

# CEDAR CREST

## FINAL PLAT

HARTLAND HOMES NORTH 1ST ADDITION

OUTLOT "A"

**OUTLOT "A"**  
0.29 AC.  
(OPEN GREEN SPACE)  
**BLANKET EASEMENT**

418.00'(P)  
**417.91**  
**S 89°55'21" E**



SCALE: 1"=50'

LIMITS OF 37.5' WIDE  
PUBLIC ACCESS  
EASEMENT

**OUTLOT "C"**  
0.05 AC.  
(OPEN GREEN SPACE)  
**BLANKET EASEMENT**

5' WIDE UTILITY  
EASEMENT

REMAINING PORTION  
LOT 36 I.T.

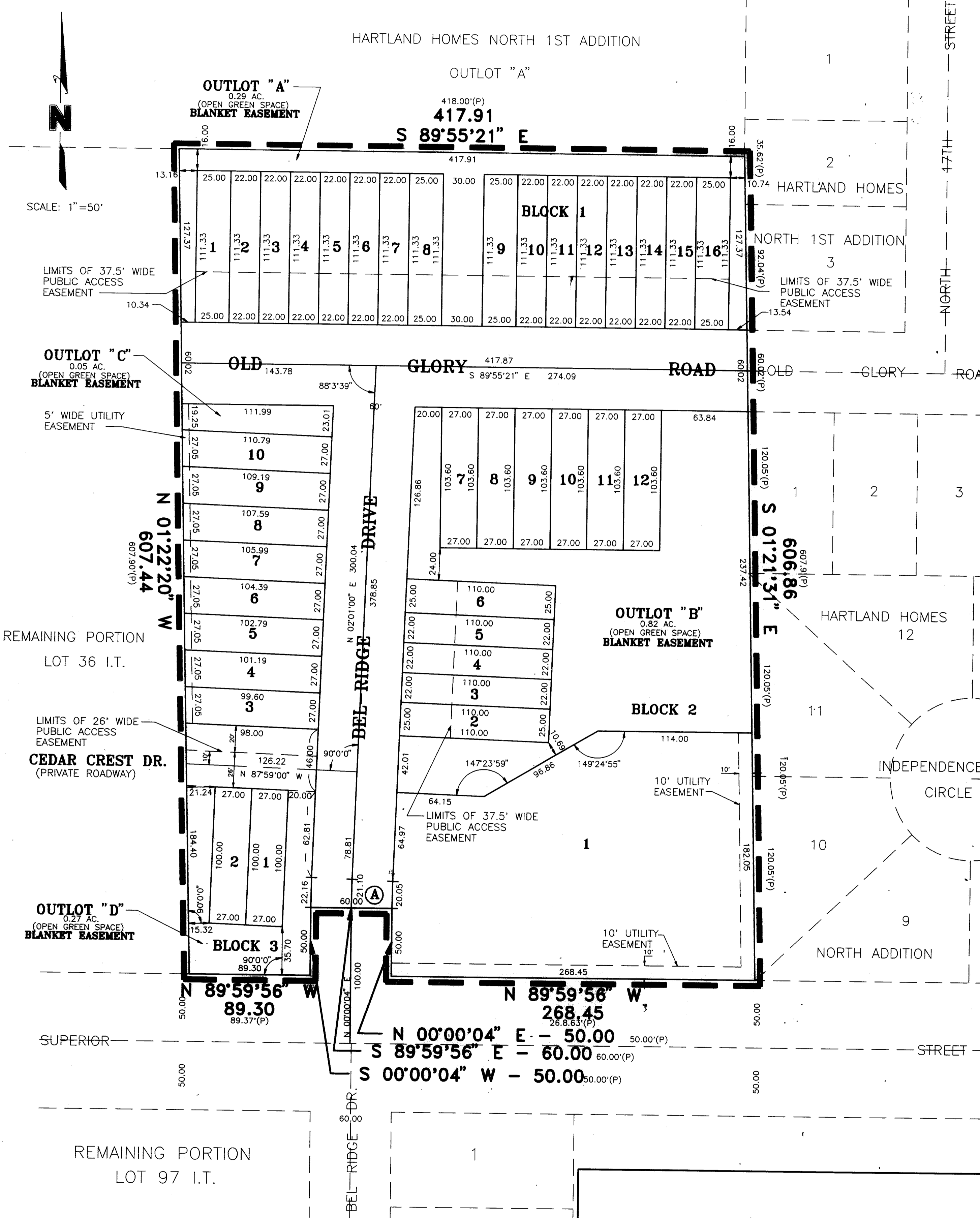
LIMITS OF 26' WIDE  
PUBLIC ACCESS  
EASEMENT  
**CEDAR CREST DR.**  
(PRIVATE ROADWAY)

**OUTLOT "D"**  
0.27 AC.  
(OPEN GREEN SPACE)  
**BLANKET EASEMENT**

**CURVE DATA**

- Ⓐ Δ=02°00'55"
- R=600.00
- L=21.11
- T=10.55
- LC=21.10
- CB=N 01°00'32" E

9/7/1993 9:53 A.M. FILE: G:\39493\DWG\LFPCEDR SF = 100



# CEDAR CREST

## FINAL PLAT

### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 18<sup>th</sup> DAY OF September 19 93 BY RESOLUTION NO. PL-00111.

ATTEST: Thomas Noton Heung  
CHAIR

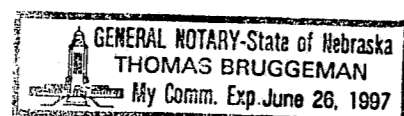
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 5<sup>th</sup> DAY OF Oct. 19 93, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PHILLIP R. AND VIRGINIA J. STETTINGER HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE 26<sup>th</sup> DAY OF JUNE 19 97 A.D.

Thomas Bruggeman  
NOTARY PUBLIC



### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS CEDAR CREST A SUBDIVISION COMPOSED OF THE REMAINING PORTION OF LOT 37 I.T., LOCATED IN THE SW 1/4 OF SECTION 1 T10N, R6E, 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, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., MINNEGASCO, 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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SUPERIOR STREET FROM LOTS ABUTTING SAID STREET IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 5<sup>th</sup> DAY OF Oct. 19 93.

Phillip R. Stettinger  
PHILLIP R. STETTINGER

Virginia J. Stettinger  
VIRGINIA J. STETTINGER

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS CEDAR CREST, A SUBDIVISION COMPOSED OF THE REMAINING PORTION OF LOT 37 I.T., LOCATED IN THE SW 1/4 OF SECTION 1, T10N, R6E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID REMAINING PORTION OF LOT 37 I.T., SAID CORNER BEING THE SE CORNER OF THE REMAINING PORTION OF LOT 36 I.T., SAID CORNER BEING ON THE NORTH R.O.W. (RIGHT-OF-WAY) LINE OF SUPERIOR STREET, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 1 DEGREES 22 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 37 I.T., A DISTANCE OF 607.44 FEET TO THE NW CORNER OF SAID REMAINING PORTION OF LOT 37 I.T., THENCE SOUTH 89 DEGREES 55 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 37 I.T., A DISTANCE OF 417.91 FEET TO THE NE CORNER OF SAID REMAINING PORTION OF LOT 37 I.T., THENCE SOUTH 1 DEGREE 21 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 37 I.T., A DISTANCE OF 606.86 FEET TO THE SE CORNER OF SAID REMAINING PORTION OF LOT 37 I.T., SAID CORNER ALSO BEING THE SW CORNER OF LOTS 9 AND 10 BLOCK 1, HARTLAND HOMES NORTH ADDITION, SAID CORNER BEING ON THE NORTH R.O.W. LINE OF SUPERIOR STREET, THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 37 I.T., A DISTANCE OF 268.45 FEET TO THE EAST R.O.W. CORNER OF SUPERIOR STREET AND BEL RIDGE DRIVE, THENCE NORTH 0 DEGREES 00 MINUTES 04 SECONDS EAST ALONG THE EAST R.O.W. LINE OF SAID BEL RIDGE DRIVE, A DISTANCE OF 50.00 FEET TO THE NE R.O.W. CORNER OF SAID BEL RIDGE DRIVE, THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS WEST ALONG THE NORTH R.O.W. LINE OF SAID BEL RIDGE DRIVE, A DISTANCE OF 60.00 FEET TO THE NW R.O.W. CORNER OF SAID BEL RIDGE DRIVE, THENCE SOUTH 0 DEGREES 00 MINUTES 04 SECONDS WEST ALONG THE WEST R.O.W. LINE OF SAID BEL RIDGE DRIVE, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE R.O.W. LINES OF BEL RIDGE DRIVE AND SUPERIOR STREET, THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 37 I.T., A DISTANCE OF 89.30 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 5.75 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.



Thomas Bruggeman  
THOMAS BRUGGEMAN  
OLSSON ASSOCIATES  
611 NBC CENTER  
LINCOLN, NE. 68508

454  
L.S. NUMBER

A-313A  
#2689  
#6130  
DECR  
INST. NO 93 47255  
#50535