

**KING RIDGE  
ADDITION  
FINAL PLAT**

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- SHEET 5 OF 6: PLAT MAP**
- SHEET 6 OF 6: LEGAL DESC./SURVEYORS CERT.  
DEDICATION BLOCK  
LIEN HOLDERS STATEMENT  
NOTARY BLOCKS**

**\$127.00**

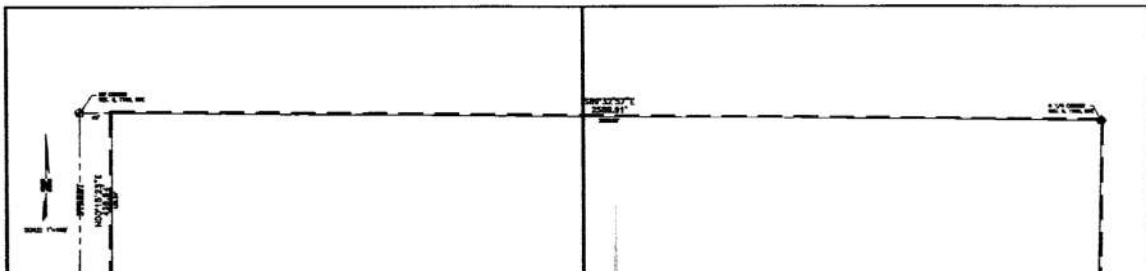
*Sam J. [Signature]*  
REGISTER OF DEEDS  
1998 JUN 24 P 1:57

INST. NO 90

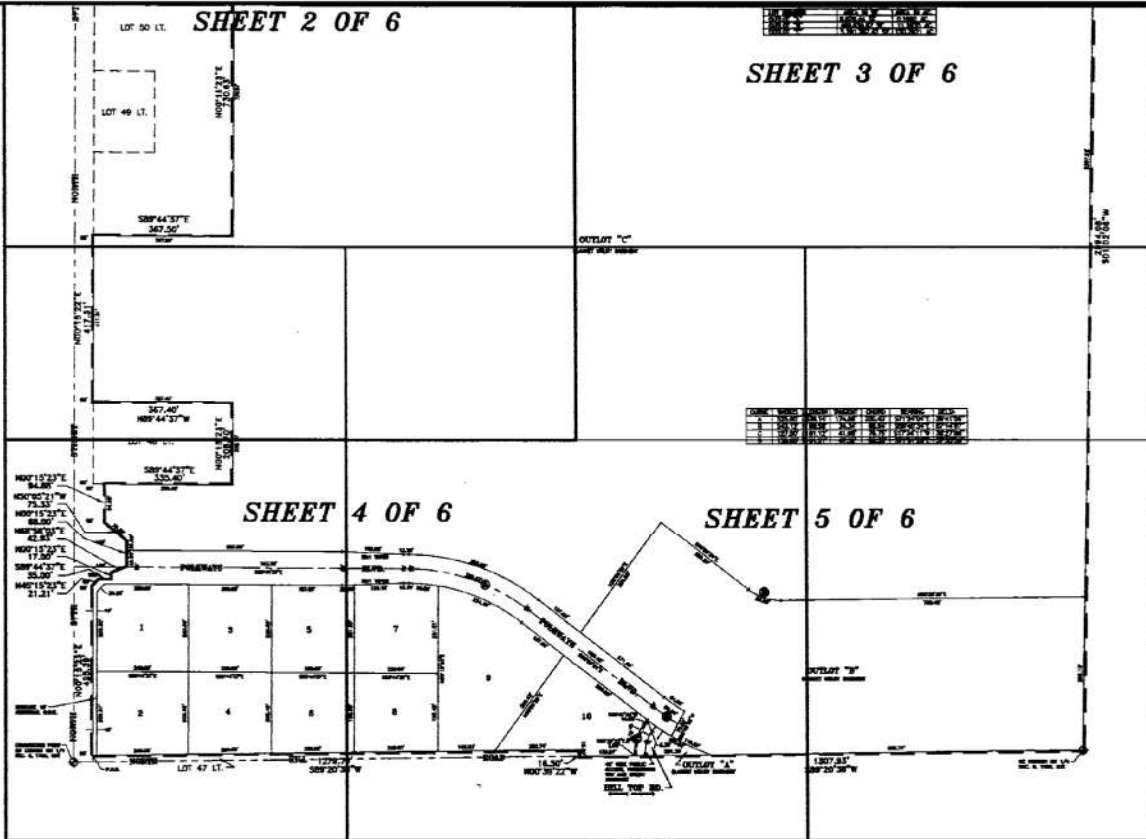
031247

# 3246

BLOCK  
DOES  
**KIRI**  
CHECKED  
ENTERED  
EDITED  
/









N34°50'17"W  
107.84'  
N00°15'23"E  
60.00'

85'

107.84'

145'

60.00'

272.50'

272.50'  
N89°44'37"W

100'

65'

50'

LOT 50 I.T.

LOT 49 I.T.

N00°15'23"E  
730.63'  
730.63'

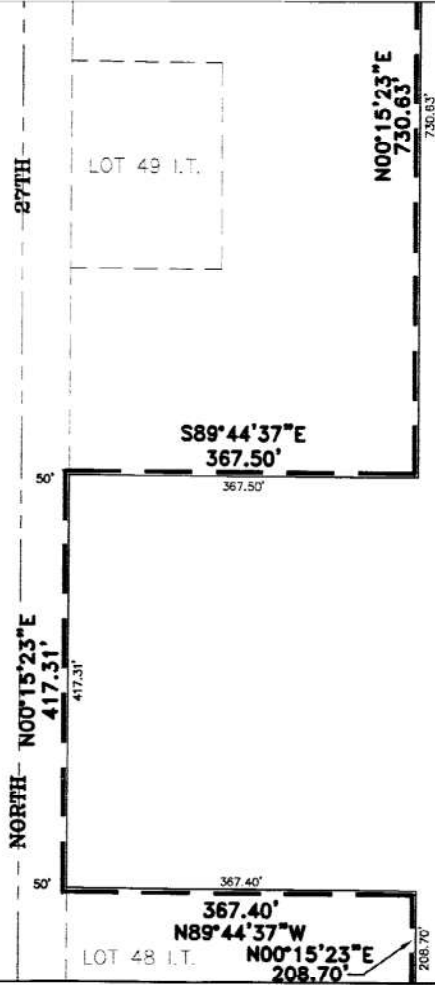
27TH

S89°44'37"E  
367.50'

**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
(BLANKET UTILITY EASEMENT)

**OUTLOT "C"**  
RESERVED FOR FUTURE  
DEVELOPMENT  
(BLANKET UTILITY EASEMENT)

20395-2



Sheet2.dwg 12-31-97 12:47:15 pm EST

**SHEET 2 OF 6**

# KING RIDGE ADDITION FINAL PLAT

S89°32'57"E  
2589.91'

N 1/4 CORNER  
SEC. 6, T10N, R7E

2589.91'

### LOT AREA TABLE

#### BLOCK 1

| LOT NUMBER | AREA IN SF.  | AREA IN AC. |
|------------|--------------|-------------|
| LOT 1      | 52,720.00 SF | 1.2103 AC.  |
| LOT 2      | 49,896.77 SF | 1.1455 AC.  |
| LOT 3      | 48,510.00 SF | 1.1136 AC.  |
| LOT 4      | 44,932.83 SF | 1.0315 AC.  |
| LOT 5      | 48,531.13 SF | 1.1141 AC.  |
| LOT 6      | 44,181.99 SF | 1.0138 AC.  |
| LOT 7      | 49,450.05 SF | 1.1352 AC.  |
| LOT 8      | 43,391.15 SF | 0.9961 AC.  |
| LOT 9      | 91,550.09 SF | 2.1017 AC.  |
| LOT 10     | 55,817.55 SF | 1.2814 AC.  |

**LOT AREA TABLE**

**BLOCK 1**

| LOT NUMBER | AREA IN SF.  | AREA IN AC. |
|------------|--------------|-------------|
| LOT 1      | 52,720.00 SF | 1,2103 AC.  |
| LOT 2      | 49,896.77 SF | 1,1455 AC.  |
| LOT 3      | 48,510.00 SF | 1,1136 AC.  |
| LOT 4      | 44,932.83 SF | 1,0315 AC.  |
| LOT 5      | 48,531.13 SF | 1,1141 AC.  |
| LOT 6      | 44,161.99 SF | 1,0138 AC.  |
| LOT 7      | 49,450.05 SF | 1,1352 AC.  |
| LOT 8      | 43,391.15 SF | 0,9961 AC.  |
| LOT 9      | 91,550.09 SF | 2,1017 AC.  |
| LOT 10     | 55,817.55 SF | 1,2814 AC.  |

**OUTLOTS**

| LOT NUMBER | AREA IN SF.     | AREA IN AC.  |
|------------|-----------------|--------------|
| OUTLOT "A" | 8,678.44 SF     | 0,1992 AC.   |
| OUTLOT "B" | 490,639.67 SF   | 11,2635 AC.  |
| OUTLOT "C" | 5,261,267.42 SF | 120,7821 AC. |

**OUTLOT "C"**

RESERVED FOR FUTURE DEVELOPMENT  
(BLANKET UTILITY EASEMENT)



**OUTLOT "C"**  
RESERVED FOR FUTURE DEVELOPMENT  
(BLANKET UTILITY EASEMENT)

2207.97'

2594.08'  
S01°02'06"W



SCALE: 1"=100'

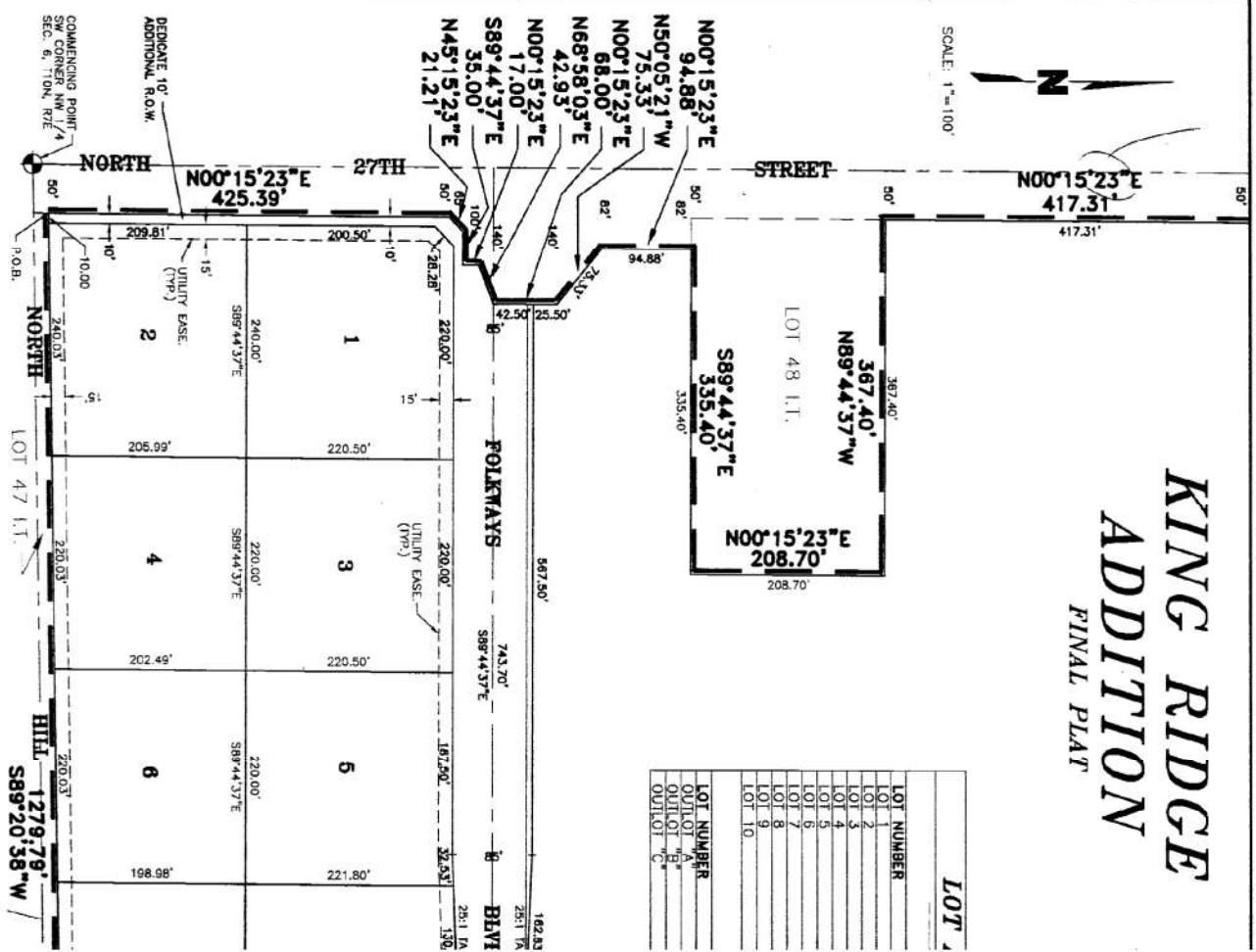
20395-3

Sheet3.dwg 12-31-97 12:52:55 pm EST

**SHEET 3 OF 6**

# KING RIDGE ADDITION FINAL PLAN

SCALE: 1"=100'



| LOT NUMBER | LOT NUMBER |
|------------|------------|
| LOT 1      | LOT 1      |
| LOT 2      | LOT 2      |
| LOT 3      | LOT 3      |
| LOT 4      | LOT 4      |
| LOT 5      | LOT 5      |
| LOT 6      | LOT 6      |
| LOT 7      | LOT 7      |
| LOT 8      | LOT 8      |
| LOT 9      | LOT 9      |
| LOT 10     | LOT 10     |
| LOT NUMBER | LOT NUMBER |
| OUTLOT "A" | OUTLOT "A" |
| OUTLOT "B" | OUTLOT "B" |
| OUTLOT "C" | OUTLOT "C" |

20395-4

Sheet4.dwg 12-31-97 12191

# KING RIDGE ADDITION FINAL PLAT

N00°15'23"E  
208.70'  
208.70'

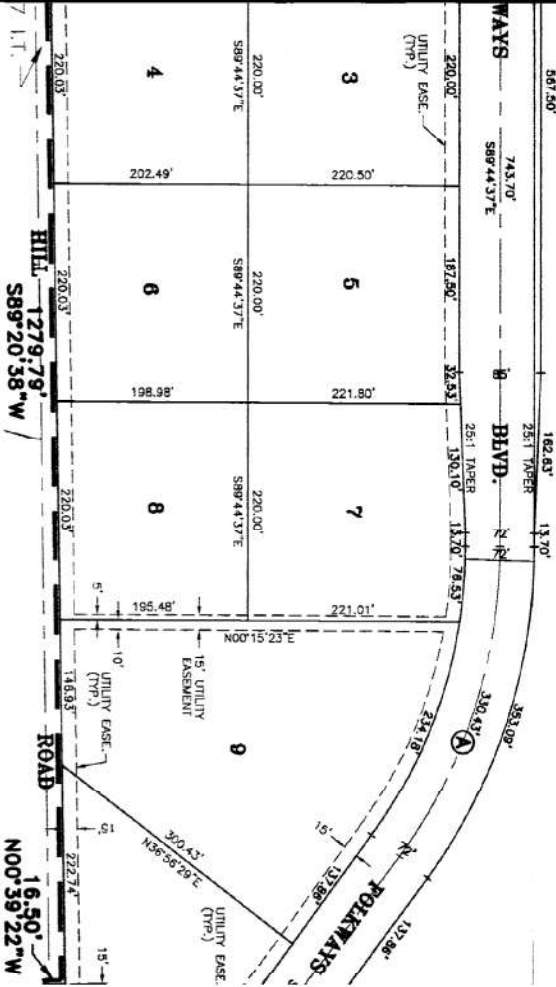
LOT AREA TABLE

| LOT NUMBER | AREA IN SF.  | AREA IN AC. |
|------------|--------------|-------------|
| LOT 1      | 52,720.00 SF | 1.2103 AC.  |
| LOT 2      | 49,896.77 SF | 1.1455 AC.  |
| LOT 3      | 46,510.00 SF | 1.1136 AC.  |
| LOT 4      | 44,932.83 SF | 1.0319 AC.  |
| LOT 5      | 46,551.13 SF | 1.1141 AC.  |
| LOT 6      | 44,191.89 SF | 1.0138 AC.  |
| LOT 7      | 49,450.05 SF | 1.1352 AC.  |
| LOT 8      | 43,911.15 SF | 1.0061 AC.  |
| LOT 9      | 91,350.09 SF | 2.1017 AC.  |
| LOT 10     | 55,817.85 SF | 1.2814 AC.  |

**OUTLOTS**

| LOT NUMBER | AREA IN SF.     | AREA IN AC.  |
|------------|-----------------|--------------|
| OUTLOT "A" | 8,678.44 SF     | 0.1992 AC.   |
| OUTLOT "B" | 490,639.67 SF   | 11.2635 AC.  |
| OUTLOT "C" | 5,261,267.42 SF | 120.7821 AC. |

OUTL  
RESERVED FOR U  
BLANKET U



**BLE**

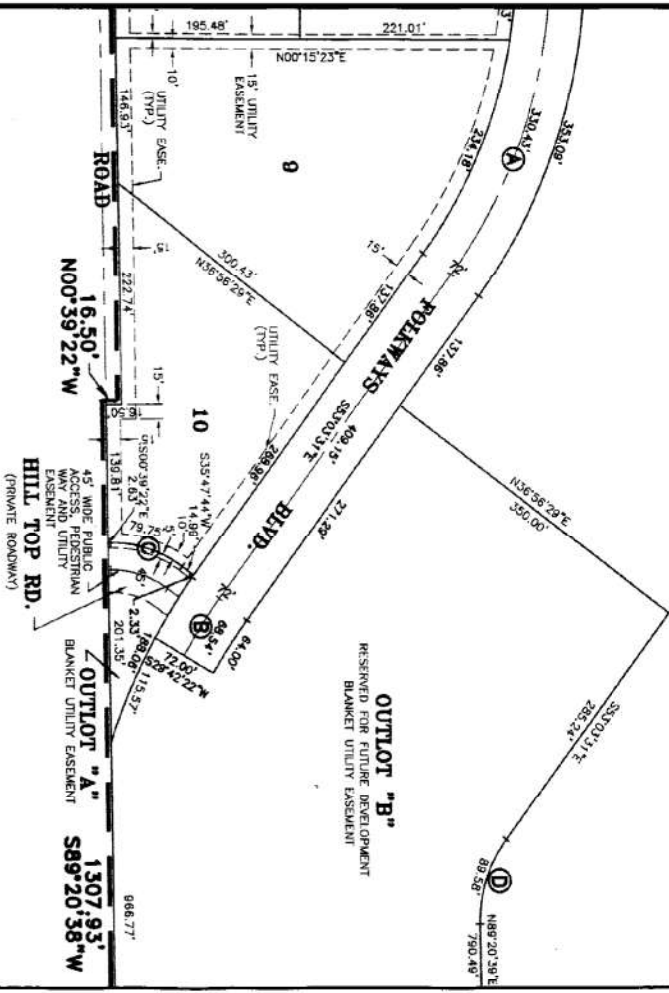
| AREA IN AC. |
|-------------|
| 1,210.3 AC. |
| 1,145.5 AC. |
| 1,113.5 AC. |
| 1,031.5 AC. |
| 1,114.1 AC. |
| 1,013.9 AC. |
| 1,135.2 AC. |
| 0,996.1 AC. |
| 2,101.7 AC. |
| 1,281.4 AC. |

| AREA IN AC.      |
|------------------|
| 0.1992 AC.       |
| 11.2635 AC.      |
| SF 120,782.1 AC. |

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| A     | 525.00' | 316.14' | 174.06' | 330.43' | S71°24'04"E | 36°41'06" |
| B     | 543.12' | 68.58'  | 34.34'  | 68.54'  | S86°40'34"E | 07°14'07" |
| C     | 127.50' | 81.12'  | 41.98'  | 79.75'  | S77°34'11"W | 36°27'06" |
| D     | 139.00' | 81.21'  | 47.32'  | 89.38'  | S71°31'26"E | 37°35'50" |

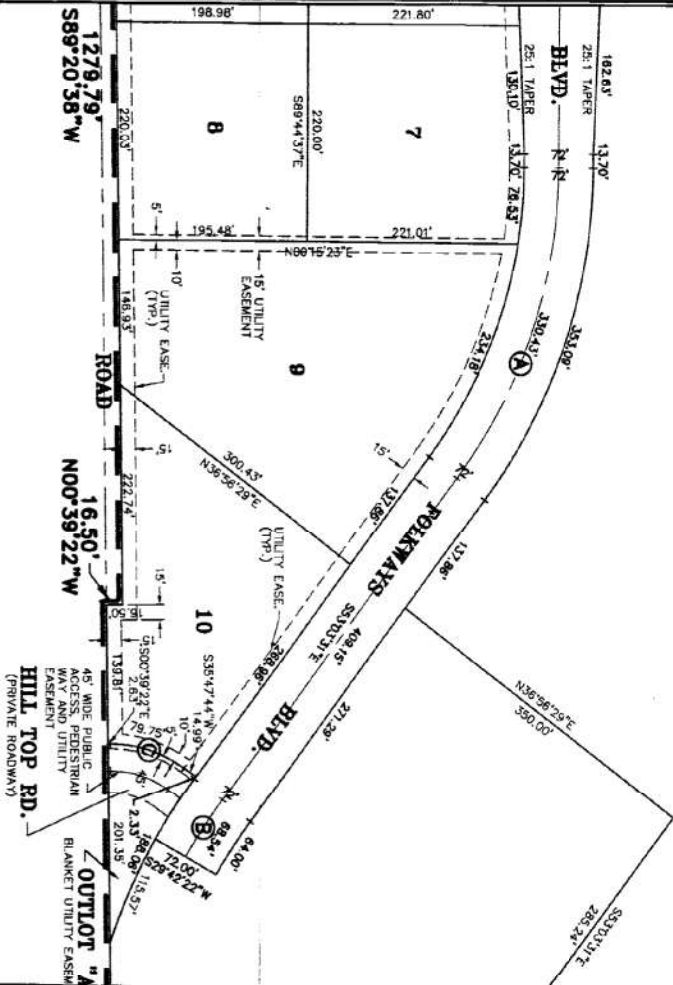
**OUTLOT "C"**  
RESERVED FOR FUTURE DEVELOPMENT  
BLANKET UTILITY EASEMENT

**OUTLOT "B"**  
RESERVED FOR FUTURE DEVELOPMENT  
BLANKET UTILITY EASEMENT



| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| A     | 525.00' | 336.14' | 174.06' | 330.43' | S71°24.04'E | 36°41'06" |
| B     | 543.12' | 68.58'  | 34.34'  | 68.54'  | S56°43.34'E | 07°14'07" |
| C     | 127.50' | 81.12'  | 41.98'  | 79.75'  | S17°34.11"W | 36°27'06" |
| D     | 139.00' | 91.21'  | 47.32'  | 89.58'  | S71°51'28"E | 37°33'50" |

OUTLOT "C"  
RESERVED FOR FUTURE DE  
BLANKET UTILITY EASEM



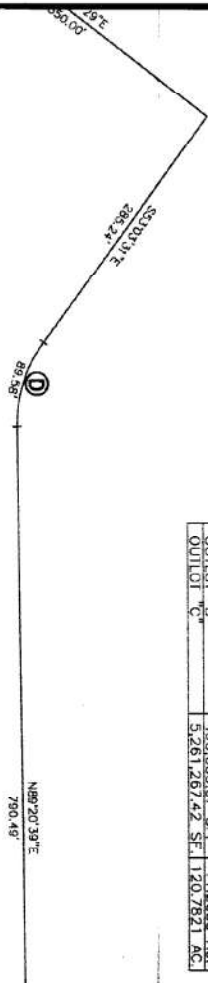
20395-5

Sheet 5 of 8 1-3-98

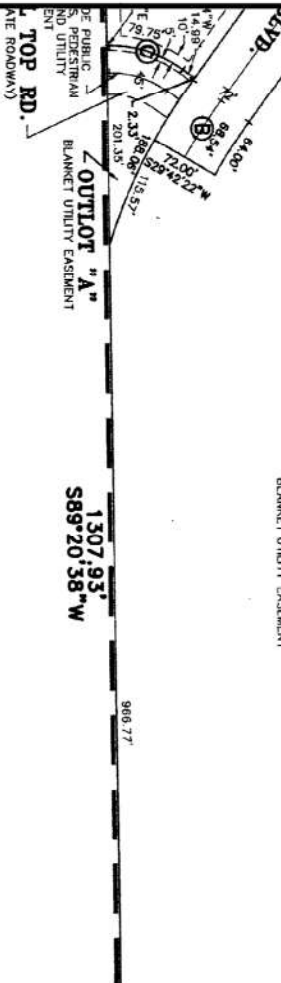
# KING RIDGE ADDITION FINAL PLAT

**OUTLOT "C"**  
RESERVED FOR FUTURE DEVELOPMENT  
BLANKET UTILITY EASEMENT

| LOT AREA TABLE |                  |               |  |
|----------------|------------------|---------------|--|
| BLOCK 1        |                  |               |  |
| LOT NUMBER     | AREA IN SF.      | AREA IN AC.   |  |
| LOT 1          | 52,720.00 SF.    | 1,210.3 AC.   |  |
| LOT 2          | 49,896.77 SF.    | 1,145.5 AC.   |  |
| LOT 3          | 48,510.00 SF.    | 1,113.6 AC.   |  |
| LOT 4          | 44,932.83 SF.    | 1,031.5 AC.   |  |
| LOT 5          | 48,531.13 SF.    | 1,114.1 AC.   |  |
| LOT 6          | 44,151.99 SF.    | 1,013.8 AC.   |  |
| LOT 7          | 49,450.05 SF.    | 1,135.2 AC.   |  |
| LOT 8          | 43,391.15 SF.    | 0,996.1 AC.   |  |
| LOT 9          | 91,550.08 SF.    | 2,101.7 AC.   |  |
| LOT 10         | 55,817.55 SF.    | 1,281.4 AC.   |  |
| OUTLOTS        |                  |               |  |
| LOT NUMBER     | AREA IN SF.      | AREA IN AC.   |  |
| OUTLOT "A"     | 8,678.44 SF.     | 0,199.2 AC.   |  |
| OUTLOT "B"     | 490,639.67 SF.   | 11,265.5 AC.  |  |
| OUTLOT "C"     | 5,261,267.42 SF. | 120,782.1 AC. |  |



**OUTLOT "B"**  
RESERVED FOR FUTURE DEVELOPMENT  
BLANKET UTILITY EASEMENT



**OUTLOT "A"**  
RESERVED FOR FUTURE DEVELOPMENT  
BLANKET UTILITY EASEMENT

# TING RIDGE ADDITION

FINAL PLAT

LOT AREA TABLE

| BLOCK 1    |              |             |     |
|------------|--------------|-------------|-----|
| LOT NUMBER | AREA IN SF.  | AREA IN AC. |     |
| LOT 1      | 57,220.00    | 1,310.3     | AC. |
| LOT 2      | 46,896.77    | 1,055       | AC. |
| LOT 3      | 48,510.00    | 1,113.6     | AC. |
| LOT 4      | 44,932.83    | 1,031.5     | AC. |
| LOT 5      | 48,531.13    | 1,114.1     | AC. |
| LOT 6      | 44,161.98    | 1,013.8     | AC. |
| LOT 7      | 49,450.05    | 1,135.2     | AC. |
| LOT 8      | 43,391.15    | 0,996.1     | AC. |
| LOT 9      | 91,550.09    | 2,101.7     | AC. |
| LOT 10     | 55,817.55    | 1,281.4     | AC. |
| OUTLOTS    |              |             |     |
| LOT NUMBER | AREA IN SF.  | AREA IN AC. |     |
| OUTLOT A   | 8,678.44     | 0.1992      | AC. |
| OUTLOT B   | 490,639.67   | 11,263.5    | AC. |
| OUTLOT C   | 5,261,267.42 | 120,782.1   | AC. |

N89°20'39"E  
790.45'

**OUTLOT "B"**  
RESERVED FOR FUTURE DEVELOPMENT  
BLANKET UTILITY EASEMENT

1,307.93'  
S89°20'38"W

966.77'

SE CORNER NW 1/4  
SEC. 6, T10N, R7E

SCALE: 1"=100'



366.16'

2207.92'

2594.08'  
S01°02'06"W

# KING RIDGE ADDITION FINAL PLAT

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS KING RIDGE ADDITION. A SUBDIVISION COMPOSED OF LOT 54 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 20 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST CORNER OF SAID SECTION 6, A DISTANCE OF 50.01 FEET TO THE SOUTHWEST CORNER OF LOT 47 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF LOT 47 I.T., A DISTANCE OF 16.50 FEET TO THE NORTHWEST CORNER OF LOT 47 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 54 I.T., AND THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 425.39 FEET TO A POINT OF DEFLECTION, THENCE NORTH 45 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 21.21 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 35.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 17.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 68 DEGREES 58 MINUTES 03 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 42.93 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 68.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 75.33 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 94.88 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 48 I.T., THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF LOT 48 I.T., A DISTANCE OF 335.40 FEET TO THE SOUTHEAST CORNER OF LOT 48 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF LOT 48 I.T., A DISTANCE OF 208.70 FEET TO THE NORTHEAST CORNER OF LOT 48 I.T., THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF LOT 48 I.T., A DISTANCE OF 367.40 FEET TO THE NORTHWEST CORNER OF LOT 48 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 417.31 FEET TO THE SOUTHWEST CORNER OF LOT 50 I.T., THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF LOT 50 I.T., A DISTANCE OF 367.50 FEET TO THE SOUTHEAST CORNER OF LOT 50 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF LOT 50 I.T., A DISTANCE OF 730.63 FEET TO THE NORTHEAST CORNER OF LOT 50 I.T., THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF LOT 50 I.T., A DISTANCE OF 272.50 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 54 I.T.,

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS KING RIDGE ADDITION, A SUBDIVISION COMPOSED OF LOT 54 I.T., LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 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, ALIANT 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.

A COMMON ACCESS EASEMENT IS HEREBY GRANTED OVER ALL DRIVES AND PARKING STALLS ON LOTS 1 THRU 10, AS SUCH DRIVES AND PARKING STALLS MAY EXIST FROM TIME TO TIME.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 8<sup>th</sup> DAY OF January 1998.



POINT OF DEFLECTION, THENCE NORTH 45 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 21.21 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 35.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 17.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 68 DEGREES 58 MINUTES 03 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 42.93 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 68.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 75.33 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 94.88 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 48 I.T., THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF LOT 48 I.T., A DISTANCE OF 335.40 FEET TO THE SOUTHEAST CORNER OF LOT 48 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF LOT 48 I.T., A DISTANCE OF 208.70 FEET TO THE NORTHEAST CORNER OF LOT 48 I.T., THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF LOT 48 I.T., A DISTANCE OF 367.40 FEET TO THE NORTHWEST CORNER OF LOT 48 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 417.31 FEET TO THE SOUTHWEST CORNER OF LOT 50 I.T., THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF LOT 50 I.T., A DISTANCE OF 367.50 FEET TO THE SOUTHEAST CORNER OF LOT 50 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF LOT 50 I.T., A DISTANCE OF 730.63 FEET TO THE NORTHEAST CORNER OF LOT 50 I.T., THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF LOT 50 I.T., A DISTANCE OF 272.50 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 54 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 34 DEGREES 50 MINUTES 17 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 107.84 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 438.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 54 I.T., THENCE SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 2589.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 54 I.T., THENCE SOUTH 01 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 54 I.T., A DISTANCE OF 2694.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 54 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 1307.93 FEET TO THE SOUTHEAST CORNER OF LOT 47 I.T., THENCE NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF LOT 47 I.T., A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF LOT 47 I.T., THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 1279.79 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 147.30 ACRES, OR 6,416,400.26 SQUARE FEET MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF ANGENCY 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 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.

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.

A COMMON ACCESS EASEMENT IS HEREBY GRANTED OVER ALL DRIVES AND PARKING STALLS ON LOTS 1 THRU 10, AS SUCH DRIVES AND PARKING STALLS MAY EXIST FROM TIME TO TIME.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 8<sup>th</sup> DAY OF January 1998.

Thomas E. White  
 THOMAS E. WHITE, PRESIDENT OF  
 DEVELOPMENT DIVISION FOR  
 RIDGE DEVELOPMENT COMPANY  
 A NEBRASKA CORPORATION

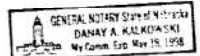
John C. Brager  
 JOHN C. BRAGER, PRESIDENT OF  
 CONSTRUCTION DIVISION FOR  
 RIDGE DEVELOPMENT COMPANY  
 A NEBRASKA CORPORATION

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF January, 1998, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION, FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Dan A. Kalkoda-Ski  
 NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF January, 1998, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION DIVISION, FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Dan A. Kalkoda-Ski  
 NOTARY PUBLIC



NORTHWEST CORNER OF SAID LOT 54 I.T., THENCE SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 2589.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 54 I.T., THENCE SOUTH 01 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 54 I.T., A DISTANCE OF 2594.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 54 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 1307.93 FEET TO THE SOUTHEAST CORNER OF LOT 47 I.T., THENCE NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF LOT 47 I.T., A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF LOT 47 I.T., THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 1279.79 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 147.30 ACRES, OR 6,416,400.26 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 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.

January 3rd 1998 Michael R. Johnson 526  
 DATE MICHAEL R. JOHNSON L.S. NUMBER  
 OLSSON ASSOCIATES  
 1111 LINCOLN MALL  
 LINCOLN, NE. 68508



**PLANNING COMMISSION APPROVAL**

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 3rd DAY OF June 19 98 BY RESOLUTION NO. PC-00435

ATTEST: Barbara Hopkins  
 CHAIR

SEPTEMBER 11, 1997  
 C:\970353\MIKEJ\PLAT.L01

20395-6

SHEET 6 OF 6

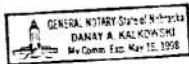
A NEBRASKA CORPORATION A NEBRASKA CORPORATION

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January 19 98, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION, FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Notary Public

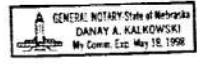


**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January 19 98, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION DIVISION, FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Notary Public



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS KING RIDGE ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 97-18542, (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

KING FAMILY CORPORATION  
 A NEBRASKA CORPORATION

BY: W. Michael Moran, Trustee  
 TITLE: TRUSTEE

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January 19 98, BY: W. Michael Moran, TRUSTEE FOR THE KING FAMILY CORPORATION, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES ON THE 20th DAY OF November 19 99 A.D.

Notary Public

