

ASHLEY HEIGHTS COMMERCIAL CENTER 1ST ADDITION

FINAL PLAT

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

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS ASHLEY HEIGHTS COMMERCIAL CENTER 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT 'C' AND OUTLOT 'D', ASHLEY HEIGHTS COMMERCIAL CENTER 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:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'D', THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'D' ON AN ASSUMED BEARING OF NORTH 88 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 226.19 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT 'D', A DISTANCE OF 30.41 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 62.45 FEET, A DELTA ANGLE OF 11 DEGREES 55 MINUTES 34 SECONDS, A CHORD BEARING OF NORTH 05 DEGREES 06 MINUTES 42 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT 'D', AND A CHORD LENGTH OF 62.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 59.23 FEET, A DELTA ANGLE OF 11 DEGREES 18 MINUTES 47 SECONDS, A CHORD BEARING OF NORTH 05 DEGREES 25 MINUTES 06 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT 'D', AND A CHORD LENGTH OF 59.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT 'D' AND THE WEST LINE OF OUTLOT 'C' A DISTANCE OF 368.26 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'C'; THENCE NORTH 88 DEGREES 51 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT 'C', A DISTANCE OF 238.13 FEET TO A NORTH CORNER OF SAID OUTLOT 'C'; THENCE SOUTH 45 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'C', A DISTANCE OF 36.59 FEET TO AN EAST CORNER OF SAID OUTLOT 'C'; THENCE SOUTH 01 DEGREES 08 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID OUTLOT 'C', AND AN EAST LINE OF SAID OUTLOT 'D', A DISTANCE OF 239.31 FEET TO AN EAST CORNER OF SAID OUTLOT 'D'; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT 'D', A DISTANCE OF 78.18 FEET TO AN EAST CORNER OF SAID OUTLOT 'D'; THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT 'D', A DISTANCE OF 210.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 128,200.44 SQUARE FEET OR 2.94 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE.

METAL STAKES HAVE BEEN PLACED AT EACH LOT CORNER AND BLOCK CORNER.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Feb. 13th, 2007
DATE
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508
526
L.S. NUMBER



200445-1

CURVE DATA			
① Δ=11°55'34" R=300.00' L=62.45' T=31.34' C=62.33' CB=N05°06'42"E	② Δ=11°18'47" R=300.00' L=59.23' T=29.71' C=59.14' CB=N05°25'06"E	③ Δ=10°54'57" R=215.00' L=40.96' T=20.54' C=40.90' CB=N05°13'11"E	④ Δ=11°31'45" R=263.50' L=53.02' T=26.60' C=52.93' CB=S04°54'48"W

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS ASHLEY HEIGHTS COMMERCIAL CENTER 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT 'C' AND OUTLOT 'D', ASHLEY HEIGHTS COMMERCIAL CENTER 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, WINDSTREAM NEBRASKA INC., 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.

WITNESS MY HAND THIS 21st DAY OF February, 2007.

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 21st DAY OF February, 2007, BY PAUL MUFF, MEMBER, ON BEHALF OF MUFF-STETTINGER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Heath L. Kuntz
NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL

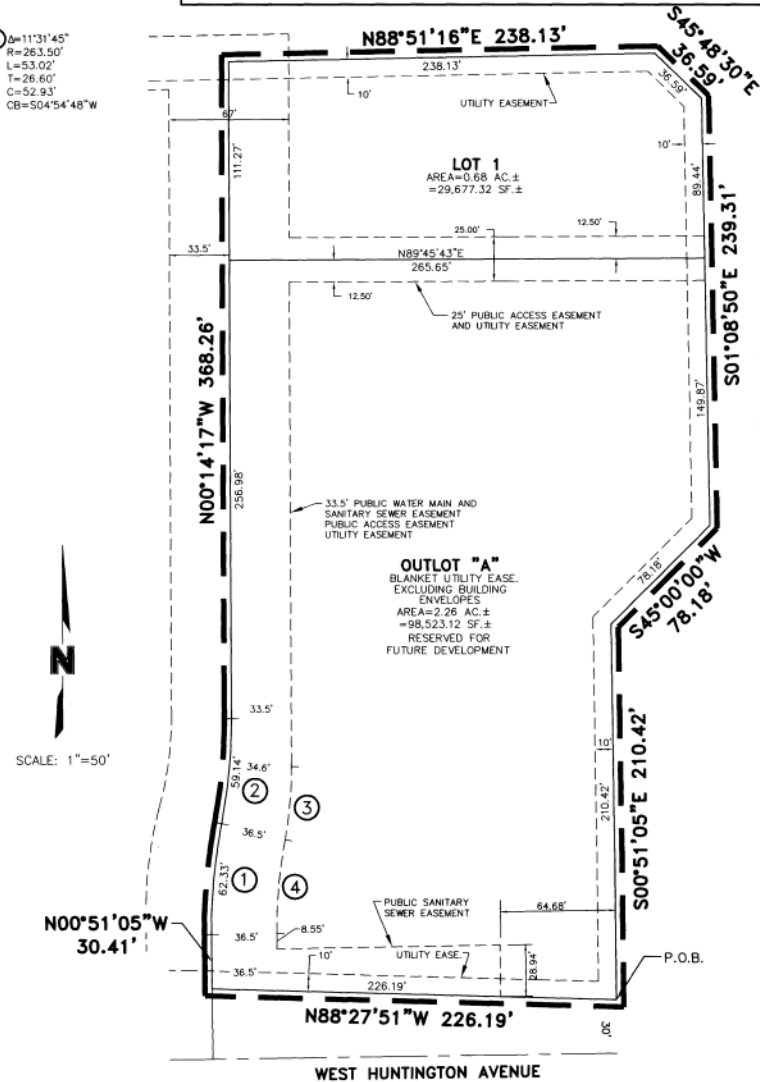
THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C., HEREBY APPROVES THIS FINAL PLAT.

By Michael R. Johnson MAY 8, 2007
PLANNING DIRECTOR DATE

Inst # 2007023066 Thu May 10 15:58:02 CDT 2007
Filing Fee, \$22.00
Lancaster County, NE Assessor/Registrar of Deeds Office PLAT
000008
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ASHLEY

#4453



WEST HUNTINGTON AVENUE

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