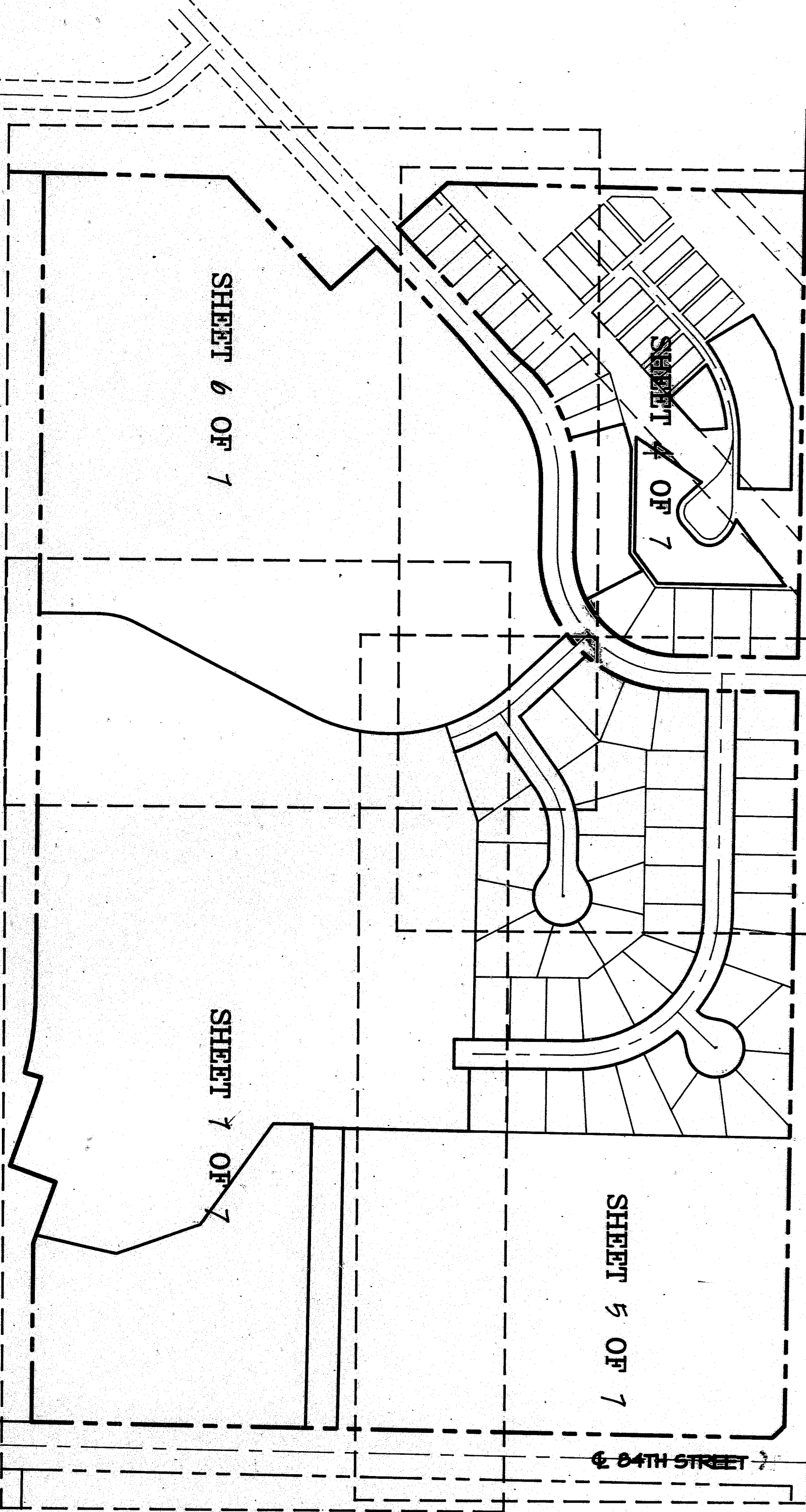


# CROWN POINTE ISLANDS ADDITION

A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT

← VAN DORN STREET



SHEET 4 OF 7

SHEET 6 OF 7

SHEET 7 OF 7

SHEET 5 OF 7

VAN DORN ACRES PLANNED UNIT DEVELOPMENT

← 24TH STREET

← 24TH STREET →

TOTAL LOTS = 78  
TOTAL OUTLOTS = 4

SCALE 1" = 200'-0"



# CROWN POINTE ESTATES ADDITION

## A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT

### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of Crown Pointe Estates Addition, a portion of Van Dorn Acres Planned Unit Development, a subdivision of Outlots A, B, and C, Block 1, and Outlots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, Block 2, Van Dorn Acres Addition, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Northeast Corner of said Section 3, thence in a Westerly direction along the North line of said Section a distance of 50.0 feet; thence in a Southerly direction along a line parallel to and 50.0 feet from the East line of said Section a distance of 75.0 feet to the Point of Beginning. Thence along a line 50.0 feet West of and parallel to the East line of said Quarter Section on a bearing of S. 0° 48' 22" W., a distance of 1545.99 feet; thence on a bearing of N. 89° 46' 06" W., a distance of 371.66 feet; thence on a bearing of N. 70° 24' 46" W., a distance of 135.68 feet; thence S. 19° 35' 14" W., a distance of 100.0 feet; thence on a bearing of N. 70° 24' 46" W., a distance of 150.0 feet to a point of curvature on a 631.0 foot radius curve to the Left, an arc distance of 44.52 feet, subtending a central angle of 4° 02' 33"; and producing a long chord of 44.51 feet, bearing N. 72° 28' 02" W.; thence on a bearing of S. 16° 01' 02" W., a distance of 36.0 feet to a point on a 595.0 foot radius curve to the Left, an arc distance of 158.72 feet, subtending a central angle of 15° 17' 04"; and producing a long chord of 158.26 feet, bearing N. 82° 07' 34" W.; thence on a bearing of N. 89° 48' 06" W., a distance of 1717.04 feet; thence on a bearing of N. 0° 59' 00" E., a distance of 384.02 feet; thence on a bearing of N. 47° 11' 12" E., a distance of 316.59 feet; thence on a bearing of N. 42° 48' 48" W., a distance of 130.0 feet, to the South line of Ringneck Drive; thence on a bearing of N. 47° 11' 12" E., a distance of 259.80 feet; thence on a bearing of N. 49° 28' 38" E., a distance of 150.12 feet to a point on a 264.0 foot radius curve to the Right, an arc distance of 199.97 feet, subtending a central angle of 43° 23' 59" and producing a long chord of 195.22 feet, bearing N. 68° 53' 12" E.; thence on a bearing of S. 89° 24' 49" E., a distance of 140.41 feet to a point of curvature on a 286.0 foot radius curve to the Left, an arc distance of 449.25 feet, subtending a central angle of 90° 00' 00" and producing a long chord of 404.46 feet, bearing N. 45° 35' 11" E.; thence on a bearing of N. 0° 35' 11" E., a distance of 255.71 feet; thence on a bearing of S. 44° 18' 14" E., a distance of 1528.44 feet; thence on a bearing of S. 44° 18' 14" E., a distance of 35.29 feet, to the Point of Beginning and containing 78.01 Acres.

Referring to the North Quarter Corner of said Section 3, thence in a Southerly direction along the North South Center line of said Section a distance of 50.0 feet to the Point of Beginning. Thence in an Easterly direction on a bearing of S. 89° 24' 49" E., a distance of 355.60 feet; thence on a bearing of S. 85° 24' 34" E., a distance of 100.24 feet; thence on a bearing of N. 89° 35' 02" E., a distance of 400.06 feet; thence on a bearing of S. 89° 24' 49" E., a distance of 114.49 feet to the West line of South 79th of Street; thence on a bearing of S. 0° 35' 11" W., a distance of 235.71 feet to a point of curvature on a 214.0 foot radius curve to the Right, an arc distance of 336.15 feet, subtending a central angle of 90° 00' 00" and producing a long chord of 302.84 feet, bearing S. 45° 35' 11" W.; thence on a bearing of N. 89° 24' 49" W., a distance of 140.41 feet to a point of curvature on a 336.0 foot radius curve to the Left, an arc distance of 254.51 feet, subtending a central angle of 43° 23' 59" and producing a long chord of 248.47 feet, bearing S. 68° 53' 12" W.; thence on a bearing of S. 41° 28' 34" W., a distance of 60.30 feet; thence on a bearing of S. 47° 11' 12" W., a distance of 349.80 feet; thence on a bearing of N. 42° 48' 48" W., a distance of 140.24 feet; thence on a bearing of N. 0° 59' 00" E., a distance of 745.62 feet, to the Point of Beginning and containing 12.69 Acres.

Permanent monuments have been placed at all lot corners on the boundary of this subdivision, and within the plat at the centerline of all street intersections, including abutting streets and on the centerline at points of tangency and curvature.

Temporary markers have been placed at block corners within the subdivision and points of tangency along the periphery of each block, and the subdivider will post a survey to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or the conveyance of any lot shown on this final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

### DEDICATION

The foregoing plat, known as Crown Pointe Estates Addition, a subdivision of Outlots A, and B, Block 1, and Outlots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, Block 2, Van Dorn Acres Addition, is made with the free consent and in accordance with the desires of the undersigned, the owners, and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal corporation, the LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., MINNEAPOLIS, their successors and assigns, to allow entry for the purpose of construction, reconstruction, 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 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 is hereby prohibited.

The construction or location of any fence or other improvement which obstructs drainage is hereby prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

The City of Lincoln, Nebraska, its successors or assigns is hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

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.

Direct vehicular access to South 84th Street is relinquished, except at the locations shown on the approved preliminary plat and planned unit development.

Direct vehicular access to Van Dorn Street is relinquished, except at the locations shown on the approved preliminary plat and planned unit development.

The streets shown thereon are hereby dedicated to the public.

This Addition is part of, and subject to, all requirements and provisions of Van Dorn Acres Final Planned Unit Development as approved by the City Council.

All outlots are hereby reserved for future building or occupancy after plating and subdivision.

Outlots are hereby non-buildable until the outlot has been final platted as a buildable lot in accordance with the Van Dorn Acres Preliminary Plat and planned unit development.

Access is hereby relinquished to the south 30 feet of Crown Pointe Road until such time as Crown Pointe Road is extended to the south and the temporary turn around is removed.

Outlot 'C', Block 4, hereby has access to 84th Street across Outlot 'B', Block 4.

Blanket utility easements are hereby granted over all outlots.

PLANNING COMMISSION APPROVAL

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS 7th DAY OF July, 1993.

*Thomas J. DeWitt*  
CHAIR OF PLANNING COMMISSION

CITY COUNCIL APPROVAL & ACCEPTANCE

THE FOREGOING PLAT AND DEDICATION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA BY ORDINANCE NO. 1619B PASSED ON THIS 18th DAY OF October, 1993.

*Paula M. Weber*  
CITY CLERK

Witness my hand this 7th day of July, 1993.

*Sally Wysoly*  
Sally Wysoly, President of the Board

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 7th day of July, 1993 before me, the undersigned, a notary public, personally came *Sally Wysoly*, President of the Board of the School District of the City of Lincoln, in the County of Lancaster, in the State of Nebraska, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and she acknowledged the same to be her voluntary act and deed.

*Paula M. Weber*  
Notary Public

Witness my hand this 7 day of July, 1993.

*Marie A. Herbert*  
Marie A. Herbert, Trustee husband of Jack A. Herbert

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 7th day of July, 1993 before me, the undersigned, a notary public, personally came Jack A. Herbert, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and he acknowledged the same to be his voluntary act and deed.

*Alvan M. Miller*  
Notary Public

*Maria A. Herbert*  
Maria A. Herbert, Trustee wife of Jack A. Herbert

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 7th day of July, 1993 before me, the undersigned, a notary public, personally came *Maria A. Herbert*, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and she acknowledged the same to be her voluntary act and deed.

*Alvan M. Miller*  
Notary Public

*Glen E. Herbert*  
Glen E. Herbert husband of Inez M. Herbert

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 7th day of July, 1993 before me, the undersigned, a notary public, personally came Glen E. Herbert, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and he acknowledged the same to be his voluntary act and deed.

*Alvan M. Miller*  
Notary Public

*Inez M. Herbert*  
Inez M. Herbert wife of Glen E. Herbert

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 7th day of July, 1993 before me, the undersigned, a notary public, personally came *Inez M. Herbert*, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and she acknowledged the same to be her voluntary act and deed.

*Alvan M. Miller*  
Notary Public

*Paula M. Weber*  
Paula M. Weber, Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 7th day of July, 1993 before me, the undersigned, a notary public, personally came *Paula M. Weber*, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and she acknowledged the same to be her voluntary act and deed.

*Alvan M. Miller*  
Notary Public

*Alvan M. Miller*  
Alvan M. Miller, Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } SS  
COUNTY OF LANCASTER }

On this 15th day of June, 1993 before me, the undersigned, a notary public, personally came *Alvan M. Miller*, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and she acknowledged the same to be her voluntary act and deed.

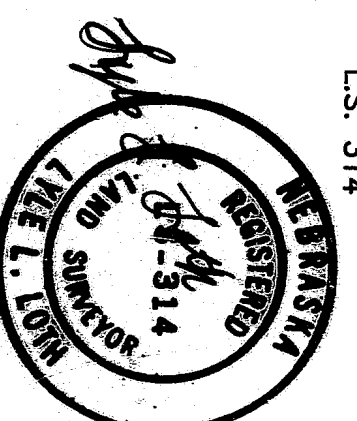
*Alvan M. Miller*  
Notary Public



Signed this 18th day of August, 1993

*Alvan M. Miller*  
Notary Public

L.S. 314



**CROWN POINTE EAST ATTERS ADDITION**  
**A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT**

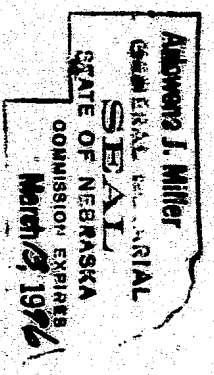
Witness my hand and seal this 18<sup>th</sup> day of August, 1975.

*[Signature]*  
F. DUDIG, Notary Public  
CROWN POINTE DEVELOPMENT CO., INC.

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF LANCASTER } SS

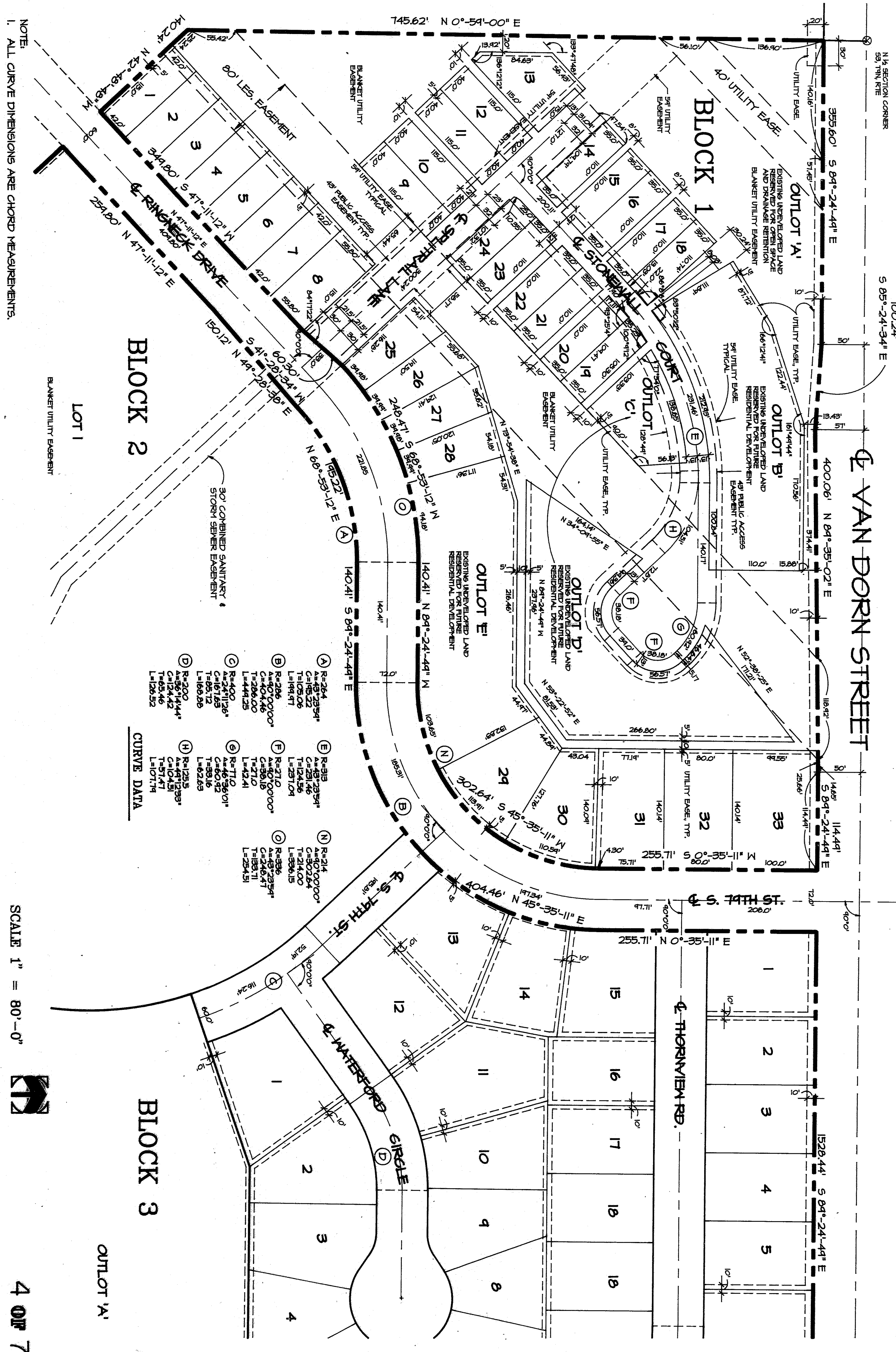
On this 18<sup>th</sup> day of August, 1975, before me, the undersigned, a notary public, personally came Edmund Larsen, President of Crown Pointe Development Co., INC., to me personally known to be the identical person whose name is affixed to the foregoing instruments, and he acknowledged the same to be his voluntary act and deed.

My commission expires the 18<sup>th</sup> day of March, 1982.  
*[Signature]*  
Notary Public



# CROWN POINTE ESTATES ADDITION

## A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT



**CURVE DATA**

(A)	R=284	(E)	R=315	(N)	R=214
(B)	R=286	(F)	R=270	(O)	R=336
(C)	R=400	(G)	R=710	(P)	R=336
(D)	R=200	(H)	R=125	(Q)	R=336
	C=161.75		C=60.92		C=246.47
	T=85.12		L=62.65		L=254.51
	L=169.56		L=107.74		

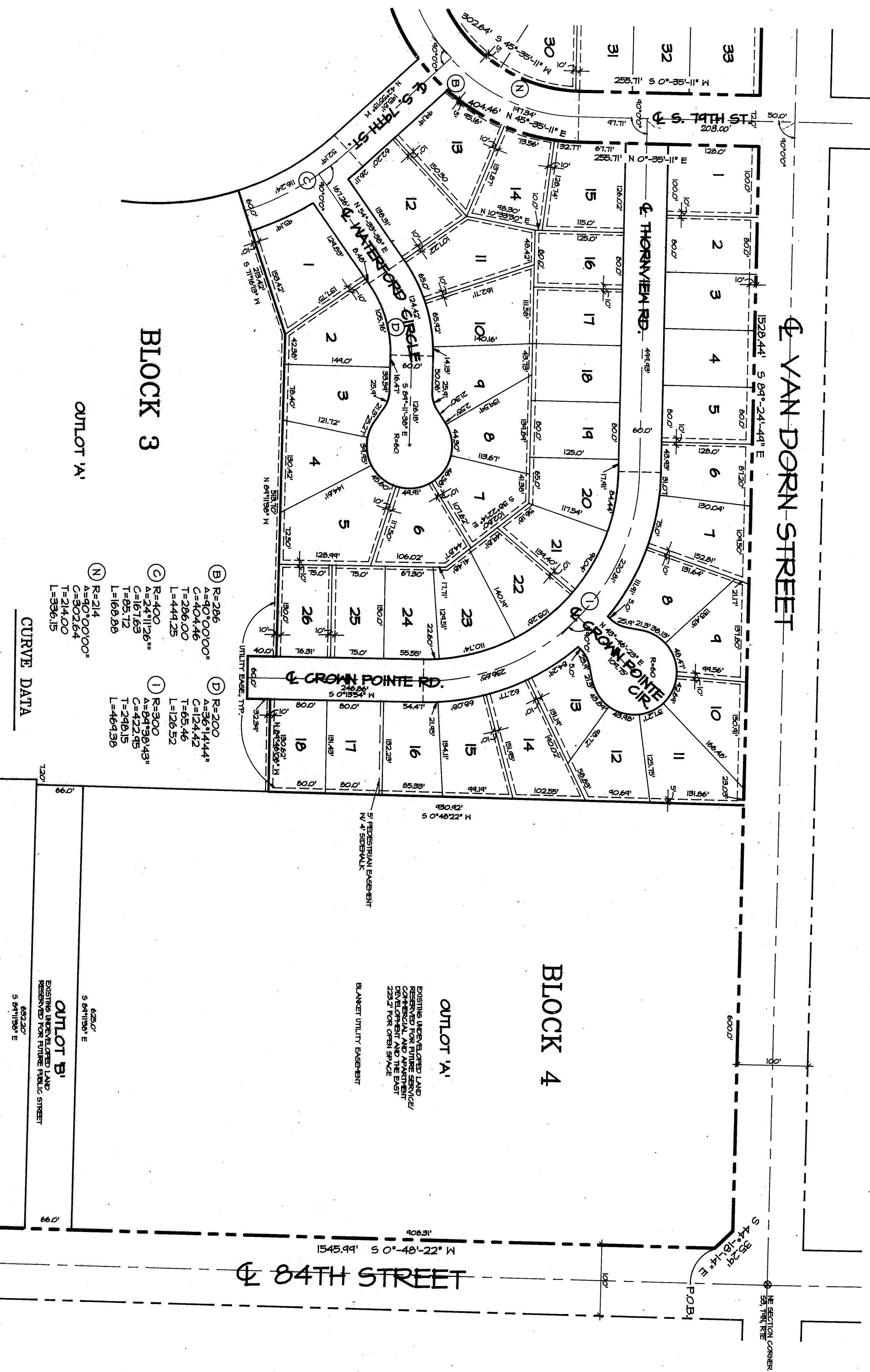
NOTE:  
1. ALL CURVE DIMENSIONS ARE CHORD MEASUREMENTS.

SCALE 1" = 80'-0"



# CROWN POINTE EST ATRES ADDITION

## A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT




**CURVE DATA**

(B)	R=286 A=90°00'00" C=404.46 T=286.00 L=444.25	(D)	R=200 A=36°14'44" C=124.42 T=65.46 L=126.52
(C)	R=400 A=24°11'26" C=161.65 T=85.12 L=168.88	(I)	R=300 A=81°38'43" C=422.95 T=248.15 L=464.38
(N)	R=214 A=90°00'00" C=302.64 T=214.00 L=386.15		

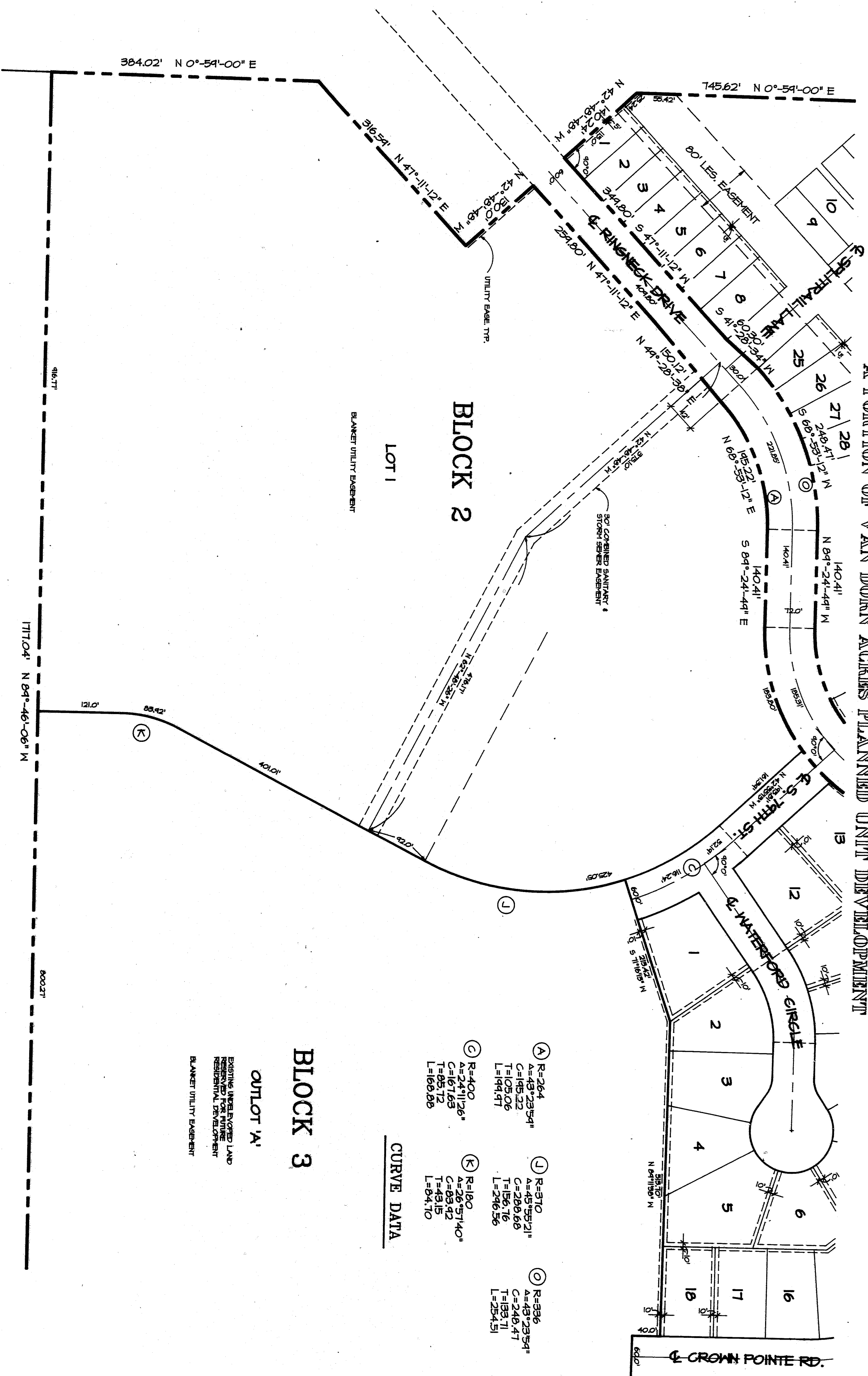
NOTE:  
1. ALL CURVE DIMENSIONS ARE CHORD MEASUREMENTS.

SCALE 1" = 100'-0"



# CROWN POINTE ESTATES ADDITION

A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT



**CURVE DATA**

(A)	R=264 A=43°23'54" C=145.22 T=105.06 L=144.47	(J)	R=370 A=45°55'21" C=286.68 T=156.76 L=246.56	(K)	R=336 A=43°23'54" C=248.47 T=133.71 L=254.51
(C)	R=400 A=24°11'26" C=167.63 T=85.72 L=166.88	(L)	R=180 A=26°57'40" C=83.42 T=43.15 L=84.10		

**BLOCK 3**  
OUTLOT 'A'

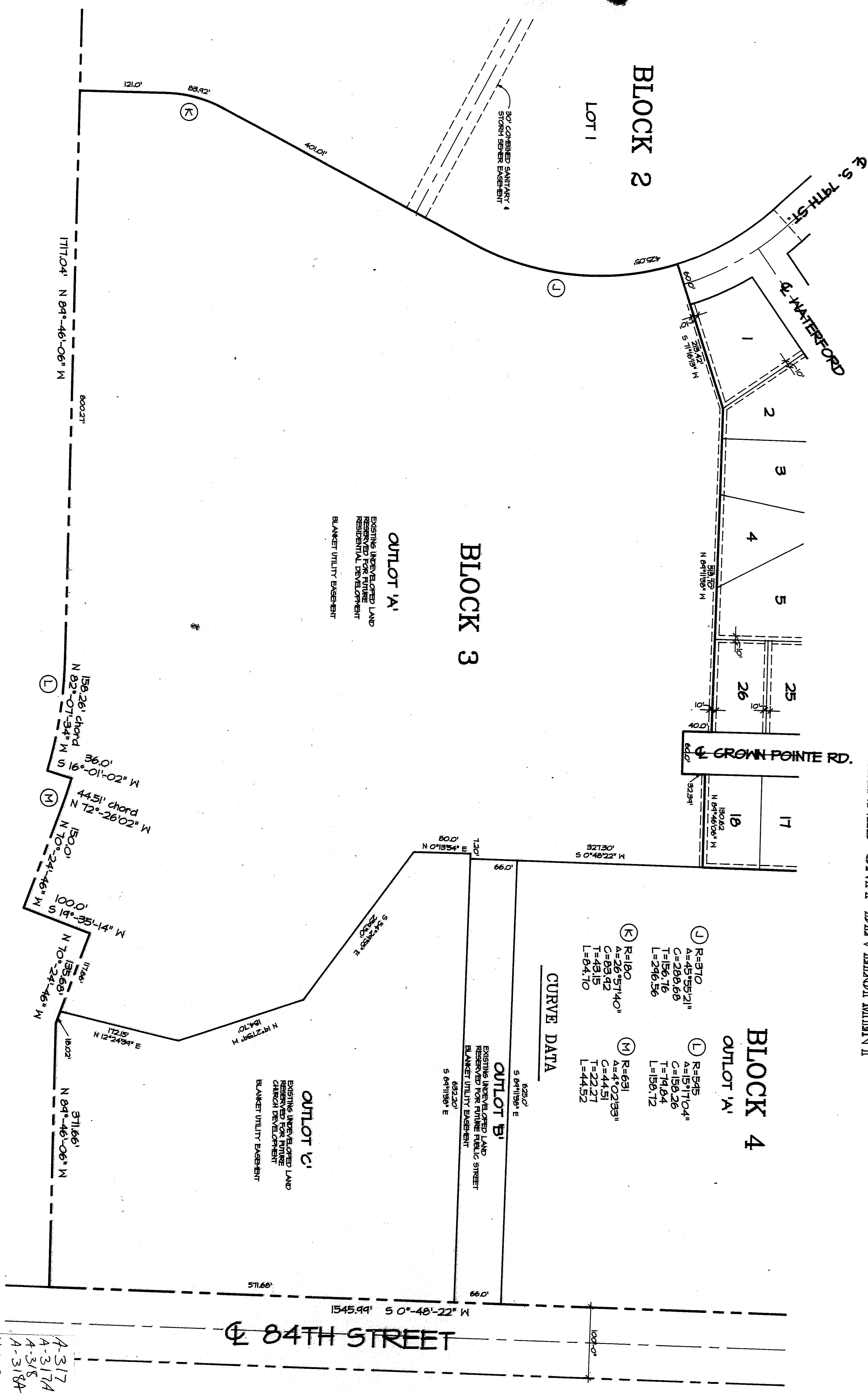
EXISTING UNDEVELOPED LAND  
RESERVED FOR FUTURE  
RESIDENTIAL DEVELOPMENT  
BLANKET UTILITY EASEMENT

NOTE: ALL CURVE DIMENSIONS ARE CHORD MEASUREMENTS.

SCALE 1" = 100'-0"

# CROWN POINTE ESTABLISHMENTS ADDITION

## A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT



NOTE:  
1. ALL CURVE DIMENSIONS ARE CHORD MEASUREMENTS.

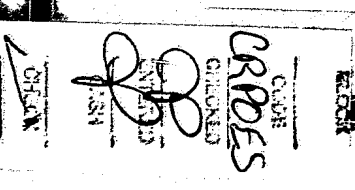
SCALE 1" = 100'-0"

LANCASTER COUNTY, NEB  
NOV 2 9 33 AM '93

1876  
7 OF 7

A-317  
A-317A  
A-318  
A-318A  
#2697

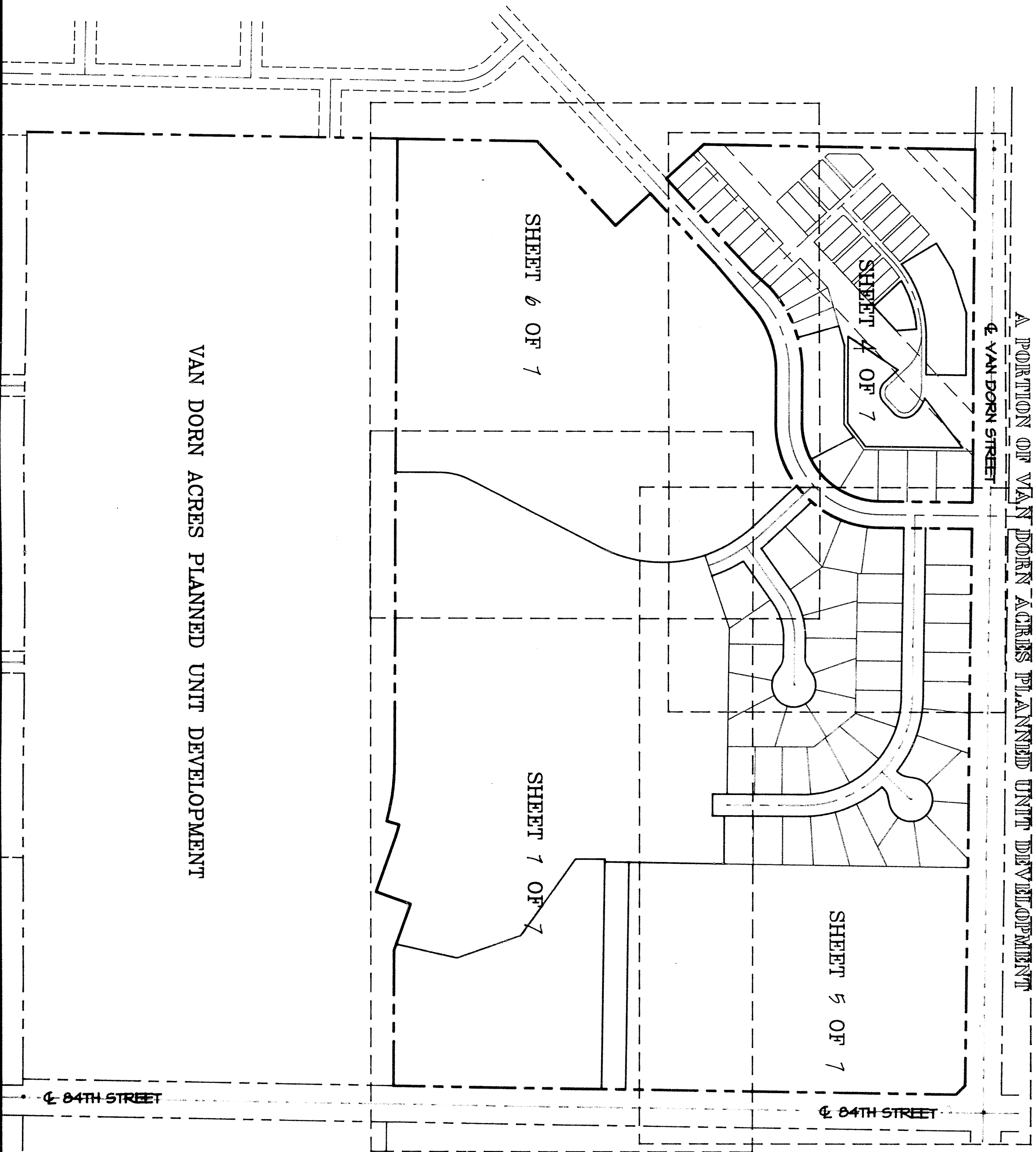
PLAT NO. 93, 49878



# CROWN POINTE ESTATES ADDITION

A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT

☪ VAN DORN STREET



VAN DORN ACRES PLANNED UNIT DEVELOPMENT

TOTAL LOTS = 76  
TOTAL OUTLOTS = 4

SCALE 1" = 200'-0"





CROWN POINTE ESTATES ADDITION  
A PORTION OF VAN DORN ACRES PLANNED UNIT DEVELOPMENT

Witness my hand this 18<sup>th</sup> day of August, 1993.  
*F. Duane Larson*  
F. Duane Larson, President  
CROWN POINTE DEVELOPMENT CO., INC.

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA }  
COUNTY OF LANCASTER } SS

On this 18<sup>th</sup> day of August, 1993 before me, the undersigned, a notary public, personally came F. Duane Larson, President of Crown Pointe Development Co., INC., to me personally known to be the identical person whose name is affixed to the foregoing instruments, and he acknowledged the same to be his voluntary act and deed.

*Alwynne J. Miller*  
Alwynne J. Miller, Notary Public  
My commission expires the 13<sup>th</sup> day of March, 1996.

Alwynne J. Miller  
Notary Public  
STATE OF NEBRASKA  
COMMISSION EXPIRES  
March 13, 1996