

# TABITHA ADDITION

## FINAL PLAT BASED UPON SPECIAL PERMIT 384F

**J STREET**

S89°55'56"E 662.19'

S 89°55'56" E

S89°55'56"E  
599.18'

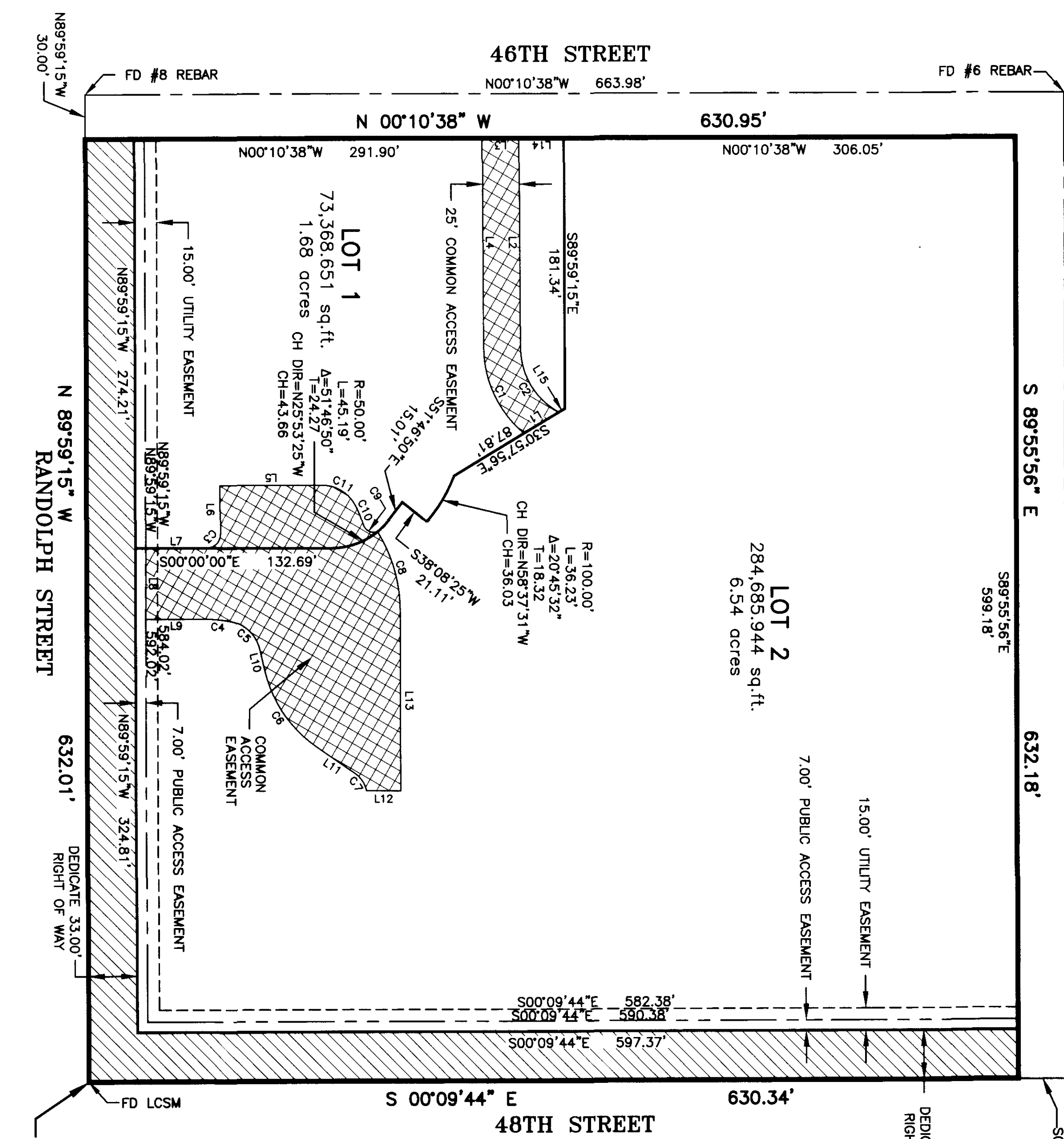
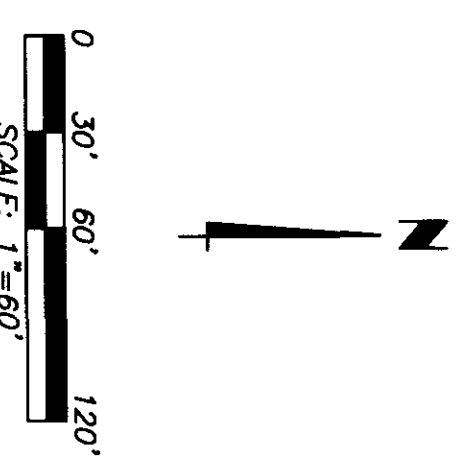
632.18'

FD #5 REBAR  
S00°09'44"E  
33.00'

TABITHA

#4640

Trst. # 2009030246 Fr-1 Jun 05 12:50:40 CDT 2009  
Lancaster County Assessor/Registrar of Deeds Office  
Lancaster County Assessor/Registrar of Deeds Office  
Plat  
Page 2



LINE	LENGTH	BEARING
L1	27.48	N30°57'56"W
L2	140.36	S89°49'22"W
L3	23.00	S00°10'38"E
L4	140.36	N89°49'22"E
L5	69.28	S00°10'38"E
L6	32.47	N89°49'22"E
L7	41.40	S00°00'00"E
L8	47.59	S89°59'15"E
L9	41.41	N00°00'00"E
L10	15.28	N76°37'26"E
L11	31.90	N34°33'42"E
L12	23.21	N00°00'00"E
L13	120.74	N90°00'00"W
L14	30.38	S00°10'38"E
L15	4.74	S30°57'56"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIR	CHORD LENGTH
C1	65.65	74.50	50°29'10"	35.13	N64°34'46"E	63.54
C2	52.94	49.50	61°16'20"	29.32	N59°11'12"E	50.45
C3	14.95	9.50	90°10'38"	9.53	N45°05'19"W	13.46
C4	16.33	90.00	10°23'51"	8.19	S05°11'55"W	16.31
C5	28.90	25.00	66°13'35"	16.31	S43°30'39"W	27.31
C6	62.40	85.00	42°03'45"	32.68	N55°35'34"E	61.01
C7	14.04	18.00	44°40'56"	7.40	S56°54'10"W	13.68
C8	55.92	100.00	32°02'23"	28.71	S73°57'37"W	53.19
C9	12.58	7.50	96°06'41"	8.35	N27°52'30"E	11.16
C10	15.08	50.00	17°16'35"	7.60	S67°17'33"W	15.02
C11	25.67	25.00	58°49'53"	14.10	S29°14'19"W	24.56

P.O.B.  
CENTER SECTION  
29-110N-R7E

SHEET 1 OF 2

**TABITHA ADDITION**  
FINAL PLAT BASED UPON SPECIAL PERMIT 384F

**SURVEYOR'S CERTIFICATION**

I, JOHN R. EGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT PERMANENT METAL MONUMENTS HAVE BEEN FOUND OR SET AT EACH OF THE FINAL PLAT CORNERS ON THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE OF EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE. PERMANENT METAL MONUMENTS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER. ALL DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED AND ALL DISTANCES ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE FOREGOING PLAT, KNOWN AS TABITHA ADDITION, A SUBDIVISION COMPOSED OF LOT 22, IRREGULAR TRACT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

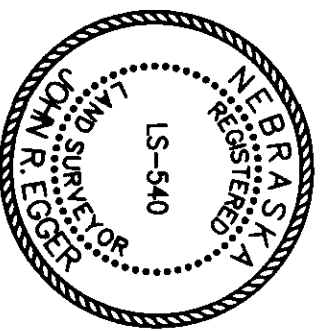
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, EXCEPT FOR THE NORTH 33.00 FEET AND EXCEPT FOR THE WEST 30.00 FEET THEREOF,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 22, THENCE N 89°59'15" W, ASSUMED BEARING, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 632.01 FEET; THENCE N 00°10'38" W, ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 630.95 FEET; THENCE S 89°55'56" E, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 632.18 FEET; THENCE S 00°09'44" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 630.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 398,623.783 SQUARE FEET, 9.15 ACRES.

*John R. Egger*  
JOHN R. EGGER RLS # 540  
HWS CONSULTING GROUP  
P.O. BOX 80358  
825 "J" STREET  
LINCOLN, NEBRASKA  
68501-0358



*May 14, 2009*  
DATE

**PLANNING DIRECTOR'S APPROVAL**

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26:11.060 OF THE L.M.C., HEREBY APPROVES THIS PLAT.

*Paul Hancock*  
PLANNING DIRECTOR

*June 1, 2009*  
DATE

**DEDICATION**

THE FOREGOING PLAT, KNOWN AS TABITHA ADDITION, A SUBDIVISION COMPOSED OF LOT 22, IRREGULAR TRACT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA, INC., TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, BLACK HILLS ENERGY, AND LINCOLN ELECTRIC SYSTEM, 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 DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON OR UNDER THE 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 SHALL BE PROHIBITED.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 AND 2 AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES, THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PUBLIC ACCESS EASEMENT SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PUBLIC ACCESS EASEMENT.

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

ACCESS TO SOUTH 48TH STREET AND RANDOLPH STREET IS RELINQUISHED EXCEPT FOR THE EXISTING ACCESS ONTO RANDOLPH STREET AS SHOWN.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

WITNESS MY HAND THIS *14<sup>th</sup>* DAY OF *May*, 2009.

*Keith Fickenscher*  
KEITH FICKENSCHER CEO  
TABITHA INC., A NEBRASKA NOT-FOR PROFIT CORPORATION

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS *14* DAY OF *May*, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KEITH FICKENSCHER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS CEO OF TABITHA INC., A NEBRASKA NOT-FOR PROFIT CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

*James K. Nguyen*  
NOTARY PUBLIC

