

KENSINGTON PARK SUBDIVISION

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Chapter 26.11.015 of the LMC, hereby approves this Administrative Final Plat.

James Stoll
Planning Director

Date 10/18/98

ACKNOWLEDGEMENT

State of Nebraska
Lancaster County

On this 11th day of October, 1988, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Kensington Park Partnership, a General Partnership, Karen W. Fowler, Mavis L. Fowler, General Partners and Margaret Hugly, Philip Hugly, individuals to be personally known to be the identical persons whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and deed.

Notary Public Robert Ferguson

My commission expires the 12 day of May, 1990

DEDICATION

The foregoing plat known as KENSINGTON PARK SUBDIVISION and as described in the Surveyor's Certificate is made with the free concern and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, the Lincoln Telephone Company, TV Transmision, Inc., Minnegasco, their successors and assigns, to allow entry for the purposes 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 City of Lincoln, its successors or assigns are hereby held harmless for the costs of replacement of damage to any improvement or vegetation over, or under any easement shown thereon.

WITNESS MY HAND this 11th day of October, 1988
Kensington Park Partnership, a General Partnership

Karen W. Fowler
General Partner

Mavis L. Fowler
General Partner

Margaret Hugly
Owner

Philip Hugly
Owner

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out for the foregoing plat KENSINGTON PARK SUBDIVISION, composed of Lots 1, 2, 3, 4 and Outlot "C", Block 7, Buckingham South 2nd Addition, Lots 16, 17, 18 and Outlot "B", Block 4, Buckingham South Addition, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 57 and Outlot "C", Block 4, Buckingham South 3rd Addition to the City of Lincoln in Section 17, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more fully described by metes and bounds as follows:

Referring to the Northwest Corner of the Northeast Quarter (NE 1/4) of said Section 17, thence 90°16'15" (assumed azimuth), in an Easterly direction, along the North Line of said NE 1/4, a distance of 1,312.35 feet to the Northeast Corner of the West One-half (W 1/2) of said NE 1/4, thence 180°03'30", in a Southerly direction, a distance of 1,657.79 feet to the Northeast Corner of Outlot "B", Block 4, Buckingham South Addition and the POINT OF BEGINNING;

Thence along platted boundary lines of Lot 57, Block 4, Buckingham South 3rd Addition, as follows; 0°03'30", in a Northerly direction along the Westerly Line, a distance of 32.49 feet to the Northwest Corner, thence 65°34'54", in a Northerly direction along the Northwesterly Line, a distance of 104.78 feet to the Cul-De-Sac at the South end of 52nd Street Court, thence along a 60.00 feet curve to the left, chord bearing 122°52'54", in a Southeasterly direction along the Right-of-Way Line of said Cul-De-Sac, a chord distance of 64.84 feet to the Northeast Corner, thence 180°02'18", in a Southerly direction along the Easterly Line, a distance of 145.05 feet to the Southeast Corner of Said Lot 57;

Thence along platted boundary lines of Outlot "C", Block 4, Buckingham South 3rd Addition, as follows; 90°15'42", in an Easterly direction along the Northerly Line, a distance of 160.32 feet, thence 180°03'12", in a Southerly direction, a distance of 93.51 feet, thence 169°36'22", in a South-Southeasterly direction, a distance of 113.64 feet, thence 119°59'13", in a Southeasterly direction, a distance of 116.70 feet, thence 89°58'53", in an Easterly direction, a distance of 144.83 feet to the West Right-of-Way Line of 53rd Street, thence 180°01'37", in a Southerly direction along the West Right-of-Way Line of 53rd Street, a distance of 127.06 feet, thence 270°02'37", in a Westerly direction, a distance of 119.83 feet, thence 180°04'57", in a Southerly direction, a distance of 179.98 feet, thence 270°02'59", in a Westerly direction, a distance of 70.07 feet, thence 180°01'29", in a Southerly direction, a distance of 120.58 feet to the North Right-of-Way Line of London Road;

Thence 269°54'00", in a Westerly direction along the platted boundary lines of Outlot "C" and Lots 1, 2, 3 and 4, all in Block 4, Buckingham South 3rd Addition and the North Right-of-Way Line of London Road, a distance of 802.66 feet to the Southwest Corner of said Block 4;

Thence continuing 269°54'00", in a Westerly direction along the platted boundary line of Outlot "C" and Lots 1 and 2, all in Block 7, Buckingham South 2nd Addition and the North Right-of-Way Line of London Road, a distance of 180.01 feet to the Easterly Right-of-Way Line of 49th Street, thence 359°56'05", in a Northerly direction along the Easterly Right-of-Way Line of 49th Street, a distance of 122.11 feet, thence along a 155.00 feet radius curve to the left, chord bearing 357°41'05", in a Northerly direction along the Easterly Right-of-Way Line of 49th Street, a chord distance of 12.17 feet, thence 359°26'04", in a Northerly direction along the Easterly Right-of-Way Line of 49th Street, a distance of 126.97 feet to the Southeasterly Right-of-Way Line of Queens Drive, thence along a 230.00 feet radius curve to the left, chord bearing 63°15'34", in a Northeasterly direction along the Southeasterly Right-of-Way Line of Queens Drive, a chord distance of 117.47 feet, thence 48°23'08", in a Northerly direction along the Southeasterly Right-of-Way Line of Queens Drive, a distance of 161.18 feet, thence along a 780.00 feet radius curve to the left, chord bearing 47°19'39", in a Northeasterly direction along the Southeasterly Right-of-Way Line of Queens Drive, a chord distance of 28.76 feet to the Northerlymost Corner of said Block 7;

Thence along the platted boundary line of Outlot "B" and Lots 16, 17 and 18, all in Block 4, Buckingham South Addition; along a 780.00 feet radius curve to the left, chord bearing 29°34'26", in a Northeasterly direction along the Southeasterly Right-of-Way Line of Queens Drive, a chord distance of 448.22 feet to the Northwesterly Corner of Said Outlot "B", thence 102°58'08", in an East-Southeasterly direction, a distance of 143.13 feet to the POINT OF BEGINNING;

And containing a calculated area of 637,410.92 square feet or 14.633 Acres, more or less.

Permanent monuments (1" x 24" Iron Pipe) have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency and all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 7th day of October, 1988

Darrel W. Simonds, Mebr. L.S. 161
Darrel W. Simonds & Associates, Inc.
2332 North Cotner Blvd., Suite E
Lincoln, Nebraska 68507

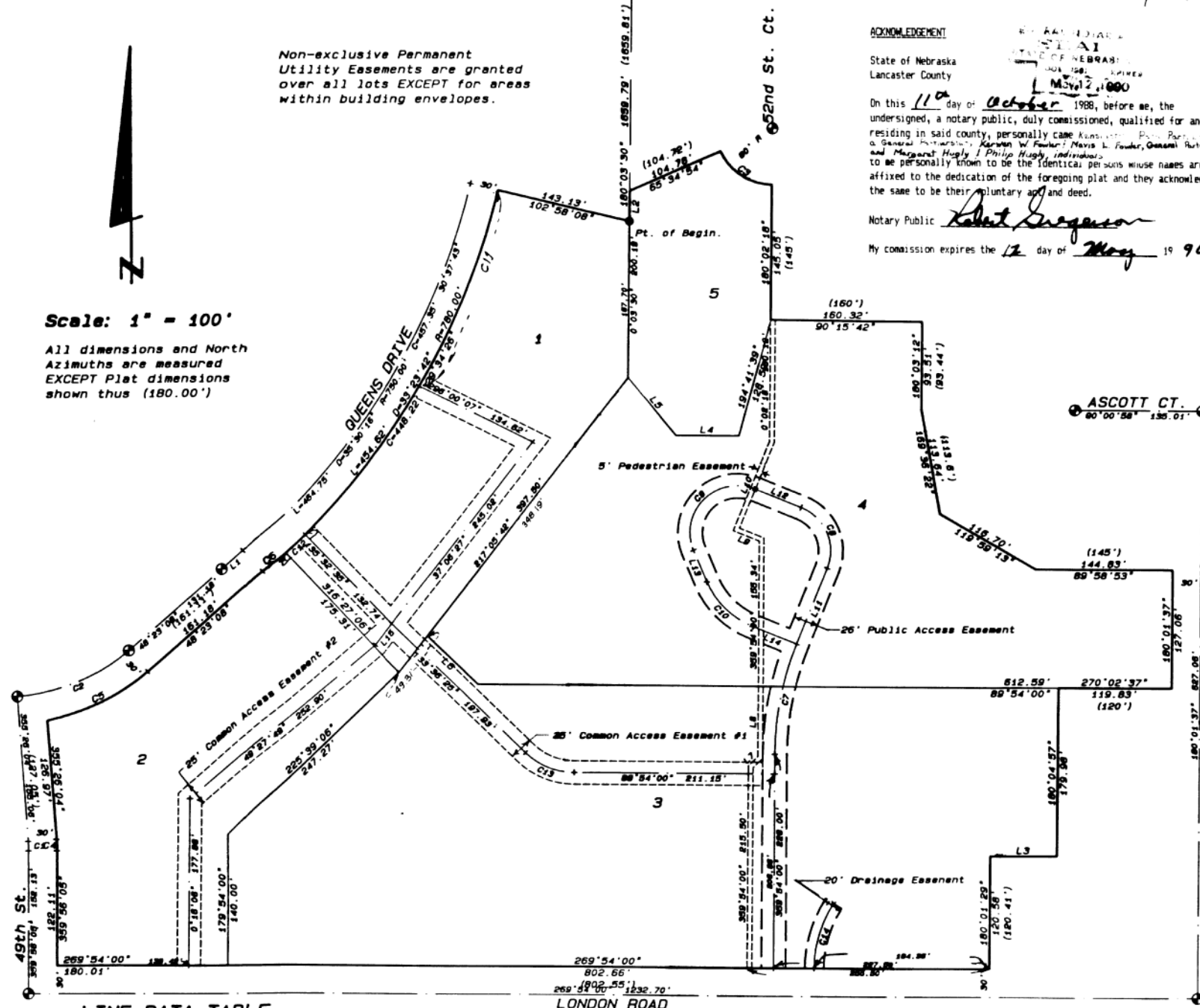
N 1/4 Cor. Section 17-8-7
OLD CHENEY ROAD
90°16'15" 1312.35' (1312.19')
N 1/16 Cor. NE 1/4 Cor. Section 17-8-7

Non-exclusive Permanent
Utility Easements are granted
over all lots EXCEPT for areas
within building envelopes.



Scale: 1" = 100'

All dimensions and North
Azimuths are measured
EXCEPT Plat dimensions
shown thus (180.00')



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	48°23'08"	30.00
L2	0°03'30"	(32.33) 32.49
L3	270°02'59"	(70.25') 70.07
L4	269°55'33"	66.00
L5	320°00'26"	79.90
L6	133°29'01"	74.61
L7	44°54'00"	14.07
L8	359°54'00"	74.93
L9	291°24'00"	29.60
L10	21°24'00"	102.63
L11	21°24'00"	87.50
L12	291°24'00"	52.50
L13	156°59'04"	36.74
L14	111°24'00"	50.00
L15	37°06'27"	28.24

CURVE DATA TABLE

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	9.82	4°30'00"	125.00	9.81	357°41'05"
C2	129.51	37°06'02"	200.00	127.25	67°00'54"
C3	68.50	65°24'30"	60.00	64.84	122°52'54"
C4	12.17	4°30'00"	155.00	12.17	357°41'05"
C5	118.78	29°35'23"	230.00	(117.14') 117.47	63°15'34"
C6	28.76	2°06'46"	780.00	28.76	47°19'39"
C7	120.57	21°30'00"	321.30	119.86	10°39'00"
C8	78.54	90°00'00"	50.00	70.71	336°24'00"
C9	117.30	134°24'55"	50.00	92.19	224°11'32"
C10	69.62	45°35'05"	87.50	67.79	134°11'32"
C11	226.70	16°39'08"	780.00	225.90	21°12'09"
C12	27.76	2°02'20"	780.00	27.75	45°15'07"
C13	57.21	43°42'26"	75.00	55.84	111°45'12"
C14	73.50	32°29'24"	129.61	72.52	16°08'42"

TRST NO 88 32919

