

# ASHLEY HEIGHTS COMMERCIAL CENTER

## FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 00005, AND USE PERMIT NO. 04003 FOR  
ASHLEY HEIGHTS ADDITION)

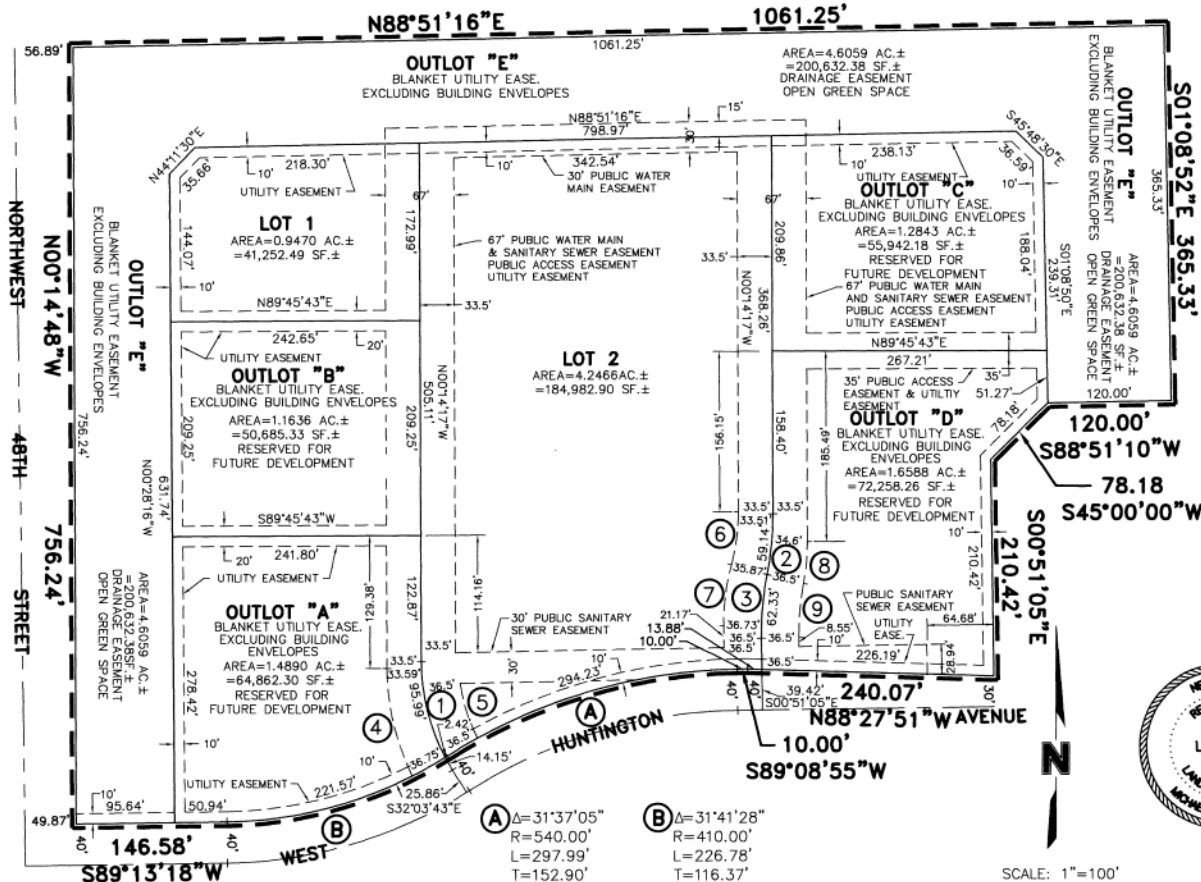
### PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C.,  
HEREBY APPROVES THIS FINAL PLAT.

PLANNING DIRECTOR

DATE

May 30, 2006



### CURVE DATA

- |  |  |  |
|--|--|--|
| ① Δ=27°46'08"<br>R=200.00'<br>L=96.93'<br>T=49.44'<br>C=95.99'<br>CB=S14°07'22"E | ④ Δ=26°16'39"<br>R=236.50'<br>L=108.47'<br>T=55.20'<br>C=107.52'<br>CB=S13°22'37"E | ⑦ Δ=16°05'04"<br>R=215.00'<br>L=60.36'<br>T=30.38'<br>C=60.16'<br>CB=S07°11'27"W |
| ② Δ=11°18'47"<br>R=300.00'<br>L=59.23'<br>T=29.71'<br>C=59.14'<br>CB=S05°25'06"W | ⑤ Δ=19°41'32"<br>R=163.50'<br>L=56.19'<br>T=28.38'<br>C=55.92'<br>CB=S17°32'39"E   | ⑧ Δ=10°54'57"<br>R=215.00'<br>L=40.96'<br>T=20.54'<br>C=40.90'<br>CB=N05°13'11"E |
| ③ Δ=11°55'34"<br>R=300.00'<br>L=62.45'<br>T=31.34'<br>C=62.33'<br>CB=S05°06'42"W | ⑥ Δ=15°28'16"<br>R=193.00'<br>L=52.11'<br>T=26.22'<br>C=51.96'<br>CB=S07°29'51"W   | ⑨ Δ=11°31'45"<br>R=263.50'<br>L=53.02'<br>T=26.60'<br>C=52.93'<br>CB=S04°54'48"W |

Inst # 2006033224 Fri Jul 07 14:13:33 CDT 2006  
Filing Fee: \$44.00  
Lancaster County, NE Assessor/Register of Deeds Office PLAT  
Pages 2



ASHECOCE

#4348

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS ASHLEY HEIGHTS COMMERCIAL CENTER, A SUBDIVISION COMPOSED OF LOT 1, BLOCK 11, ASHLEY HEIGHTS ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST LINE OF NORTHWEST 48TH STREET RIGHT-OF-WAY ON AN ASSUMED BEARING OF NORTH 00 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 756.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 88 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1,061.25 FEET TO THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 01 DEGREES 08 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 365.33 FEET TO A EAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 51 MINUTES 10 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.00 FEET TO A EAST CORNER OF SAID LOT 1, THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 78.18 FEET TO A EAST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 210.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 88 DEGREES 27 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF WEST HUNTINGTON AVENUE RIGHT-OF-WAY, A DISTANCE OF 240.07 FEET TO A SOUTH CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 08 MINUTES 55 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A SOUTH CORNER OF SAID LOT 1, SAID POINT BEING A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 31 DEGREES 37 MINUTES 05 SECONDS, A RADIUS OF 540.00 FEET, A ARC LENGTH OF 297.99 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 20 MINUTES 23 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 294.23 FEET TO A SOUTH CORNER OF SAID LOT 1, SAID POINT BEING A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 31 DEGREES 41 MINUTES 28 SECONDS, A RADIUS OF 410.00 FEET, A ARC LENGTH OF 226.78 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 22 MINUTES 34 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 223.90 FEET TO A SOUTH CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 13 MINUTES 18 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 146.58 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 670,615.84 SQUARE FEET OR 15.3952 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.



May 30, 2006

DATE

MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508

526

L.S. NUMBER

200362-1

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SHEET 1 OF 2

# ASHLEY HEIGHTS COMMERCIAL CENTER

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 00005, AND USE PERMIT NO. 04003 FOR  
ASHLEY HEIGHTS ADDITION)

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS ASHLEY HEIGHTS COMMERCIAL CENTER, A SUBDIVISION COMPOSED OF LOT 1, BLOCK 11, ASHLEY HEIGHTS ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE 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, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, 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 CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR 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.

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.

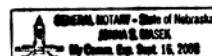
THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTHWEST 48TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 6 DAY OF March, 2006.

Paul Muff  
PAUL MUFF, MEMBER  
MUFF-STETTINGER, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF March, 2006, BY PAUL MUFF, MEMBER, ON BEHALF OF MUFF-STETTINGER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Anna S. Masch  
NOTARY PUBLIC