

# KING RIDGE 4TH ADDITION FINAL PLAT

(THIS PLAT BASED ON LINCOLN CROSSING USE PERMIT #57D)

## DEDICATION

THE FOREGOING PLAT, TO BE KNOWN AS KING RIDGE 4TH ADDITION, A SUBDIVISION COMPOSED OF LOTS 9 AND 10, KING RIDGE ADDITION, EXCEPT THAT PART CONVEYED TO THE CITY OF LINCOLN, NEBRASKA BY WARRANTY DEED RECORDED AUGUST 1ST, 2003 AS INST. NO. 2003-75652, AND LOT 47 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, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNER, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA INC., TIME WARNER CABLE MIDWEST LLC, BLACK HILLS ENERGY, AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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, NEBRASKA, ITS SUCCESSORS AND 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.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS, AND ASSIGNS AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

WITNESS MY HAND THIS 11<sup>th</sup> DAY OF May, 2013

### FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING ASSOCIATION

BY: Scott W. Damrow  
NAME: SCOTT W. DAMROW  
TITLE: VICE PRESIDENT

### SUPERIOR POINTE PARTNERS, A NEBRASKA GENERAL PARTNERSHIP

BY: Donald W. Linscott  
NAME: DONALD W. LINSOTT  
TITLE: GENERAL PARTNER

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF Douglas )SS.

ON THIS 11 DAY OF May, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME SCOTT W. DAMROW, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING ASSOCIATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID ORGANIZATION.

Pat J. Fox  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
PATRICIA J. PETERSEN  
My Comm. Exp. Feb. 20, 2018

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF Lancaster )SS.

ON THIS 8<sup>th</sup> DAY OF May, 2013, BEFORE ME, THE UNDERSIGNED, A

NOTARY PUBLIC, PERSONALLY CAME DONALD W. LINSOTT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS GENERAL PARTNER FOR SUPERIOR POINTE PARTNERS, A NEBRASKA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP.

Christie Schwartzkopf Schreff  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
CHRISTIE SCHWARTZKOPF SCHROFF  
My Comm. Exp. October 15, 2016

Inst # 2013037712 Mon Jul 22 13:12:13 CDT 2013  
Filing Fee: \$76.00  
Lancaster County, NE Assessor/Register of Deeds Office PLAT  
Page 3

KIRI4 #4987

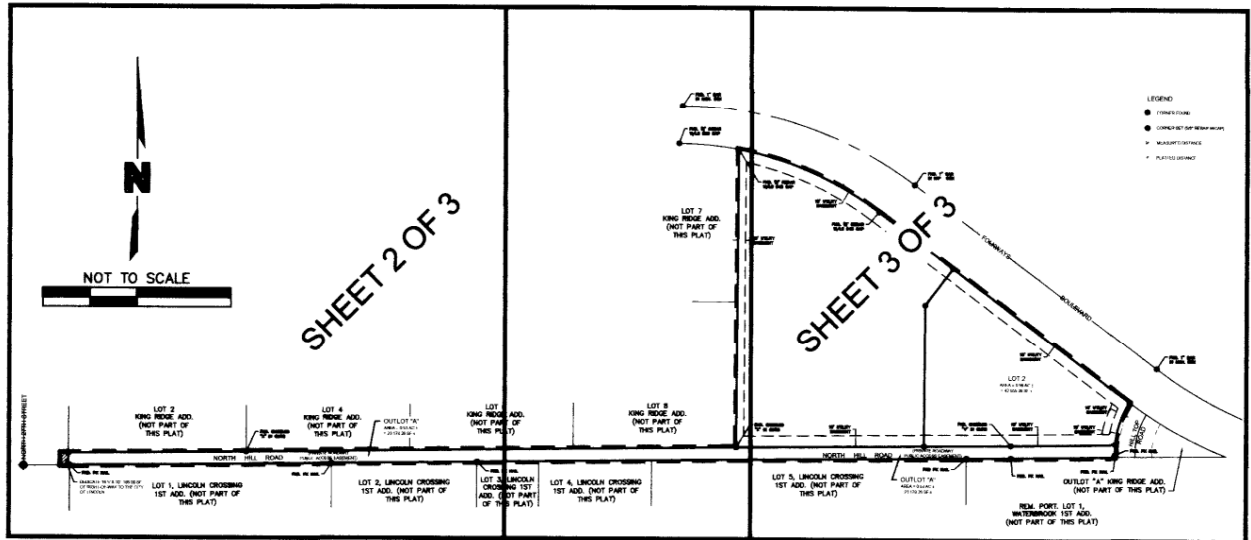
## PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

Steph' dunn per July 22, 2013  
PLANNING DIRECTOR DATE

## INDEX OF SHEETS

- SHEET 1 OF 3: DEDICATION, ACKNOWLEDGMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL.
- SHEET 2 OF 3: SURVEYOR'S CERTIFICATE, LEGAL DESCRIPTION, FINAL PLAT DRAWING.
- SHEET 3 OF 3: FINAL PLAT DRAWING.



VICINITY MAP

USER: m.johnson  
 DWS: F:\Projects\13-0539\_SRWY\MasterDraws\Final Plat\Drawings\013-0539\_FPHR4A.dwg  
 DATE: May 06, 2013 8:56am  
 REF: MICHAEL...JOHNSON\_LIS.dwg

# KING RIDGE 4TH ADDITION FINAL PLAT

(THIS PLAT BASED ON LINCOLN CROSSING USE PERMIT #57D)

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS KING RIDGE 4TH ADDITION, A SUBDIVISION COMPOSED OF LOTS 9 AND 10, KING RIDGE ADDITION, EXCEPT THAT PART CONVEYED TO THE CITY OF LINCOLN, NEBRASKA BY WARRANTY DEED RECORDED AUGUST 1ST, 2003 AS INST. NO. 2003-75652, AND LOT 47 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 AT THE SOUTHWEST CORNER OF THE REMAINING PORTION OF LOT 9, KING RIDGE ADDITION, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, KING RIDGE ADDITION, SAID POINT BEING ON A NORTH LINE OF LOT 47 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTHERLY ON THE WEST LINE OF SAID REMAINING PORTION OF LOT 9 ON AN ASSUMED BEARING OF  $N00^{\circ}17'00''E$ , A DISTANCE OF 400.20' TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 9, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FOLKWAYS BOULEVARD, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  $26^{\circ}21'43''$ , A RADIUS OF 453.00', AN ARC LENGTH OF 208.43' ON A NORTH LINE OF SAID REMAINING PORTION OF LOT 9, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 206.59', A TANGENT LENGTH OF 106.09', AND A CHORD BEARING OF  $S96^{\circ}15'38''E$  TO A POINT, THENCE  $S53^{\circ}03'07''E$ , ON A NORTH LINE OF SAID REMAINING PORTION OF LOT 9, AND THE NORTH LINE OF THE REMAINING PORTION OF LOT 10, KING RIDGE ADDITION, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 423.61' TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 10, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  $33^{\circ}12'44''$ , A RADIUS OF 127.50', AN ARC LENGTH OF 73.91' ON A EAST LINE OF SAID REMAINING PORTION OF LOT 10, A CHORD LENGTH OF 72.88', A TANGENT LENGTH OF 38.02', AND A CHORD BEARING OF  $S15^{\circ}44'33''W$  TO A POINT, THENCE  $S03^{\circ}58'45''E$ , ON A EAST LINE OF SAID REMAINING PORTION OF LOT 10, A DISTANCE OF 2.83' TO THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF LOT 10, SAID POINT BEING ON A NORTH LINE OF THE REMAINING PORTION OF LOT 1, WATERBROOK 1ST ADDITION; THENCE  $S89^{\circ}15'09''W$ , ON A SOUTH LINE OF SAID REMAINING PORTION OF LOT 10, SAID LINE BEING A NORTH LINE OF SAID REMAINING PORTION OF LOT 1, A DISTANCE OF 140.22' TO A SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 10, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 47 I.T.; THENCE  $S89^{\circ}23'57''W$ , ON A SOUTH LINE OF SAID LOT 47 I.T., SAID LINE BEING A NORTH LINE OF SAID REMAINING PORTION OF LOT 1, A DISTANCE OF 59.97' TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF LOT 5, LINCOLN CROSSING 1ST ADDITION; THENCE  $S89^{\circ}20'30''W$ , ON A SOUTH LINE OF SAID LOT 47 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 5, AND THE NORTH LINE OF LOTS 4 AND 3, LINCOLN CROSSING 1ST ADDITION, A DISTANCE OF 659.03' TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT BEING THE NORTHEAST CORNER OF LOT 2, LINCOLN CROSSING 1ST ADDITION; THENCE  $S89^{\circ}19'51''W$ , ON A SOUTH LINE OF SAID LOT 47 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 195.86' TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, LINCOLN CROSSING 1ST ADDITION; THENCE  $S89^{\circ}20'54''W$ , ON A SOUTH LINE OF SAID LOT 47 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 353.05' TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF NORTH 27TH STREET, THENCE  $S89^{\circ}22'35''W$ , ON A SOUTH LINE OF SAID LOT 47 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 12.00' TO THE SOUTHWEST CORNER OF SAID LOT 47 I.T.; THENCE  $N00^{\circ}16'24''E$ , ON THE WEST LINE OF

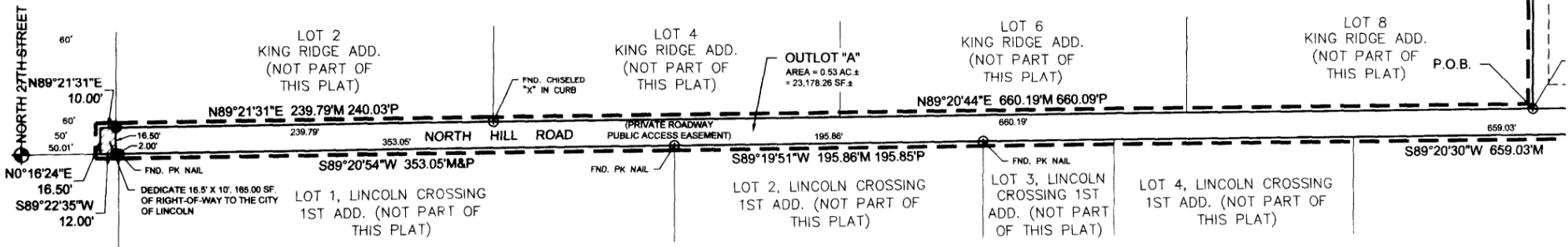
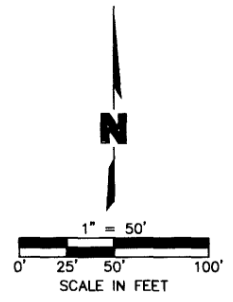
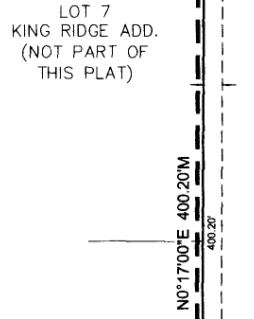
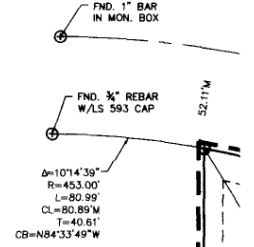
SAID LOT 47 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 16.50' TO THE NORTHWEST CORNER OF SAID LOT 47 I.T.; THENCE  $N89^{\circ}21'31''E$ , ON A NORTH LINE OF SAID LOT 47 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO THE SOUTHWEST CORNER OF LOT 2, KING RIDGE ADDITION; THENCE CONTINUING  $N89^{\circ}21'31''E$  ON A NORTH LINE OF SAID LOT 47 I.T., SAID LINE BEING A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 239.79' TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 4, KING RIDGE ADDITION; THENCE  $N89^{\circ}20'44''E$ , ON A NORTH LINE OF SAID LOT 47 I.T., SAID LINE BEING THE SOUTH LINE OF SAID LOT 4, AND THE SOUTH LINE OF LOTS 6 AND 8, KING RIDGE ADDITION, A DISTANCE OF 660.19' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 155,104.96 SQUARE FEET OR 3.56 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

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.

May 6th, 2013 *[Signature]* 526  
DATE: MICHAEL R. JOHNSON L.S. NUMBER  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
SUITE 111  
LINCOLN, NE 68508



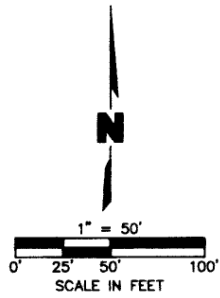
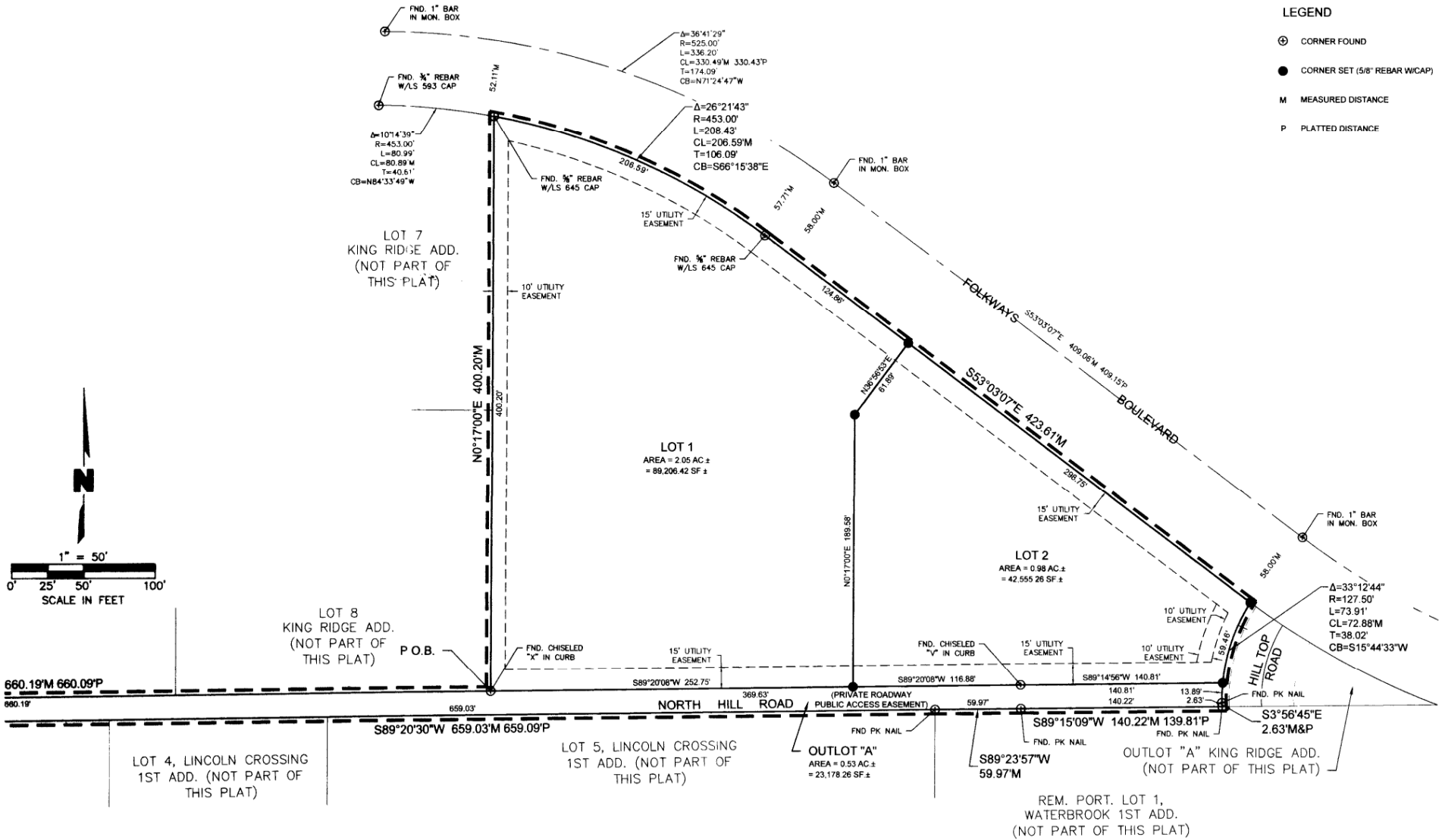
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DATE: May 06, 2013 8:52am XREFS: MICHAEL\_JOHNSON\_LS.LS

# KING RIDGE 4TH ADDITION FINAL PLAT

(THIS PLAT BASED ON LINCOLN CROSSING USE PERMIT #57D)

### LEGEND

- ⊕ CORNER FOUND
- CORNER SET (5/8" REBAR WCAP)
- M MEASURED DISTANCE
- P PLATTED DISTANCE



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