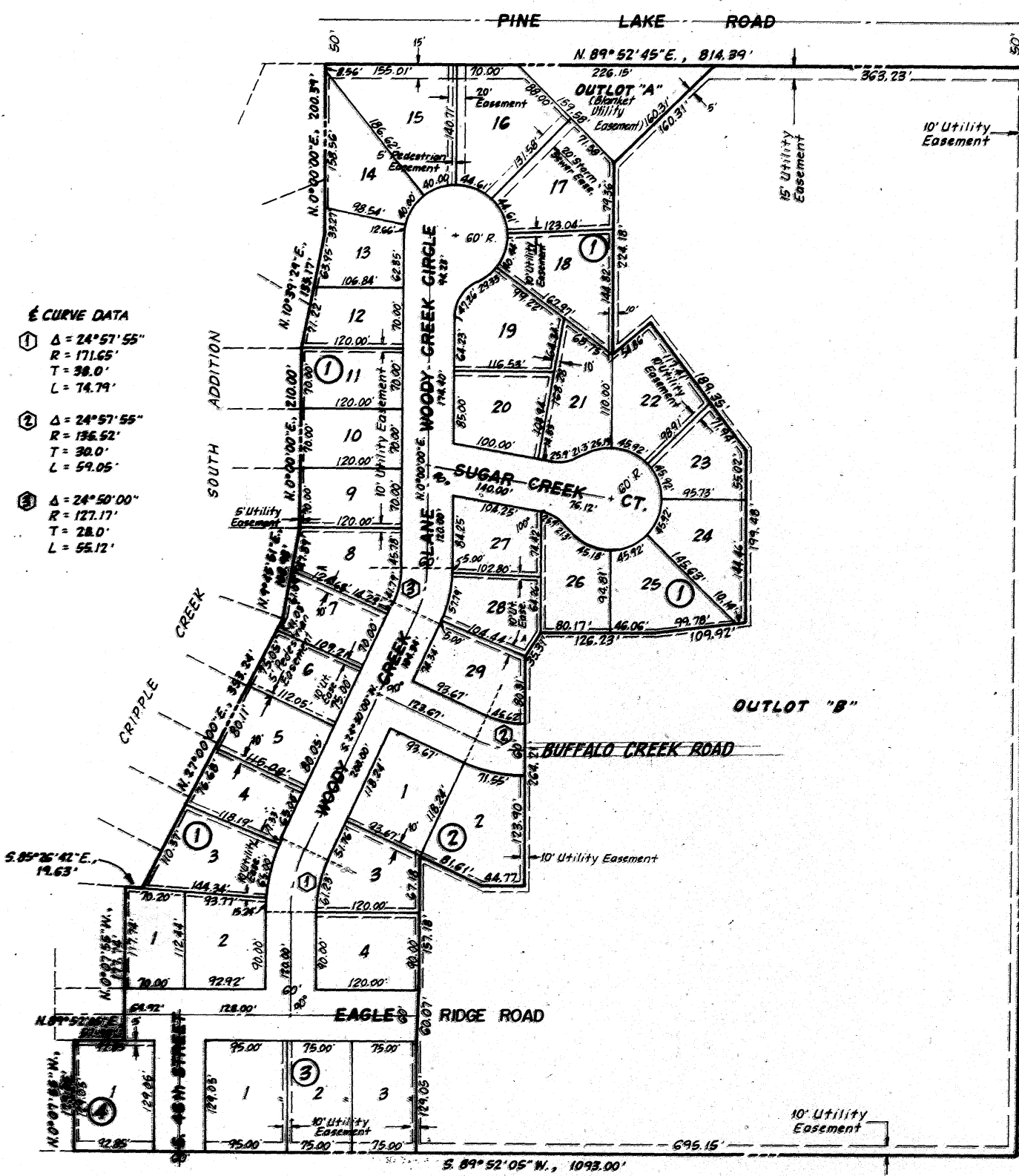


# CRIPPLE CREEK SOUTH 1st ADDITION

N. 1/4 Corner Section 20, T. 9 N., R. 7 E.



- É CURVE DATA**
- ①  $\Delta = 24^\circ 57' 55''$   
 $R = 171.65'$   
 $T = 38.0'$   
 $L = 74.79'$
  - ②  $\Delta = 24^\circ 57' 55''$   
 $R = 136.52'$   
 $T = 30.0'$   
 $L = 59.05'$
  - ③  $\Delta = 24^\circ 50' 00''$   
 $R = 127.17'$   
 $T = 28.0'$   
 $L = 55.12'$



Scale: 1" = 100'

# CRIPPLE CREEK SOUTH 1st ADDITION

DEDICATION

The foregoing plat known as "CRIPPLE CREEK SOUTH, 1st ADDITION," and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owner, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation the Lincoln Telephone & Telegraph Company, TV Transmission, 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 cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

The streets shown thereon are hereby dedicated to the public.

Direct vehicular access to Pine Lake Road from Lots 15 and 16, Block 1, is hereby relinquished.

Direct vehicular access to Pine Lake Road from Outlots "A" and "B" is hereby relinquished except for temporary maintenance purposes.

WITNESS MY HAND THIS 14<sup>th</sup> day of December, 19 92.

S. Edward Copple  
S. Edward Copple  
President, West Gate, Inc.

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "CRIPPLE CREEK SOUTH 1st ADDITION" a subdivision of Lot 24, I.T. in the N.W. 1/4 of Section 20, T.9N., R.7E., of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the north 1/4 corner of said Section 20, and extending thence S.0°05'32"W., along the north-south centerline of said Section 20, 50.00 feet to the point of beginning;

Thence continuing S.0°05'32"W. along said centerline 1269.98 feet to the south line of the N 1/2 of the N.W. 1/4 of said Section 20;

Thence S.89°52'05"W. on said southline 1093.00 feet;  
Thence N.0°07'55"W., 129.05 feet;  
Thence N.89°52'05"E., 57.93 feet;  
Thence N.0°07'55"W., 177.74 feet;  
Thence S.85°26'42"E., 19.63 feet;  
Thence N.27°00'00"E., 353.24 feet;  
Thence N. 9°45'51"E., 108.98 feet;  
Thence N.0°00'00"E., 210.00 feet;  
Thence N.10°39'29"E., 135.17 feet;  
Thence N.0°00'00"E., 200.39 feet to a point on the south line of Pine Lake Road;  
Thence N.89°52'45"E., on said south line 814.39 feet to the point of beginning, containing 26.59 acres.

Permanent monuments have been placed at all corners on the boundary of this subdivision, and within the plat at the centerline of all street intersections, including abutting streets and on the centerline at points of tangency and curvature.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or the conveyance of any lot shown on this final plat.

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

Signed this 14<sup>th</sup> day of December, 19 92.

Lyle L. Loth  
Lyle L. Loth L.S. 314



ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY )

On this 14<sup>th</sup> day of December, 1992, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came S. Edward Copple, President of West Gate, Inc., 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 West Gate, Inc., and the corporate seal of said Corporation was affixed thereto by its authority.

Gabe Anthony  
NOTARY PUBLIC



My commission expires the 17<sup>th</sup> day of January, 1996.

APPROVAL

The foregoing plat was approved by the Lincoln City-Lancaster County Planning Commission on this 14<sup>th</sup> day of December, 19 92.

ATTEST: [Signature]

ACCEPTANCE

The foregoing plat and dedication was approved and accepted by the City Council of the City of Lincoln, Nebraska by Ordinance No. 160 passed the 25<sup>th</sup> day of JANUARY, 1993.

ATTEST: Paul A. Mahan  
CITY CLERK

A-231A #2615 LANCASTER COUNTY, NEB #60  
BLOCK CODE (CRCPSD) REGISTER OF DEEDS  
CHECKED FEB 9 8 23 AM '93  
ENTERED INST. NO 93 4758  
ENTERED

2 of 2