

NORTHVIEW 1ST ADDITION FINAL PLAT

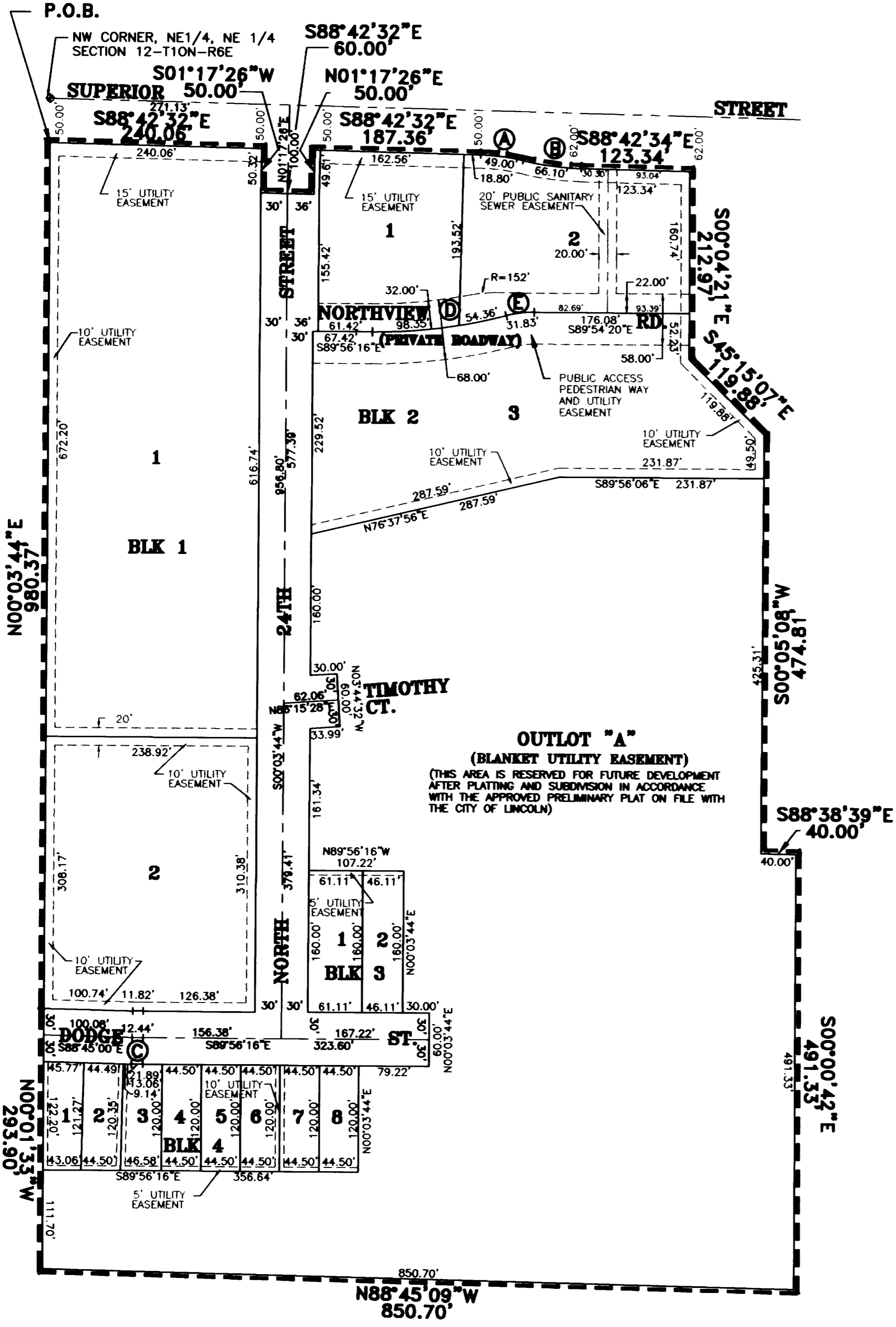
\$48.50
INST. NO 97
021113

LANCASTER COUNTY, NEB
Dan M. Holt REGISTER OF DEEDS
NORTHVIEW
JUN 3 1 22 PM '97
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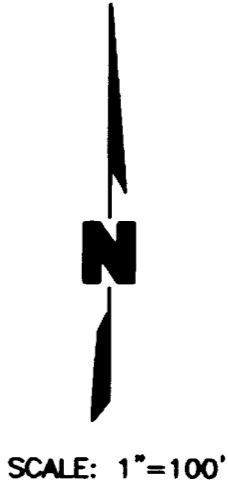
#3109

LOT AREA TABLE

BLOCK 1		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	160,018.34 SF.	3.6735 AC.
LOT 2	74,037.98 SF.	1.6997 AC.
BLOCK 2		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	32,531.76 SF.	0.7468 AC.
LOT 2	43,709.06 SF.	1.0034 AC.
LOT 3	92,313.78 SF.	2.1192 AC.
BLOCK 3		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,777.60 SF.	0.2245 AC.
LOT 2	7,377.60 SF.	0.1694 AC.
BLOCK 4		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	5,406.86 SF.	0.1241 AC.
LOT 2	5,375.44 SF.	0.1234 AC.
LOT 3	5,448.13 SF.	0.1251 AC.
LOT 4	5,340.00 SF.	0.1226 AC.
LOT 5	5,340.00 SF.	0.1226 AC.
LOT 6	5,340.00 SF.	0.1226 AC.
LOT 7	5,340.00 SF.	0.1226 AC.
LOT 8	5,340.00 SF.	0.1226 AC.
OUTLOTS		
LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	476,619.57 SF.	10.9417 AC.



OUTLOT "A"
(BLANKET UTILITY EASEMENT)
(THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT AFTER PLATTING AND SUBMISSION IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN)



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	235.00'	49.09'	24.63'	49.00'	S82°43'31"E	11°58'07"
B	317.02'	66.22'	33.23'	66.10'	S82°43'30"E	11°58'07"
C	600.00'	12.44'	6.22'	12.44'	S89°20'38"E	01°11'16"
D	600.00'	152.85'	76.84'	152.43'	N82°45'52"E	14°35'45"
E	125.00'	31.91'	16.04'	31.83'	N82°46'50"E	14°37'41"

NORTHVIEW 1ST ADDITION FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS NORTHVIEW 1ST ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "A" NORTHVIEW CENTRE, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, 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 NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING 50.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 42 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 240.06 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 01 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 50.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 42 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 01 DEGREES 17 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 50.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 42 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 187.36 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE HAVING A RADIUS OF 235.00 FEET, ARC LENGTH OF 49.09 FEET, DELTA ANGLE OF 11 DEGREES 58 MINUTES 07 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 43 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", AND A CHORD LENGTH OF 49.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE HAVING A RADIUS OF 317.02 FEET, ARC LENGTH OF 66.22 FEET, DELTA ANGLE OF 11 DEGREES 58 MINUTES 07 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 43 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", AND A CHORD LENGTH OF 66.10 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 42 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING 62.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 123.34 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 04 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 212.97 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 45 DEGREES 15 MINUTES 07 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID OUTLOT "A", A DISTANCE OF 119.88 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 05 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 474.81 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 38 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 40.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 491.33 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE NORTH 88 DEGREES 45 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 850.70 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 293.90 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 03 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 980.37 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 23.51 ACRES, OR 1,024,235.79 SQUARE FEET 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.

April 23rd 1997 Michael R. Johnson 526
DATE MICHAEL R. JOHNSON L.S. NUMBER
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS NORTHVIEW 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" NORTHVIEW CENTRE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH PM, 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, ALJANT COMMUNICATIONS COMPANY, TV TRANSMISSION, INC., PEOPLES NATURAL GAS, 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 STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. 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 SUPERIOR STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 23RD DAY OF APRIL 1997.

Gerald M. Maddox
GERALD MADDOX, C.E.O.
LINCOLN FEDERAL SAVINGS BANK, A CORPORATION

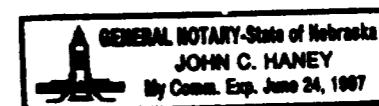
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 23RD DAY OF APRIL 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GERALD MADDOX WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS C.E.O. OF LINCOLN FEDERAL SAVINGS BANK, A CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES ON THE 24TH DAY OF JUNE 1997 A.D.

John C. Haney
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 21ST DAY OF May 1997 A.D. BY RESOLUTION NO. PC-00364.

ATTEST: [Signature]
CHAIR