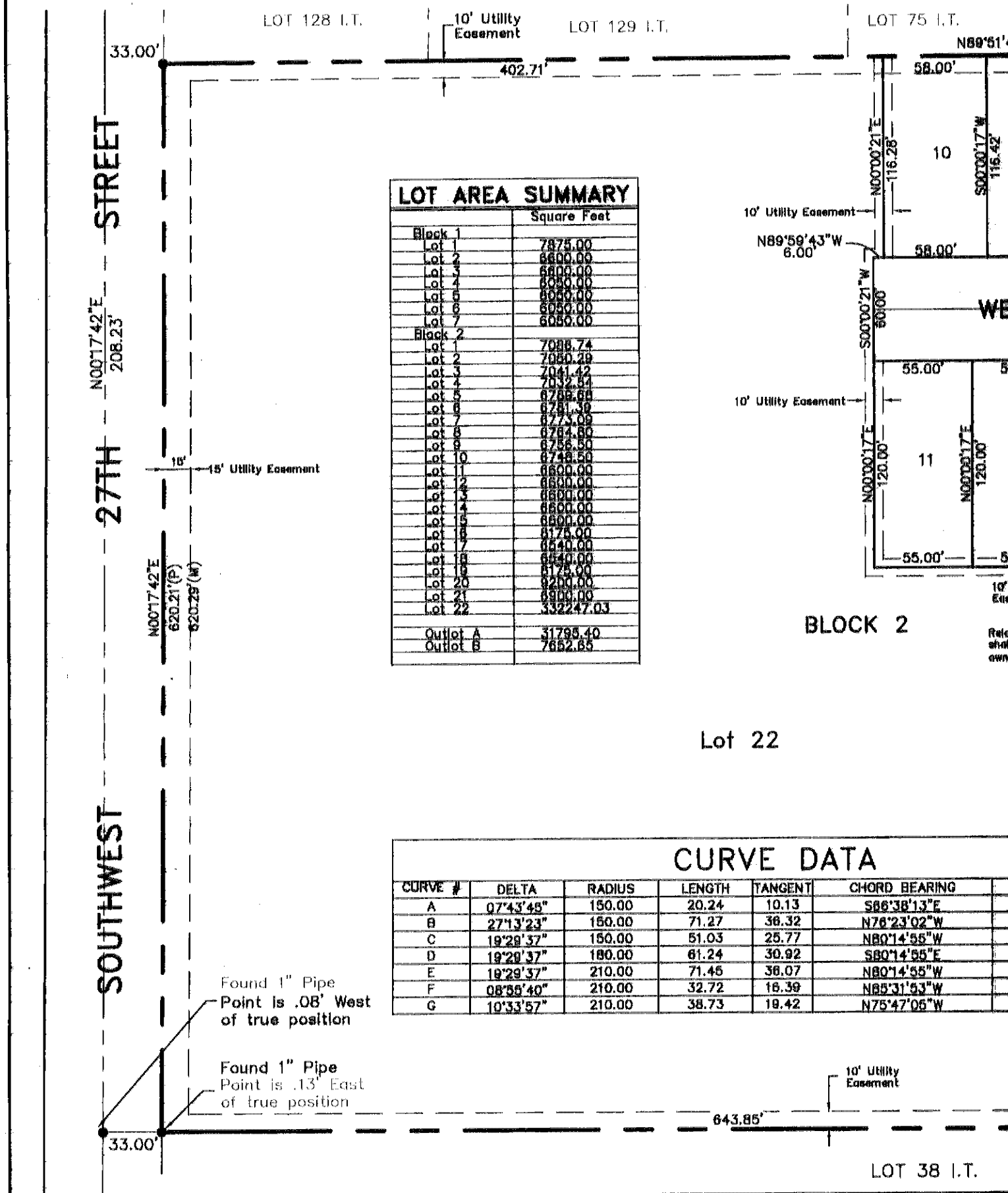
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PAI

ASPEN RIDGE FIRST ADDITION

ASPEN RIDGE PRELIMINARY PLAT

SCALE: 1" = 60'



LOT AREA SUMMARY	
	Square Feet
Block 1	
Lot 1	7875.00
Lot 2	6600.00
Lot 3	6600.00
Lot 4	6050.00
Lot 5	6050.00
Lot 6	6050.00
Lot 7	6050.00
Block 2	
Lot 1	7086.74
Lot 2	7086.29
Lot 3	7041.42
Lot 4	7032.84
Lot 5	6789.88
Lot 6	6781.36
Lot 7	6773.09
Lot 8	6764.80
Lot 9	6756.50
Lot 10	6748.20
Lot 11	6600.00
Lot 12	6600.00
Lot 13	6600.00
Lot 14	6600.00
Lot 15	6600.00
Lot 16	6175.00
Lot 17	6540.00
Lot 18	6540.00
Lot 19	6175.00
Lot 20	6200.00
Lot 21	6900.00
Lot 22	332247.03
Outlet A	31795.40
Outlet B	7652.85

CURVE DATA					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
A	07°43'45"	150.00	20.24	10.13	S86°38'13"E
B	27°13'23"	150.00	71.27	36.32	N78°23'02"W
C	19°28'37"	150.00	51.03	25.77	N80°14'55"W
D	19°28'37"	180.00	61.24	30.92	S80°14'55"E
E	19°28'37"	210.00	71.45	36.07	N80°14'55"W
F	08°55'40"	210.00	32.72	16.39	N85°31'53"W
G	10°33'57"	210.00	38.73	18.42	N75°47'05"W

SECTION FINAL PLAT

LAT NO. 00013

SURVEYOR'S CERTIFICATE

I certify that I have accurately surveyed and staked the foregoing Plat, to be known as Aspen Ridge First Addition.

Description of Outlot 'A', Aspen Ridge Addition to the City of Lincoln, 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 and more particularly described by its bounds as follows:

at the Southeast Corner of Outlot 'A' or the Southwest Corner of Lot 7, Block 2, Aspen Ridge Addition to the City of Lincoln, 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 and also said point is on the North Line of Lot 38 Irregular Tract of said Section 33; Thence N 89°59'43" W, and South Line of Outlot 'A' of said Aspen Ridge Addition or the North Line of Lot 38 Irregular Tracts of said Section 33, a distance of 100.00 feet to a point, being the Southwest Corner of Outlot 'A' of said Aspen Ridge Addition or a point on the East Right-of-way Line of said Southwest 27th Street; Thence N 00°17'42" E, and on the West Line of Outlot 'A' of said Aspen Ridge Addition or the East Right-of-way Line of said Southwest 27th Street, a distance of 620.29 feet to the point, being the Northwest Corner of Outlot 'A' of said Aspen Ridge Addition and also said point is on the South Line of Lot 128 Irregular Tract of said Section 33; Thence N 89°51'48" E, and on the East Line of Outlot 'A' of said Aspen Ridge Addition or the South Line of Lots 128, 129, 75, 89, 98, 97, 96, and Lot 95 Irregular Tracts of said Section 33, a distance of 1,074.21 feet to a point, being the Northeast Corner of Outlot 'A' or the Northwest Corner of Lot 3 of said Aspen Ridge Addition; Thence S 19°28'54" W, and on the East Line of Outlot 'A' or the West Line of Lot 4, Block 3 of said Aspen Ridge Addition, a distance of 197.87 feet to a point on the South Right-of-way Line of West Washington Street and also said point on a curve to the right; Thence on a curve to the right and on the North Line of Outlot 'A' of said Aspen Ridge Addition or the East Right-of-way Line of said West Washington Street, having a radius of 150.00 feet, an arc length of 20.24 feet and a central angle of 6°, a chord bearing of S 86°38'13" E, a chord distance of 20.22 feet to a point, being the Point of Tangency; Thence S 62°46'21" E, a distance of 22.43 feet to a point, being the Northwest Corner of Lot 1, Block 2 of said Aspen Ridge Addition; Thence S 27°13'38" W, and on the West Line of Outlot 'A' or the West Line of Lot 1, Block 2 of said Aspen Ridge Addition, a distance of 78.68 feet to a point, being the Northwest Corner of Lot 1 or the Northwest Corner of Lot 2, Block 2 of said Aspen Ridge Addition; Thence S 00°00'17" W, and on the East Line of Outlot 'A' or the West Line of Lots 2 through 7, Block 2 of said Aspen Ridge Addition, a distance of 348.18 feet to the point of beginning and containing a calculated area of 636,424.40 square feet or 14.610 acres, more or less.

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

This Plat was recorded on the 31th day of December, 2002.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as ASPEN RIDGE FIRST ADDITION, Instrument No. 01-058027 (hereinafter "Plat"), said lien being recorded in the Office of the Registrar of Deeds of Lancaster County, Nebraska as Instrument No. 02-038025 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electrical, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of the property 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.

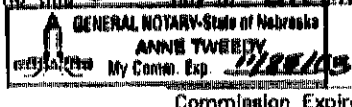
TierOne Bank
Kurt Groshans, Vice President
Kurt Groshans, Vice-President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER SS

On this 31 day of December, 2002, before me, Kurt Groshans, Vice-President of TierOne Bank, the foregoing instrument was acknowledged before me this 31 day of December, 2002, by Kurt Groshans, Vice-President of TierOne Bank.

[Signature]
Notary Public



Commission Expiration

FIRST ADDITION FINAL PLAT

PRELIMINARY PLAT NO. 00013

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the foregoing Plat, to be known as Aspen Ridge First Addition.

A Legal description of Outlot 'A', Aspen Ridge Addition to the City of Lincoln, located in the Northwest Quarter of the North Section 33, Township 10 North, Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska and more particular metes and bounds as follows:

Beginning at the Southeast Corner of Outlot 'A' or the Southwest Corner of Lot 7, Block 2, Aspen Ridge Addition to the City of Lincoln located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 10 North, Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska and also said point is on the North Line Lot 38 Irregular Tract of said Section 33; Thence N 89° 00' 00" E on the South Line of Outlot 'A' of said Aspen Ridge Addition or the North Line of Lot 38 Irregular Tracts of said Section 33, a distance of 1,013.85 feet to a point, being the Southwest Corner of Outlot 'A' of said Aspen Ridge Addition or a point on the East Right-of-way Line of Southwest 27th Street; Thence N 00° 17' 42" E, and on the West Line of Outlot 'A' of said Aspen Ridge Addition or the Right-of-way Line of said Southwest 27th Street, a distance of 620.29 feet to the point, being the Northwest Corner of Outlot 'A' of said Aspen Ridge Addition and also said point is on the South Line of Lot 12B Irregular Tract of said Section 33; Thence N 89° 00' 00" E on the North Line of Outlot 'A' of said Aspen Ridge Addition or the South Line of Lots 12B, 129, 75, 99, 98, 97, 96, and Lot 12C Tracts of said Section 33, a distance of 1,074.21 feet to a point, being the Northeast Corner of Outlot 'A' or the Northwest Corner of Lot 4, Block 3 of said Aspen Ridge Addition; Thence S 19° 29' 54" W, and on the East Line of Outlot 'A' or the West Line of Lot 4 of said Aspen Ridge Addition, a distance of 197.87 feet to a point on the South Right-of-way Line of West Washington Street; Thence S 74° 34' 45" E, and on the North Line of Outlot 'A' of said Aspen Ridge Addition or the South Right-of-way Line of said West Washington Street, having a radius of 150.00 feet, an arc length of 20.24 feet and a chord bearing of S 66° 38' 13" E, a chord distance of 20.22 feet to a point, being the Point of Tangency; Thence S 66° 38' 13" E, and on the North Line of Outlot 'A' of said Aspen Ridge Addition or the South Right-of-way Line of said West Washington Street, a distance of 22.43 feet to a point, being the Northwest Corner of Lot 1, Block 2 of said Aspen Ridge Addition; Thence S 00° 00' 17" E on the East Line of Outlot 'A' or the West Line of Lot 1, Block 2 of said Aspen Ridge Addition, a distance of 78.66 feet to the Southwest Corner of Lot 1 or the Northwest Corner of Lot 2, Block 2 of said Aspen Ridge Addition; Thence S 00° 00' 17" E on the East Line of Outlot 'A' or the West Line of Lots 2 through 7, Block 2 of said Aspen Ridge Addition, a distance of 348.18 feet of beginning and containing a calculated area of 636,424.40 square feet or 14.610 acres, more or less.

Permanent monuments have been found or set at all boundary corners, Street intersections, Street Centerline, Block Corner Tangency and curvature, as shown on the Plat in accordance with Title 26 of the Lincoln Municipal Code. Temporary markers placed at all Block Corners and the Owner will furnish to the City of Lincoln a staking bond to insure the placing of permits at all such Lot Corners prior to the construction on or conveyance of any lot shown on this Plat. All dimensions are checked unless otherwise shown and are in feet and decimals of a foot.

Signed this 30th day of December, 2002.

Mark A. Streit
MARK A. STREIT L.S. No. 1520

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as ASPEN RIDGE FIRST ADDITION (hereinafter "Plat"), said lien being recorded in the Office of the Registrar of Deeds of Lancaster County, Nebraska as Instr. 2002-03802B (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder and has not assigned the Lien to any other person.

By: Kurt Groshans Vice President
TierOne Bank
Kurt Groshans, Vice-President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 31 day of December, 2002 by Kurt Groshans, of TierOne Bank.

Ann Twedy
Notary Public

GENERAL NOTARY-State of Nebraska
ANN TWEDY
My Comm. Exp. 12/31/03
Commission Expiration

ASPEN RIDGE FIRS

ASPEN RIDGE PRE

DEDICATION

The foregoing Plat of Aspen Ridge First Addition, being a subdivision of Outlot 'A', Aspen Ridge Addition to the City of Lincoln, 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, more fully described in the Surveyor's Certificate is made with 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 municipality, Alitel, 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, equipment for the distribution of electricity, gas, telephone, cable television, wastewater collectors, storm drains, water mains, and appurtenances thereto, over, upon, or under any easements shown on the foregoing Plat. The construction or location of any built structure, excluding fences, over, upon, 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 improvement or vegetation over, upon or under any easement shown thereon.

The relocation of existing facilities shall be at the owner/developer's expense.

West Washington Street, SW 26th Street and West Garfield Place are all hereby dedicated to the Public.

WITNESS MY HAND this 31 day of December, 2002

Owner of Record: Outlot 'A', Aspen Ridge Addition to the City of Lincoln, 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

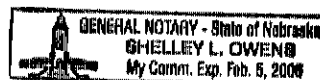
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Robert L. Benes, President of Aspen Builders, Incorporated, a Nebraska corporation, on behalf of the corporation.

Shelley L. Owens
Notary Public

Feb. 5, 2006
Commission Expiration



PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication on this day of January, 2003 by Resolution Number PC-00791.

Attest: [Signature]
Chair