

FOLSOM FINAL PLAT RIDGE

SURVEYOR'S CERTIFICATE

A survey of Lots 64, 82, 173, 226, 227 and 228 of Irregular Tracts in the Southeast One-Quarter of the Northwest Quarter of Section 34, Township 10 North, Range 6 East of the 6th Principal Meridian, Lincoln, Lancaster County, Nebraska, more particularly described by metes and

of said Lot 226, Irregular Tract and being on the North Line of the Southeast One-Quarter of the Northwest One-Quarter of said Section 34, Thorne S 89° 49' 13" E, and on the North Line of the Southeast One-Quarter of the Northwest One-Quarter of said Section 34, and also being on the North Line of Lot 226, Irregular Tract, a distance of 63.02 feet to the Northwest Corner of Lot 226, Irregular Tract; Thenne S 80° 40' 17" E, on the East Line of Lot 226, Irregular Tract and the West Line of Lot 54, Irregular Tract, a distance of 65.36 feet to the Northwest Corner of said Lot 64, Irregular Tract; Thorne S 89° 22' 53" E, on the North Line of Lot 64, Irregular Tract, and the South Line of Lot 64, Irregular Tract, and the Northwest Corner of Lot 64, Irregular Tract, and the Westerly Right-of-Way Line of South Folsom Street Folsom Street Thorne S 90° 01' 50" W, on the Westerly Right-of-Way Line of South Folsom Street Folsom Street Thorne S 90° 01' 50" W, on the Westerly Right-of-Way Line of South Folsom Street Folsom Street Thorne S 90° 01' 50" W, on the Westerly Right-of-Way Line of South Folsom Street Folsom Street Thorne S 90° 01' 50" W, on the Worthwest One-Quarter of the Northwest One-Quar Right-of-Way Line of West South Street and the Easterly Right-of-Way Line of Southwest 9th Street, and also the Point of Beginning; Thence N 00° 02' 59" E, parallel to and 30,00 feet Easterly of the West Line of the Southeast One-Quarter of the Northwest One-Quarter of said Section 34, Referring to the Southwest Corner of the Southeast One-Quarter of the Northwest One-Quarter of Section 34, Township 10 North, Range 6 East, of the 6th P.M., Thence in a Northerly direction on the West Line of the Southeast One-Quarter of the Northwest One-Quarter of said Section 34, and on the Northerly Right-of-Way Line of West South Street; Thence N 90° 00' 00" W, and on the Northerly Right-of-Way Line of West South Street and 40.00 feet Northerly and parallel to the South Line of the Southeast One-Quarter of the Northerst One-Quarter of said Section 34, a distance of 556.06 feet to the point of beginning and containing a calculated area of 28.01 acres. 40.00 feet North of and parallel to the South Line of the Southeast One-Quarter of the Northwest One-Quarter of said Section 34, a distance of 30,00 feet, and said point being on the Northerly eet Northwesterly of and parallel to the centerline, a distance of 1078.34 feet and said point being ots 173, 228, 227, and 226 of Irregular Tracts, a distance of 1286.63 feet, to the Northwest Corner and being on the Easterly Right-of-Way Line of said Southwest 9th Street and the West Line of (an assumed bearing) of N 00° 02' 59" E, a distance of 40.00 feet; Thence N 90° 00' 00" E and

Permanent monuments have been found or set at all boundary corners, street intersections, block corners, points of tangenty and curvature as shown on the Plat in accordance with Title 26 of the Lincoln Municipal Code. Temporary markers have been placed at all Block Corners and the Owner will furnish to the City of Lincoln a staking bond to insure the placing of permanent Owner will furnish to the City of Lincoln as taking bond on or conveyance of any lot shown on monuments at all such Lot Corners prior to the construction on or conveyance of any lot shown on his Plat. All dimensions are chord measurements unless others



DEDICATION

undersigned, sole owners 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, T.V. Transmission, Inc., People's Natural Gas, their successors and assigns, to allow entry for the purpose of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixures, poles, towers, pipes and equipment for the distribution of electricity, gas, telephone, cable television, wasterwater collectors, storm drains, water mains, and all appurtenances thereto, over, upon, or under any easements shown on the foregoing Plat. The construction or location of any building or structure, excluding fences, over, over, the construction or location of any building or structure, excluding fences, over, over, the construction of location of any building or structure, excluding fences, over, over, the construction of location of any building or structure, excluding fences, over, over, the construction of location of any building or structure, excluding fences, over, over, the construction of location of any building or structure, excluding fences, over, over, the construction of location of any building or structure, excluding fences, over, over, the construction of location of any building or structure, excluding fences, over, over The foregoing Plat of Folsom Ridge, being a subdivision of Lots 64, 82, 173, 226, 227, and 228 of Irregular Tracts in the Southeast One-Quarter of the Northwest Quarter of Section 34, Township to North, Range 6 East of the 6th P.M. Lancaster County, Nobraska, more fully described in the Surveyor's Certificate is made with free consent and in accordance with the desires of the upon, or under any easements shown thereon shall be prohibited.

or damage to any improvement or vegetation over, upon or under any easement shown thereon. The City of Lincoln, its successors or assign are hereby held harmless for the cost of replacement

The Public Right-of-Way for the Public Streets shown is hereby dedicated to the Public.

Outlot "C" Direct vehicular access to South Folsom Street is hereby relinquished from Lot 12, Block 2, and

WITNESS MY HAND this 28 day of March, 1994.

Owner of Record: Daugherty Construction, Inc., Lots 64, 82, 173, 226, 227 and 228 of Irregular Tracts in the Southeast One-Quarter of the Northwest One-Quarter of Section 34, Township 10 North, Range 6 East-of the 6th P.M., Lancaster County, Nebraska,

Daugherty Construction, Inc. Flill & Klassaftert, Proplement

ACKNOWLEDGMENT OF NOTARY

COUNTY OF LANCASTER STATE OF NEBRASKA

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On this $\frac{A^{ij}}{A^{ij}}$ day of $\frac{Na_{ij}}{A^{ij}}$. 1994, before me, the under-signed, a notary public, duly commissioned, qualified for residing in said country, personally came Rick G. Daugherty, President, who are personally known to be the identical person whose name is affixed to the dedication of the foregoing plat as Owner of Record, and he acknowledged the same to be his voluntary act and

Notary Public West Allan

My Commission expires the 12 day of Nov



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as follown Ridge (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Mebraska as Instrument No. 77—725, 254, (hereinafter "Lien"), does hereby consent to the dedication of the subordinate the Lien to any utility (sewer, water, electrical, cable TV, jedephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access desiraters and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the of the Lien and has not assigned the Lien to any other person.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA COUNTY OF LANCASTER 88

The Foregoing instrument was acknowledged before me this <u>29</u> day of <u>March.</u> 1994, by Ross W. Wilcox, President on behalf of said Union Bank and Trust Company.

Notary Public



PLANNING COMMISSION APPROVÁL

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication on this 15^{-1} day of $S_{Collector}$ 1993 by Resolution No. PC_{Coll} 2011.

Attest: Unin shilomon Elees

