

KING RIDGE 1ST ADDITION FINAL PLAT

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 16 DAY OF December, 1998 BY RESOLUTION NO. PC-00172.

ATTEST: *James B. Boyer*
CHAIR

Canjette
REGISTER OF DEEDS
1998 JAN -4 P 4 57

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INST. NO 99
000255
#3310

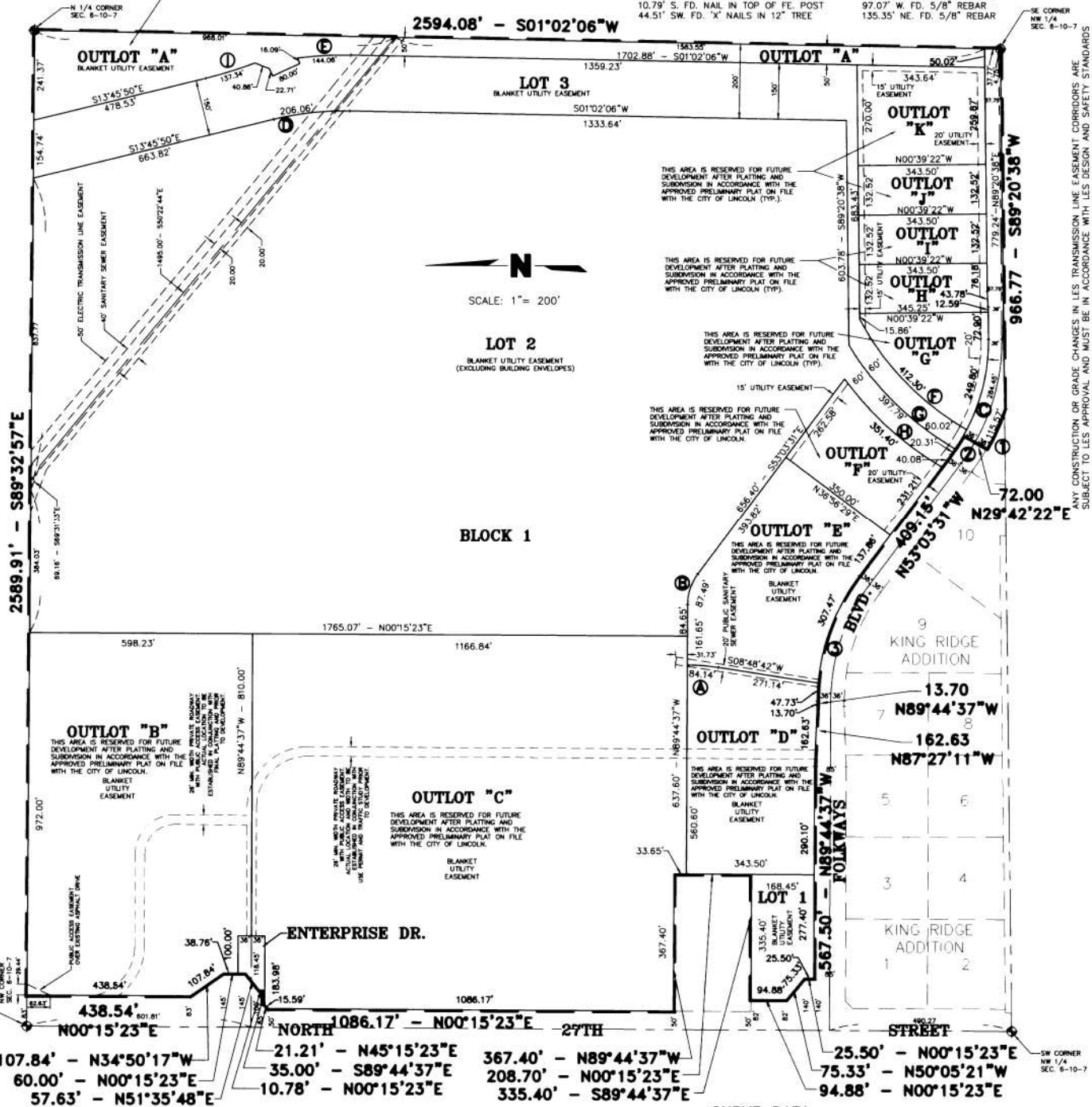
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SECTION TIES

N1/4 CORNER 6-10-7
FD. 2" ALUM. CAP
49.97' WSW. FD. NAIL IN TOP OF CUT
OFF POWER POLE
15.10' SW. FD. NAIL IN TOP OF FE. POST
10.79' S. FD. NAIL IN TOP OF FE. POST
44.51' SW. FD. 'X' NAILS IN 12" TREE

SE COR. NW1/4 6-10-7
FD. 2" ALUM. CAP
FLUSH W/GROUND
45.96' W. FD. 5/8" REBAR
65.66' NW. FD. 5/8" REBAR
97.07' W. FD. 5/8" REBAR
135.35' NE. FD. 5/8" REBAR

A PORTION OF THIS AREA IS RESERVED FOR FUTURE NORTH 33RD STREET R.O.W. AND THE REMAINDER IS RESERVED FOR FUTURE DEVELOPMENT AFTER PLATING AND SUBDIVISION IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.



SCALE: 1" = 200'

BLOCK 1

ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS

SECTION TIES

NW CORNER 6-10-7
FD. 2" ALUMINUM CAP 0.60' BELOW SURFACE IN ISLAND
49.00' E FD. NAIL & PLASTIC CAP IN S. FACE OF P.P.
83.88' SE. FD. CHISELED 'X' IN TOP OF INLET
95.03' SW. FD. CHISELED 'X' IN TOP OF INLET
28.93' NE. FD. CHISELED 'X' IN TOP OF CURB

SW CORNER NW1/4 6-10-7
FD. 2" ALUM. CAP IN ISLAND 0.60' BELOW SURFACE AT INT. N. 27TH & NORTH HILL RD.
10.93' NW. FD. CHISELED 'X' IN TOP OF CURB
10.50' NE. FD. CHISELED 'X' IN TOP OF CURB
80.78' S. FD. 3/4" REBAR
78.09' N. FD. 3/4" REBAR

CURVE DATA

① Δ = 1127°10' R = 579.12 T = 58.07 L = 115.76 CB = N66°01'13"W LC = 115.57	② Δ = 0714°07' R = 507.12 T = 32.06 L = 64.04 CB = N56°40'34"W LC = 64.00	③ Δ = 36°41'06" R = 561.00 T = 186.00 L = 359.19 CB = N71°24'04"W LC = 353.09	④ Δ = 8°33'20" R = 564.00 T = 42.19 L = 84.22 CB = S04°32'02"W LC = 84.14	⑤ Δ = 30°21'42" R = 543.12 T = 147.37 L = 287.80 CB = S75°28'31"E LC = 284.45	⑥ Δ = 36°41'06" R = 139.01 T = 46.09 L = 89.00 CB = N71°24'04"W LC = 87.49	⑦ Δ = 08°41'49" R = 950.00 T = 72.24 L = 144.20 CB = S03°18'49"E LC = 144.06	⑧ Δ = 14°47'55" R = 800.00 T = 103.89 L = 206.63 CB = S06°21'52"E LC = 206.06	⑨ Δ = 28°47'31" R = 800.00 T = 205.35 L = 402.01 CB = S44°11'52"W LC = 397.79	⑩ Δ = 07°29'58" R = 1050.00 T = 68.82 L = 137.43 CB = S17°30'49"E LC = 137.34	⑪ Δ = 23°34'39" R = 860.00 T = 79.48 L = 353.90 CB = N42°03'50"E LC = 351.40
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KING RIDGE 1ST ADDITION FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS KING RIDGE 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B" AND OUTLOT "C" KING RIDGE ADDITION, AND LOTS 49 I.T. AND 50 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, T10N, R7E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE EASTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 83 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "C", SAID LINE BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2589.91 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "C", SAID POINT BEING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 01 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "C", SAID LINE BEING THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2594.08 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B", SAID LINE BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 966.77 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 579.12 FEET, ARC LENGTH OF 115.76 FEET, DELTA ANGLE OF 11 DEGREES 27 MINUTES 10 SECONDS, A CHORD BEARING NORTH 66 DEGREES 01 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B", AND A CHORD LENGTH OF 115.57 FEET TO A POINT OF DEFLECTION, THENCE NORTH 29 DEGREES 42 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 72.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 507.12 FEET, ARC LENGTH OF 64.04 FEET, DELTA ANGLE OF 07 DEGREES 14 MINUTES 07 SECONDS, A CHORD BEARING OF NORTH 56 DEGREES 40 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B", AND A CHORD LENGTH OF 64.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 53 DEGREES 03 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINES OF SAID OUTLOT "B" AND SAID OUTLOT "C", A DISTANCE OF 409.15 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 561.00 FEET, ARC LENGTH OF 359.19 FEET, DELTA ANGLE OF 36 DEGREES 41 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 71 DEGREES 24 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 353.09 FEET TO A POINT OF TANGENCY, THENCE NORTH 37 DEGREES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 13.70 FEET TO A POINT OF DEFLECTION, THENCE NORTH 87 DEGREES 27 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 162.63 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 44 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 567.50 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "C", SAID LINE BEING 140.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 25.50 FEET TO A POINT OF DEFLECTION, THENCE NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "C", A DISTANCE OF 75.75 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "C", SAID LINE BEING 82.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 94.88 FEET TO THE SOUTHWEST CORNER OF LOT 48 I.T., THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 48 I.T., A DISTANCE OF 335.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 48 I.T., THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 48 I.T., THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINES OF SAID OUTLOT "C", SAID LOT 50 I.T. AND SAID LOT 49 I.T., SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1086.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 50 I.T., THENCE NORTH 45 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 50 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 50 I.T., A DISTANCE OF 35.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 50 I.T., SAID LINE BEING 100.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 10.78 FEET TO A POINT OF DEFLECTION, THENCE NORTH 51 DEGREES 35 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 50 I.T., A DISTANCE OF 57.63 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "C", SAID LINE BEING 145.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 34 DEGREES 50 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "C", 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 OUTLOT "C", SAID LINE BEING 83.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 438.54 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 6,017,152.23 SQUARE FEET OR 138.13 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 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.

December 7th 1998
DATE
MICHAEL R. JOHNSON
L.S. NUMBER 526
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS KING RIDGE 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INST. NO. 97-18542, 98-3627 98-3628 (HEREINAFTER "LIEN"), DOGS 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.

PINNACLE BANK
BY: *Mark Hesser*
MARK HESSER, PRESIDENT
KING FAMILY CORPORATION
A NEBRASKA CORPORATION
BY: *Michael R. Johnson*
TRUSTEE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December 1998, BY MICHAEL R. JOHNSON, TRUSTEE FOR THE KING FAMILY CORPORATION, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

Michael R. Johnson
NOTARY PUBLIC
A GENERAL NOTARY State of Nebraska
MICHAEL R. JOHNSON
My Comm. Exp. Nov. 21, 1999

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS KING RIDGE 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B" AND OUTLOT "C" KING RIDGE ADDITION AND LOTS 49 I.T. AND 50 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6 T10N, R7E, 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.

AN ACCESS EASEMENT SHALL BE GRANTED TO LOT 1, OVER OUTLOT "C" TO THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED EXCEPT AS SHOWN.

WITNESS MY HAND THIS 7th DAY OF December, 1998

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

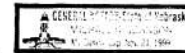
John C. Brager
JOHN C. BRAGER, PRESIDENT OF
CONSTRUCTION DIVISION FOR
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 1998, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Michael R. Johnson
NOTARY PUBLIC

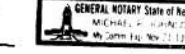


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 1998, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

John C. Brager
NOTARY PUBLIC

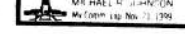


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 1998, BY MARK HESSER, PRESIDENT FOR PINNACLE BANK, ON BEHALF OF SAID BANK.

Mark Hesser
NOTARY PUBLIC



LOT AREA TABLE

BLOCK 1		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	53,626.40 S.F. ±	1.23 AC. ±
LOT 2	2,842,785.74 S.F. ±	65.26 AC. ±
LOT 3	374,669.49 S.F. ±	8.60 AC. ±
OUTLOTS		
LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	199,593.56 S.F. ±	4.58 AC. ±
OUTLOT "B"	572,113.57 S.F. ±	13.13 AC. ±
OUTLOT "C"	1,153,229.52 S.F. ±	26.47 AC. ±
OUTLOT "D"	186,608.21 S.F. ±	4.28 AC. ±
OUTLOT "E"	196,569.56 S.F. ±	4.51 AC. ±
OUTLOT "F"	82,163.37 S.F. ±	1.89 AC. ±
OUTLOT "G"	69,557.31 S.F. ±	1.60 AC. ±
OUTLOT "H"	45,848.52 S.F. ±	1.05 AC. ±
OUTLOT "I"	45,520.62 S.F. ±	1.05 AC. ±
OUTLOT "J"	45,520.62 S.F. ±	1.05 AC. ±
OUTLOT "K"	91,001.43 S.F. ±	2.09 AC. ±