# THOMPSON CREEK 9TH ADDITION

## FINAL PLAT BASED ON THOMPSON CREEK USE PERMIT #141A

Inst # 2018024779 Thu Jun 28 10:04:36 CDT 2018
Filing Fee: \$52.00 cpockg
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2

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#### SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as THOMPSON CREEK 9TH ADDITION. A subdivision of Lots 15-30, Block 3 Thompson Creek Addition, located in the Northwest Quarter of Section 21, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of Lot 30, Block 3 Thompson Creek Addition; Thence South on the East line of Lots 30-22, Block 3 Thompson Creek Addition on an assumed bearing of S 00°02'56" W for a distance of 264.78' to the Southeast corner of Lot 22, Block 3 Thompson Creek Addition; Thence on the South line of Lot 22, Block 3 Thompson Creek Addition, N 88°00'55" W for a distance of 169.88'; Thence continuing on the South line of Lot 22 and on the South line of Lot 21, Block 3 Thompson Creek Addition, with a non-tangential curve turning to the right with an arc length of 163.82', with a radius of 564.00', with a chord bearing of N 82°04'18" W, with a chord distance of 163.25' to the Southwest corner of Lot 21, Block 3 Thompson

Thence on the West line of Lots 21-15, Block 3 Thompson Creek Addition, N 00°01'46" E for a distance of 238.90' to the Northwest corner of Lot 15, Block 3 Thompson Creek Addition;

Thence on the North line of Lot 15, Block 3 Thompson Creek Addition, with a non-tangential curve turning to the left with an arc length of 17.06', with a radius of 60.00', with a chord bearing of S 81°48'07" E, with a chord distance of

Thence continuing on the North line of Lot 15, Block 3 Thompson Creek Addition, S 89°59'58" E for a distance of 133.59' to the Northwest corner of Lot 30, Block 3 Thompson Creek Addition;

Thence on the North line of Lot 30, Block 3 Thompson Creek Addition, S 89°58'05" E for a distance of 181.16' to the Point of Beginning, and having a calculated area of 1.96 acres more or less.

Subject to any and all easements and restrictions of record

Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at 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 5th day of December 2017

Marc J. Raphael #6⋬5 Allied Surveying & Mapping, Inc. 8535 Executive Woods Drive, Suite 200

Lincoln, NE 68512 Ph. (402)434-2686



### DEDICATION

The foregoing plat, known as THOMPSON CREEK 9TH Addition, as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owners, and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal corporation, their successors, assigns and permittees, 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 City of Lincoln, Nebraska, its successors, assigns and permittees 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 access easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

**WITNESS MY HAND:** 

Roger Bumgarner, Managing Member

Ironwood Properties, LLC. a Nebraska Limited Liability Company

ACKNOWLEDGMENT

STATE OF NEBRASKA

LANCASTER COUNTY On this loth day of December, 201, before me, the undersigned, a notary public, duly

commissioned, qualified for and residing in said county, personally came Roger Bumgarner, Managing Member, Ironwood Properties, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

#### THOMPSON CREEK 9TH ADDITION FINAL PLAT BASED ON THOMPSON CREEK USE PERMIT #141A SCALE: 1"=40' R=60' BILLINGS CT S89° 57' 46"E 488.87' (M) 488.90' (P) 30.04' (M) 30.00' (P) - POINT OF S89° 59' 58"E S89° 58' 05"E BEGINNING 10' WIDE ـــ133.59' (M) ا PUBLIC ACCESS -181.16' (M) 133.57' (P) EASEMENT 181.15' (P) 5,780.95 S.F. 6,961.66 S.F. EXISTING 86.5' PUBLIC ACCESS 10' PUBLIC ACCESS EASEMENT & UTILITY EASEMENT 181.16' 15' WIDE SANITARY SEWER & N89° 57' 09"W 150.40' UTILITY EASEMENT LOT 17 LOT 2 4,438.29 S.F. 3,684.81 S.F. 15' SANITARY SEWER & THOMPSON CREEK ADDITION 181.16' S89° 57' 09"E UTILITY EASEMENT N89° 57' 09"W 43.25' 43.25' LOT 14 10' UTILITY EASEMENT LOT 16 10' WIDE (NOT PART OF PLAT) UTILITY 3,684.62 S.F. 4,438.28 S.F. EASEMENT S89° 57' 09"E LOT 4 LOT 15 THOMPSON CREEK ADDITION 3,684.43 S.F. 4,438.27 S.F. 33 181.16' S89° 57' 09"E (NOT PART OF PLAT) N89° 57' 09"W 150.38' LOT 5 LOT 14 3,684.24 S.F. 4,438.26 S.F. S89° 57' 09"E N89° 57' 09"W LOT 13 3,684.05 S.F. 4,438.24 S.F. 181.16' S89° 57' 09"E N63° 05, 46"W CH 208.55, (M) CH 208.49, (M) N89° 57' 09"W LOT 12 3,683.85 S.F. 4,438.23 S.F. S89° 57' 09"E 181.16' N89° 57' 09"W LOT 11 3,683.66 S.F. 4,438.22 S.F. S89° 57' 09"E 10' WIDE EXISTING 86.5' PUBLIC ACCESS N89° 57' 09"W PUBLIC ACCESS --& UTILITY EASEMENT **EASEMENT** LOT 9 6,214.14 S.F. LOT 10 N70°50'24"W CH 356.01' (M) CH 355.92' (P) 9,378.51 S.F. 169.88' (M) 169.87' (P) N88° 00' 55"W 29.92' (M) 30.01' (P) S1° 14' 06"W THOMPSON 347.50' (M) 347.44' (P) N89° 57' BLVDCREEK 24"W **CURVE DATA** TANGENT | LENGTH | CURVE# RADIUS **ANGLE** CH DIST CH BRG 16°38'33" N82°04'18"W 564.00' 82.49' 163.82' 163.25' 60.00' 16°17'19" 8.59' 17.06' 17.00' S81°48'07"E