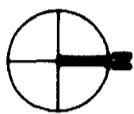


LEGEND

- UE UTILITY EASEMENT
- D DEED DISTANCE
- M DISTANCES AND BEARINGS MEASURED IN THIS SURVEY.
- FOUND CORNER
- SET 1"x24" PIPE
- NOT A PART OF THIS SURVEY

NOTE: CURVE DISTANCES ARE ALONG CHORDS.

SCALE: 1" = 100'



CROWN POINTE ESTATES

6TH ADDITION

FINAL PLAT

BASED ON VAN DORN ACRES P.L.D. #2751

DEDICATION

THE FOREGOING PLAT OF THE SUBDIVISION TO BE KNOWN AS "CROWN POINTE 6TH ADDITION", A SUBDIVISION OF THE REMAINING PORTION OF OUTLOT "A", BLOCK 4, CROWN POINTE ESTATES ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE 6TH PM, 15 MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNERS.

THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALL TEL, THE 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 DISTRIBUTION OF ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINAGE, WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER ANY EASEMENTS 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.

ANY CONSTRUCTION OR GRADE CHANGES IN LINCOLN ELECTRIC SYSTEM (LES) TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS.

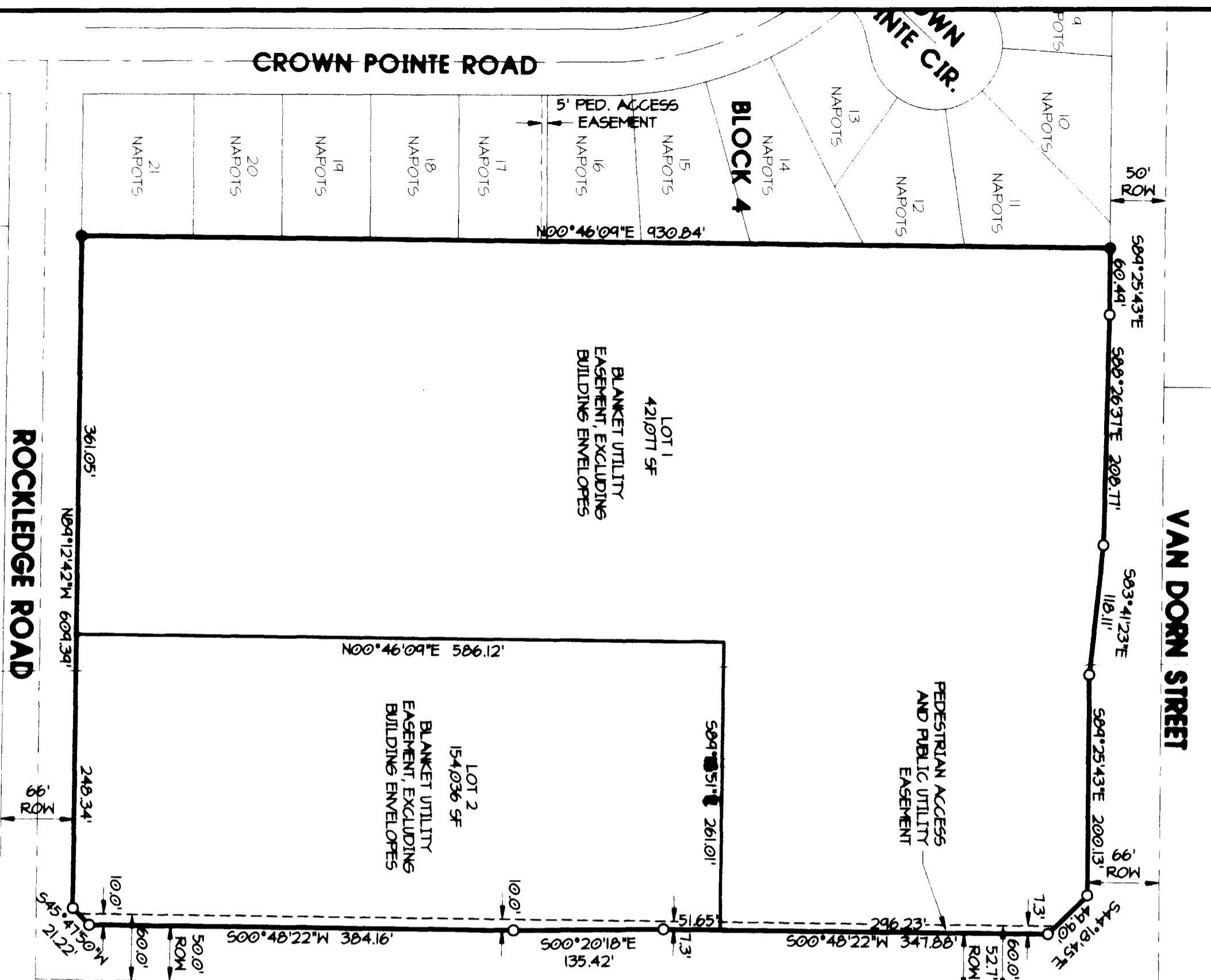
THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF ANY REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

ANY RELOCATION OF EXISTING FACILITIES SHALL BE AT OWNERS/DEVELOPER'S EXPENSE.

DIRECT VEHICULAR ACCESS TO VAN DORN AND 84TH STREETS FROM LOT 1, AND TO 84TH STREET AND ROCKLEDGE ROAD FROM LOTS 15 RELINQUISHED EXCEPT AS SHOWN ON THE APPROVED PLANS

A PEDESTRIAN EASEMENT IS HEREBY DEDICATED BETWEEN THE WEST LIMIT OF THE PLAT AND VAN DORN STREET AND 84TH STREET ALONG AN UNPECIFIED SIDEWALK CONNECTION, AS IT WILL EXIST FROM TIME TO TIME.

84TH STREET



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, THE SUBDIVISION TO BE KNOWN AS "CROWN POINTE 6TH ADDITION", A SUBDIVISION OF THE REMAINING PORTION OF OUTLOT "A", BLOCK 4, CROWN POINTE ESTATES ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE 6TH PM, LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY 50.0 FOOT RIGHT-OF-WAY LINE OF VAN DORN STREET AS PLATTED IN THE CITY OF LINCOLN, ON AN ASSIGNED BEARING OF SOUTH 84 DEGREES 25 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 60.44 FEET
 THENCE SOUTH 89 DEGREES 26 MINUTES 37 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, FOR A DISTANCE OF 200.77 FEET
 THENCE SOUTH 83 DEGREES 41 MINUTES 23 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, FOR A DISTANCE OF 110.11 FEET
 THENCE SOUTH 84 DEGREES 25 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF VAN DORN STREET, FOR A DISTANCE OF 200.13 FEET
 THENCE SOUTH 44 DEGREES 10 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 49.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AS PLATTED IN THE CITY OF LINCOLN
 THENCE SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 84TH STREET, FOR A DISTANCE OF 347.05 FEET
 THENCE SOUTH 00 DEGREES 20 MINUTES 10 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 84TH STREET, FOR A DISTANCE OF 135.42 FEET
 THENCE SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 84TH STREET, FOR A DISTANCE OF 304.16 FEET
 THENCE SOUTH 45 DEGREES 47 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 21.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROCKLEDGE ROAD AS PLATTED IN THE CITY OF LINCOLN
 THENCE NORTH 84 DEGREES 12 MINUTES 42 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ROCKLEDGE ROAD, FOR A DISTANCE OF 609.34 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A",
 THENCE NORTH 00 DEGREES 46 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT "A", FOR A DISTANCE OF 430.84 FEET TO THE POINT OF BEGINNING

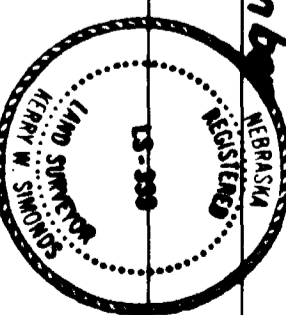
TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS TWO LOTS AND A TOTAL OF 13.20 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS, BLOCK CORNERS, STREET INTERSECTIONS, POINTS OF CURVATURE AND AT ALL OTHER POINTS REQUIRED BY THE CITY OF LINCOLN, LAND SUBDIVISION ORDINANCE, TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS SHOWN OTHERWISE, AND ARE IN FEET OR DECIMALS OF A FOOT.

SIGNED THIS 1ST DAY OF December 2003

Henry W. Diamond
 HENRY W. DIAMOND
 LAND SURVEYOR
 LINCOLN, NEBRASKA
 L.S. NO. 335



APPROVAL OF PLANNING DIRECTOR

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26-11-060 OF THE L.M.C. HEREBY APPROVES THIS FINAL PLAT.

SIGNED THIS 31ST DAY OF DECEMBER 2003

ATTEST: *Debra J. Weiler*
 DEBRA J. WEILER
 SHEET 1 OF 1

ACKNOWLEDGMENT OF NOTARY

Glenn Herbert
 GLENN HERBERT, PARTNER
 HERBERT BROTHERS, A NEBRASKA GENERAL PARTNERSHIP

WITNESS MY HAND THIS 2 DAY OF Dec. 2003

STATE OF NEBRASKA 55
 COUNTY OF LANCASTER 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GLENN HERBERT, PARTNER, HERBERT BROTHERS, A NEBRASKA GENERAL PARTNERSHIP

THIS 2 DAY OF December, 2003

James P. Kuan
 JAMES P. KUAN
 APRIL 24 2004
 COMMISSION EXPIRES



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INST. NO 2004

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