

10073

3-29-68:cw
Chez Ami Knolls 3rd Add.
25th St.-Old Cheney Road

ORDINANCE NO. 9456

AN ORDINANCE establishing the official grades of certain streets in CHEZ AMI KNOLLS, THIRD ADDITION an addition in the City of Lincoln, Nebraska, with reference to a datum plane herein described including said addition within the corporate limits of the City of Lincoln; and accepting and approving the plat of CHEZ AMI KNOLLS, THIRD ADDITION, an addition in the City of Lincoln, Nebraska, filed in the office of the Planning Department of the City of Lincoln, Nebraska, upon certain conditions herein specified and providing for bonds conditioned upon the strict compliance with such conditions.

WHEREAS, Commonwealth Company, a corporation, owner of a replat located in the Northeast Quarter of Section 13, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as: Beginning at a point 40 feet South of and 40 feet West of the Northeast Corner of said Northeast Quarter of Section 13; thence South and parallel to the East Line of said Northeast Quarter a distance of 173.3 feet; thence 90°48' right a distance of 422.6 feet; thence 90°00' left a distance of 170 feet; thence 14°01' right a distance of 61.85 feet; thence 14°02' left a distance of 560.0 feet; thence 90°03' left a distance of 45.0 feet; thence 89°58' right a distance of 415.0 feet; thence 90°0' right a distance of 45.0 feet; thence 90°01' left a distance of 160.0 feet; thence 9°28' left a distance of 60.85 feet; thence 9°27' right a distance of 170.0 feet; thence 90°00' left a distance of 95.0 feet; thence 124°50' right a distance of 140.2 feet; thence 34°54' left a distance of 110.0 feet; thence 51°37' left a distance of 117.7 feet thence 28°59' left a distance of 75.85 feet; thence 40°50' right a distance of 123.7 feet; thence 51°04' left a distance of 195.0 feet; thence 90°00' right; parallel to and 40.0 feet West of the East Line of said Northeast Quarter, a distance of 428.9 feet to a point on the South Line of said Northeast Quarter 40.0 feet West of its Southeast Corner; thence 90°30' right along said

South Line of the Northeast Quarter a distance of 826.7 feet to the Southeast Corner of Lot 1, Block 5, Chez Ami Knolls, 2nd Addition; thence 90°29' right along the East Line of Chez Ami Knolls, 2nd Addition and Chez Ami Knolls a distance of 2230.3 feet; thence 89°46' left a distance of 65.0 feet; thence 89°46' right a distance of 373.0 feet; thence 90°03' right, parallel to and 40.0 feet South of the North Line of said Northeast Quarter, a distance of 856.5 feet to the point of beginning, all in the Northeast Quarter of Section 13, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, having platted said real estate under the designation of Chez Ami Knolls, Third Addition, and having filed said plat in the office of the Planning Department of the City of Lincoln, Nebraska, with a request for approval and acceptance thereof, in the manner and form as by ordinance required, and

WHEREAS, it is for the convenience of the inhabitants of said City of Lincoln, Nebraska, and for the public that said plat be approved and accepted as filed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

Section 1. That from and after the effective date of this ordinance the lands included within Chez Ami Knolls, Third Addition shall be and hereby are included within the corporate limits of the City of Lincoln, Nebraska.

Section 2. That the grades of certain streets in Chez Ami Knolls, Third Addition, an addition in the City of Lincoln, Nebraska, be and they are hereby established with reference to a datum plane, which is located as follows: Benchmark cut in water table at the Northeast Corner of the City Hall Building is 79.74 feet above said datum plane.

The grades hereby established shall be uniform straight lines between adjacent points hereinafter specified in said streets and between the grade points heretofore established by ordinance in adjacent streets.

Section 3. Grade at the intersection of 25th Street and Old Cheney Road: Southwest Corner 170.00, Southeast Corner 170.00.

Section 4. Grade at a point in 25th Street 450 feet South of the centerline of the Old Cheney Road: East side 185.00, West side 185.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 400 feet long.

Section 5. Grade at a point in 25th Street 800 feet South of the centerline of Old Cheney Road: East side 177.00, West side 177.50; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 200 feet long.

Section 6. Grade at a point in 25th Street 1200 feet South of the centerline of Old Cheney Road: East side 184.00, West side 184.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 350 feet long.

Section 7. Grade at a point in 25th Street 1600 feet South of the centerline of Old Cheney Road: East side 176.00, West side 176.50; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 250 feet long.

Section 8. Grade at a point in 25th Street 1900 feet South of the centerline of Old Cheney Road: East side 181.00, West side 181.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 300 feet long.

Section 9. Grade at a point in Heide Lane 20 feet East of the centerline of Bretigne Drive: North side 170.00, South side 170.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 200 feet long.

Section 10. Grade at a point in Heide Lane 222 feet West of the centerline of 27th Street: North side 180.50, South side 180.50; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 250 feet long.

Section 11. Grade at the intersection of 27th Street and Heide Lane: Northwest Corner 174.00, Southwest Corner 174.00.

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Section 12. Grade at a point in Bretigne Drive 260 feet West of the centerline of Heide Lane: North side 175.00, South side 175.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 300 feet long.

Section 13. Grade at a point in Cindy Drive 150 feet East of the centerline of Heide Lane; North side 178.00, South side 178.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 200 feet long.

Section 14. Grade at a point in Jacquelyn Drive 350 feet East of the centerline of Heide Lane: North side 158.00, South side 158.00; provided, however, that the grades established in this section shall be considered as the intersection of the tangents to vertical curves 350 feet long.

Section 15. That the plat of Chez Ami Knolls, Third Addition filed in the office of the Planning Department of the City of Lincoln, Nebraska, by Commonwealth Company, a corporation, as owner be and it is hereby given the right to plat said Chez Ami Knolls, Third Addition as an addition in the City of Lincoln, Nebraska, in accordance therewith. Such acceptance and approval are conditioned upon the following conditions:

First: That the owner above set forth shall, at its own cost and expense, construct sidewalks in the sidewalk space on the South side of Old Cheney Road within the limits of this plat, on both sides of 25th Street and in Heide Lane from the Old Cheney Road to 27th Street, on both sides of Bretigne Drive within the limits of this plat, on both sides of Jane Lane from 25th Street to the easterly limits of this plat, on both sides of Norman Road from 25th Street to the westerly limits of this plat, on both sides of Jacquelyn Drive from 25th Street to the easterly limits of this plat, and on both sides of Cindy Drive from 25th Street to the easterly limits of this plat and on the West side of 27th Street within the limits of this plat, in accordance with the ordinances of the City of Lincoln, Nebraska, relating to sidewalks. The construction of said sidewalks shall be completed not later than May 1, 1972.

Second: That the owner above set forth shall, at its own cost and expense, pay for all labor, material, engineering and inspection costs in connection with the construction of a storm sewer system from the intersection of Heide Lane and Bretigne Drive eastward in Bretigne Drive to an outlet near the easterly limits of this subdivision, in conformance with the alignment, grade and cross section as determined by the City, together with all other expense in connection therewith. Said storm sewers shall be constructed under the supervision of the City of Lincoln and title thereto shall be vested in the City of Lincoln. The construction of said storm sewer shall be completed not later than May 1, 1970.

Third: That the owner above set forth shall, at its own cost and expense, pay for all labor, material, engineering and inspection costs in connection with the construction of an ornamental street lighting system throughout the plat of this subdivision, to meet the minimum requirements of the City of Lincoln, together with all other expense in connection therewith. Said ornamental street lighting system shall be constructed under the supervision of the City of Lincoln and title thereto shall be vested in the City of Lincoln. The construction of said ornamental street lighting system shall be completed not later than May 1, 1970.

Fourth: The owner above set forth shall, prior to the passage of this ordinance, enter into a written agreement with the City of Lincoln agreeing that the City of Lincoln shall bring the streets to the official established grades hereinabove set forth, construct the necessary sanitary sewers and water mains to serve the real estate in said addition, and assess the cost thereof against all of the real estate in said addition in accordance with benefits accruing thereto.

Section 16. The owner above set forth shall, prior to the passage of this ordinance, execute and deliver to the City of Lincoln,

(a) a bond in the sum of \$17,400.00 conditioned upon the strict compliance by the owner above named with the conditions contained in paragraph designated "First" of the next preceding

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section of this ordinance.

(b) a bond in the sum of \$3,500.00 conditioned upon the strict compliance by the owner above named with the conditions contained in paragraph designated "Second" of the next preceding section of this ordinance.

(c) a bond in the sum of \$5,600.00 conditioned upon the strict compliance by the owner above named with the conditions contained in paragraph designated "Third" of the next preceding section of this ordinance.

(d) the bonds required above shall be subject to the approval of the City of Lincoln, Nebraska, and shall be further conditioned that in the event the above named owner fails to comply with the conditions herein set forth within the time specified in this ordinance, the City Council shall proceed to fulfill said conditions, the cost thereof to be paid by the surety on said bond. Such work shall be performed in the manner set forth in Title 26 of the Lincoln Municipal Code, known as the Land Subdivision Ordinance, as now existing or as may hereafter be amended.

Section 17. Immediately upon the taking effect of this ordinance, the owner shall file a certified copy of this ordinance in the office of the Register of Deeds for Lancaster County, Nebraska.

Section 18. This ordinance shall take effect and be in force from and after its passage and publication according to law.

PASSED

Approved as to form: APR 15 1968

[Signature]
City Attorney **CITY COUNCIL**

Approved:

[Signature]
City Engineer

[Signature]
Traffic Engineer

[Signature]
Director of Public Works

[Signature]
Director of Public Utilities

Introduced by

[Signature]

APPROVED

APR 18 1968

[Signature]
MAYOR

Conditions Precedent to Final Passage Complied with

[Signature]
Planning Director

C E R T I F I C A T E

STATE OF NEBRASKA :
COUNTY OF LANCASTER :
CITY OF LINCOLN :

I, M. E. Spaedt, City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of ORDINANCE NO. 9456

as passed and approved by the City Council of the City of Lincoln, Nebraska at the meeting held April 18, 1968 as the original appears of record in my said office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 13th day of May, 1976.

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M. E. Spaedt
City Clerk

LANCASTER COUNTY, NEB.
REGISTER OF DEEDS

1976 MAY 13 PM 2:52

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 76- 10073

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Spaw. Dittler