

# NORTHVIEW 4TH ADDITION

FINAL PLAT

Dan Jolte  
REGISTER OF DEEDS  
2000 JUN 14 P 3:35  
LANCASTER COUNTY, NE

#92.50  
INST. NO 2000  
025215

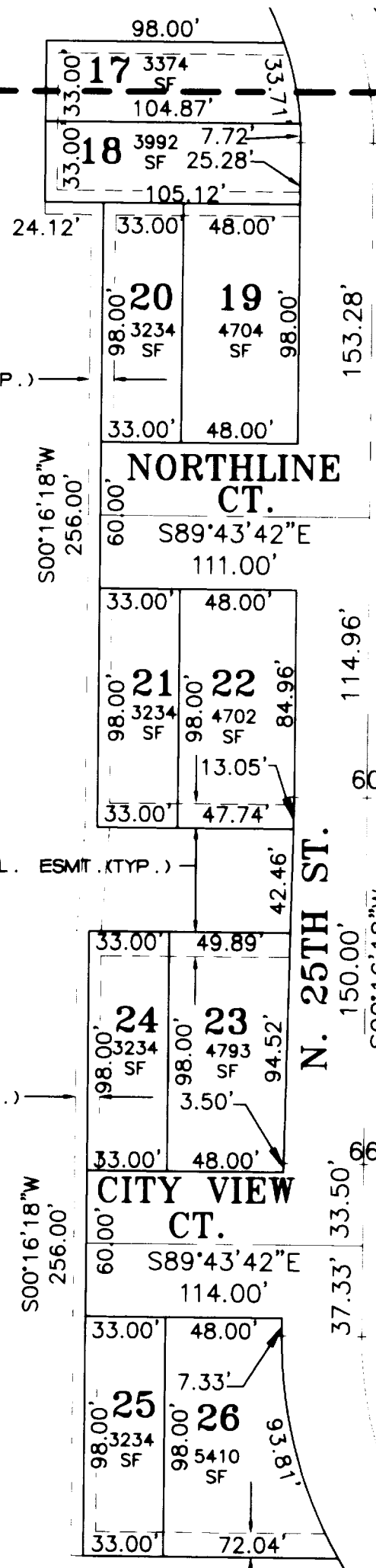
BLOCK  
NORTHVIEW  
C  
#3491

39.41' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00'

MATCH LINE - SEE SHEET 2 OF 3

N00°14'33"W  
233.92'M 233.91P

**OUTLOT A**  
FUTURE  
RESIDENTIAL LOTS, BLANKET UTILITY  
EASEMENT, DRAINAGE  
127353  
SF



LANDON'S

N00°02'31"W  
495.97'M 495.40P

**CURVE 'A'**  
Delta = 01°11'16"  
R = 630.00'  
Tan = 6.53'  
L = 13.06'  
Ch B = S89°24'22"E  
Ch L = 13.06'

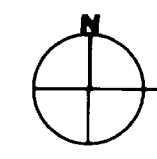
**CURVE 'B'**  
Delta = 42°36'55"  
R = 117.00'  
Tan = 45.63'  
L = 87.02'  
Ch B = N67°52'58"W  
Ch L = 85.03'

**CURVE 'C'**  
Delta = 46°50'48"  
R = 150.00'  
Tan = 64.98'  
L = 122.64'  
Ch B = N67°52'58"W  
Ch L = 119.26'

**CURVE 'D'**  
Delta = 90°16'18"  
R = 150.00'  
Tan = 150.71'  
L = 236.33'  
Ch B = N44°51'51"W  
Ch L = 212.63'

S43°25'34"W  
66.00'M&P

SE CORNER  
NE 1/4 OF  
SEC.12, T10N, R6E



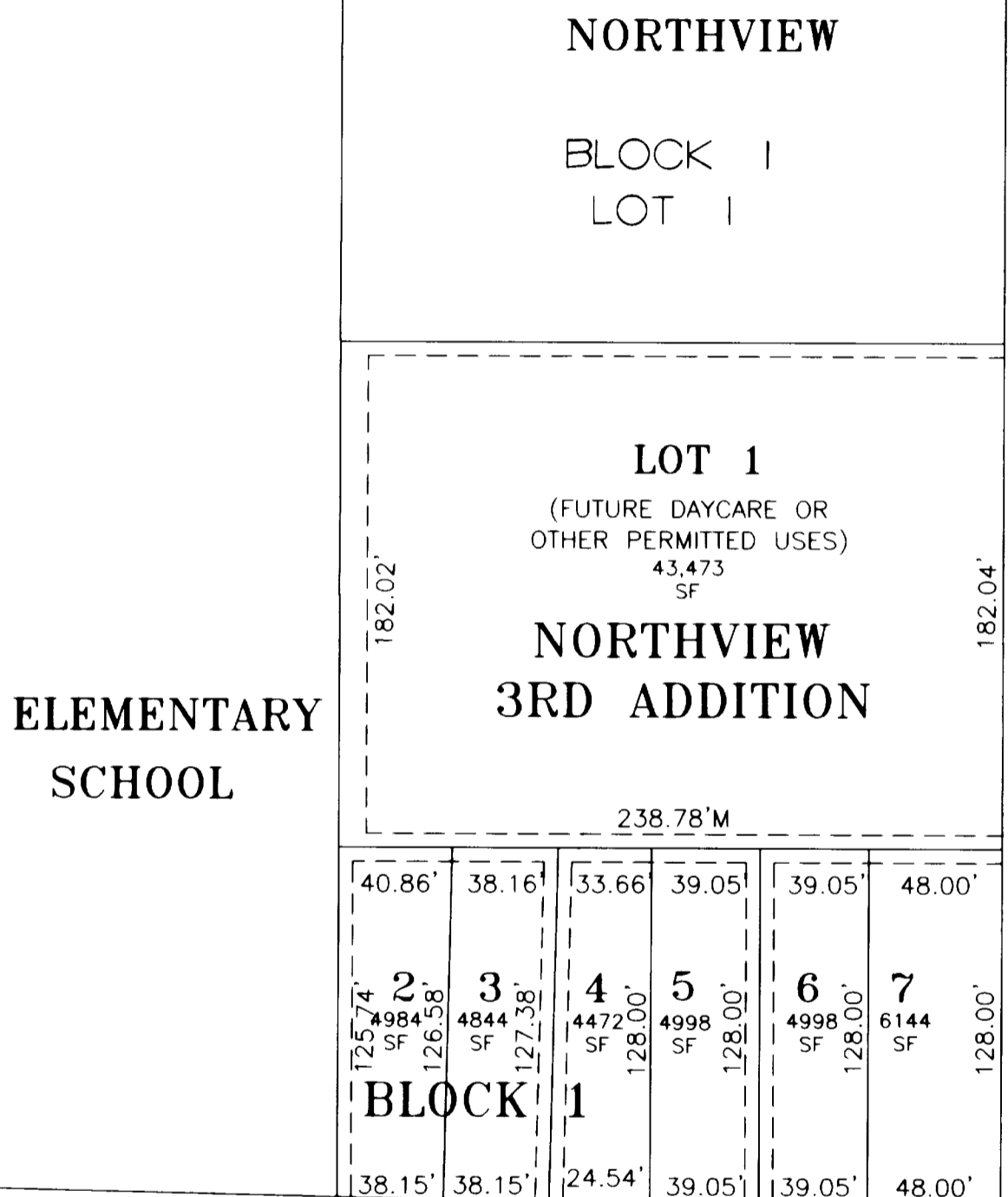
**NORTHVIEW 4TH ADDITION**  
SCALE 1" = 60 FEET

OUTLOT B  
FIELDSTONE CENTER

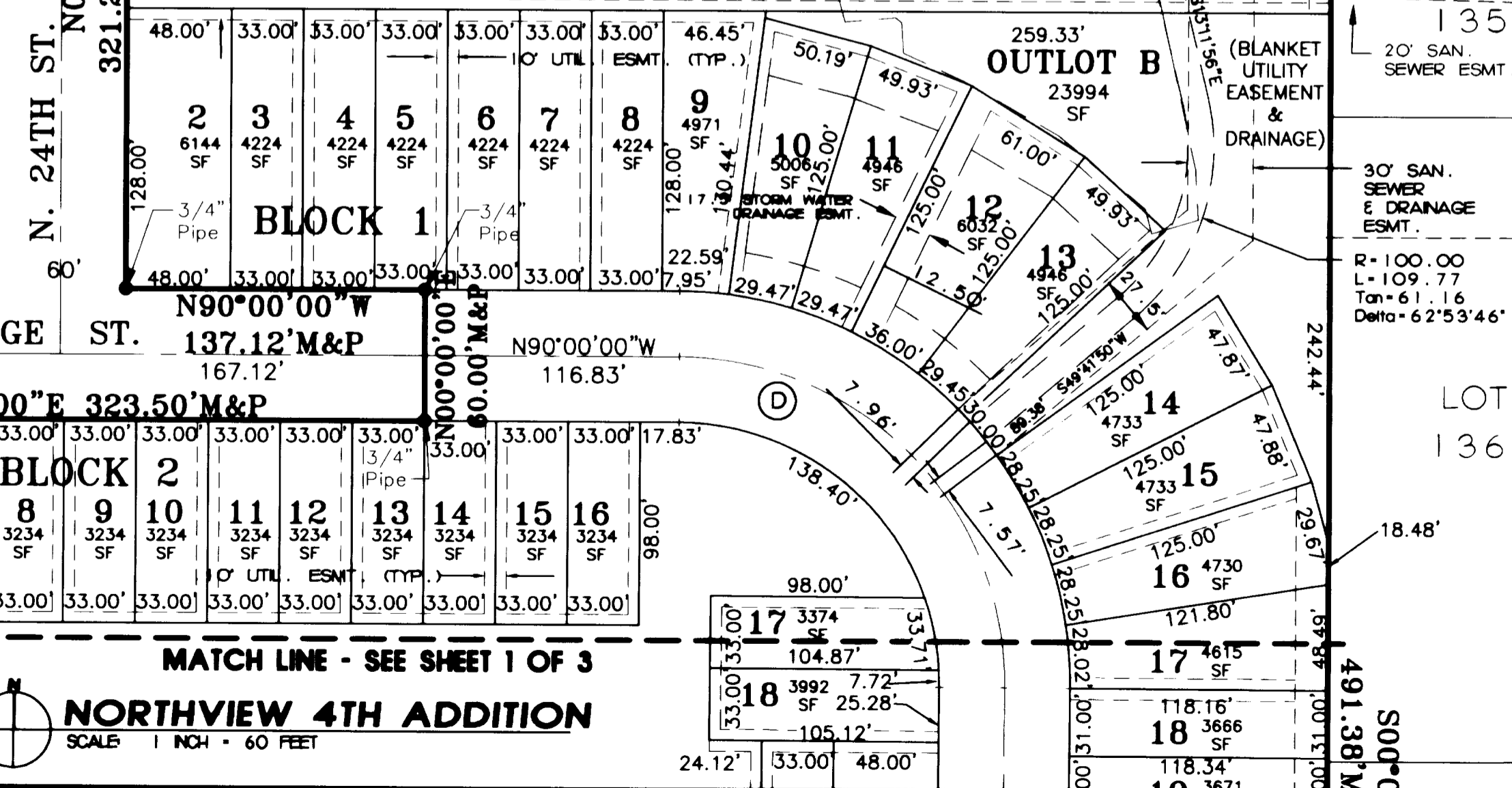
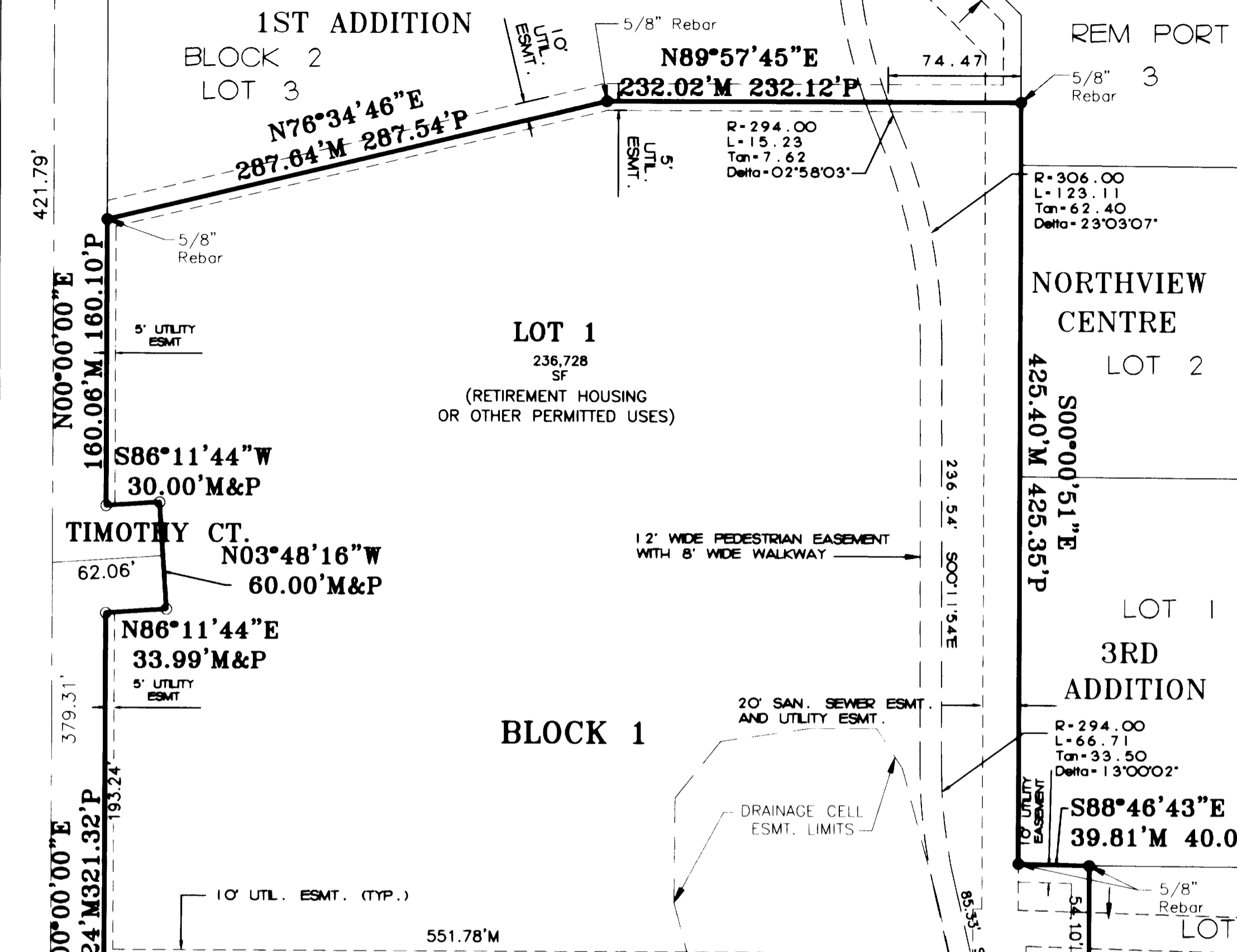
- LEGEND**
- SECTION CORNER
  - CORNER SET - 5/8" REBAR
  - CORNER FOUND
  - RECORDED DISTANCE
  - MEASURED DISTANCE
  - PLAT DISTANCE

# NORTHVIEW 4TH ADDITION

FINAL PLAT



ELEMENTARY SCHOOL



- LEGEND**
- SECTION CORNER
  - CORNER SET - 5/8" REBAR
  - CORNER FOUND
  - RECORDED DISTANCE
  - MEASURED DISTANCE
  - PLAT DISTANCE

MATCH LINE - SEE SHEET 1 OF 3

**NORTHVIEW 4TH ADDITION**

SCALE 1 INCH = 60 FEET

# NORTHVIEW 4TH ADDITION

## FINAL PLAT

### DEDICATION

THE FOREGOING PLAT OF NORTHVIEW 4TH ADDITION, A SUBDIVISION OF NORTHVIEW 2ND ADDITION, AND LOT 140 I.T., LOCATED IN THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER.

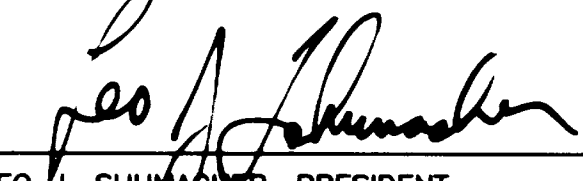
THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES AND EQUIPMENT FOR DISTRIBUTION OF ELECTRICITY, GAS TELEPHONE, CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER ANY EASEMENTS SHOWN ON THE FORGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES IN UTILITY EASEMENTS 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.

RIGHT-OF-WAY, AS SHOWN ON THE DRAWING, IS HEREBY DEDICATED TO THE CITY OF LINCOLN FOR PUBLIC ACCESS.

WITNESS MY HAND THIS 24th DAY OF January, 2000


  
LEO J. SCHUMACHER, PRESIDENT  
LINCOLN FEDERAL SAVINGS BANK OF AMERICA

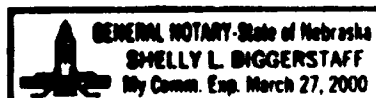
### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEO J. SCHUMACHER, KNOWN TO ME AS, PRESIDENT OF LINCOLN FEDERAL SAVINGS BANK OF AMERICA.

THIS 24th DAY OF January, 2000

  
NOTARY PUBLIC 3-27-00 COMMISSION EXPIRES



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "NORTHVIEW 4TH ADDITION", A SUBDIVISION OF NORTHVIEW 2ND ADDITION, AND LOT 140 I.T., LOCATED IN THE NORTH ONE-HALF 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:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 811.04 FEET TO THE CENTERLINE OF OLD DAIRY ROAD  
THENCE ALONG SAID CENTERLINE OF OLD DAIRY ROAD, NORTH 88 DEGREES 42 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 471.04 FEET  
THENCE NORTH 01 DEGREE 17 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING

THENCE ON A CURVE TO THE RIGHT, WITH AN ANGLE OF 42 DEGREES 36 MINUTES 55 SECONDS, A RADIUS OF 117.00 FEET, A CHORD BEARING OF NORTH 67 DEGREES 52 MINUTES 58 SECONDS WEST, A CHORD LENGTH OF 85.03 FEET, AND AN ARC DISTANCE OF 87.02 FEET

THENCE SOUTH 43 DEGREES 25 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 66.00 FEET  
THENCE NORTH 88 DEGREES 45 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 723.37 FEET  
THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 495.97 FEET  
THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 233.92 FEET  
THENCE SOUTH 88 DEGREES 47 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 99.30 FEET

THENCE ON A CURVE TO THE LEFT, WITH AN ANGLE OF 01 DEGREE 11 MINUTES 16 SECONDS, A RADIUS OF 630.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 24 MINUTES 22 SECONDS EAST, A CHORD LENGTH OF 13.06 FEET, AND AN ARC DISTANCE OF 13.06 FEET TO A POINT OF TANGENCY

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 323.50 FEET  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 60.00 FEET  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 137.12 FEET  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 321.24 FEET


THENCE NORTH 86 DEGREES 11 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 33.99 FEET  
THENCE NORTH 03 DEGREES 48 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 60.00 FEET  
THENCE SOUTH 86 DEGREES 11 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 30.00 FEET  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 160.06 FEET  
THENCE NORTH 76 DEGREES 34 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 287.64 FEET

THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 232.02 FEET  
THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 425.40 FEET  
THENCE SOUTH 88 DEGREES 46 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 39.81 FEET  
THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 491.38 FEET  
THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 478.25 FEET

THENCE NORTH 88 DEGREES 42 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 2.79 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 117 LOTS, 2 OUTLOTS, AND A CALCULATED AREA OF 21.935 ACRES, INCLUDING 3.112 ACRES OF RIGHT-OF-WAY, MORE OR LESS.

TEMPORARY MARKERS HAVE BEEN PLACED AT BLOCK CORNERS WITHIN THE SUBDIVISION AND AT POINTS OF TANGENCY ALONG THE PERIPHERY OF EACH BLOCK. THE SUBDIVIDER WILL POST A SURETY TO ENSURE THE PLACING OF PERMANENT MARKERS AT EACH LOT AND BLOCK CORNER. THE SUBDIVIDER AGREES THAT THE PLACING OF PERMANENT MARKERS WILL BE COMPLETED PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.


SIGNED THIS 24th DAY OF January, 2000

  
KERRY W. SIMONDS  
L.S. NO. 333

### PLANNING COMMISSION APPROVAL

THE FOREGOING FINAL PLAT IS APPROVED BY THE LINCOLN PLANNING COMMISSION  
by Resolution No. P.C.-00600

THIS 3rd DAY OF May, 2000

  
ATTEST: PLANNING COMMISSION