

VINTAGE HEIGHTS 4TH ADDITION FINAL PLAT

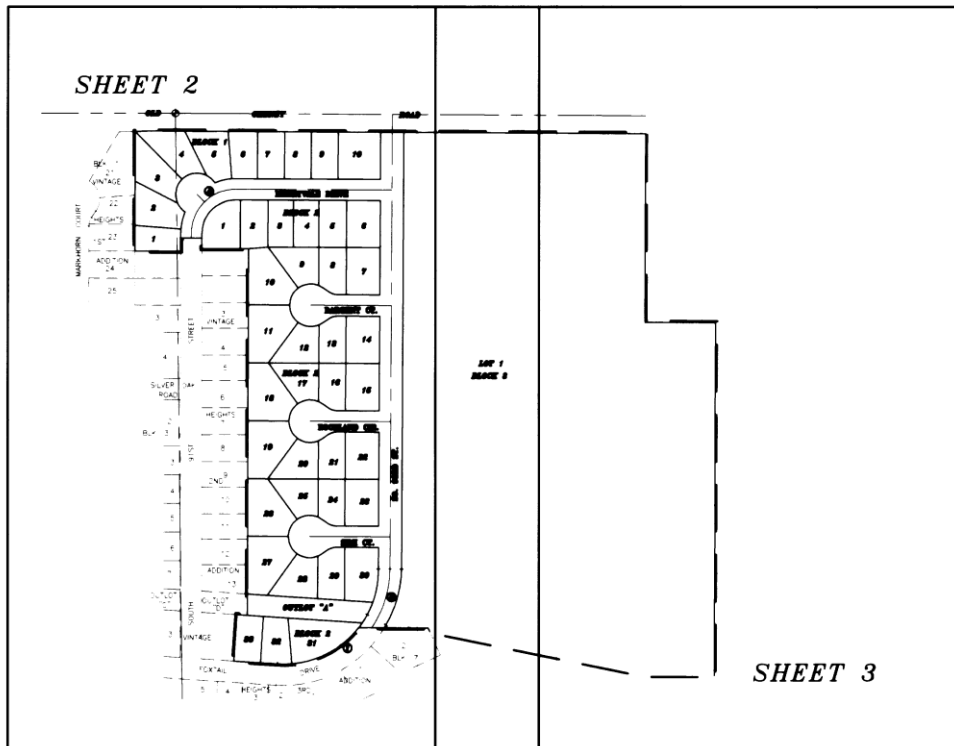
Can J. Oltz
REGISTER OF DEEDS
1999 AUG -2 P 5 18
#3372

\$104.00
INST. NO 99
042742
VINTAGE
SHEET 4
ENTERED
EDITEC

COVER SHEET

INDEX OF SHEETS

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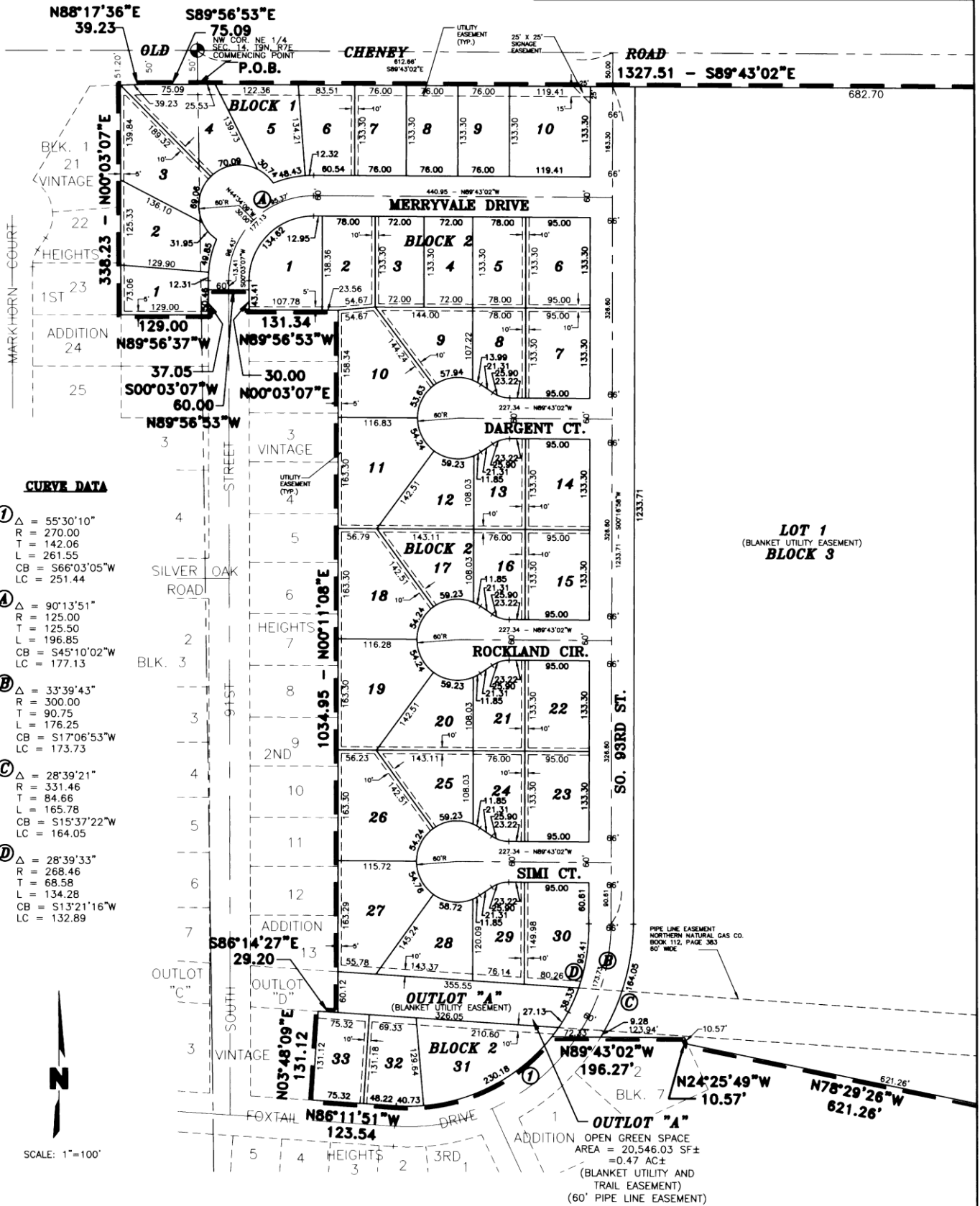


PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 14 DAY OF July, 1999 BY RESOLUTION NO. PC-00512

ATTEST: *Carol A. Boyer*
CHAIR

VINTAGE HEIGHTS 4TH ADDITION FINAL PLAT



VINTAGE HEIGHTS 4TH ADDITION FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS VINTAGE HEIGHTS 4TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B" VINTAGE HEIGHTS 2ND ADDITION, OUTLOT "E" VINTAGE HEIGHTS 3RD ADDITION AND LOT 60 I.T., ALL LOCATED IN THE NORTH HALF OF SECTION 14, T9N, R7E OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

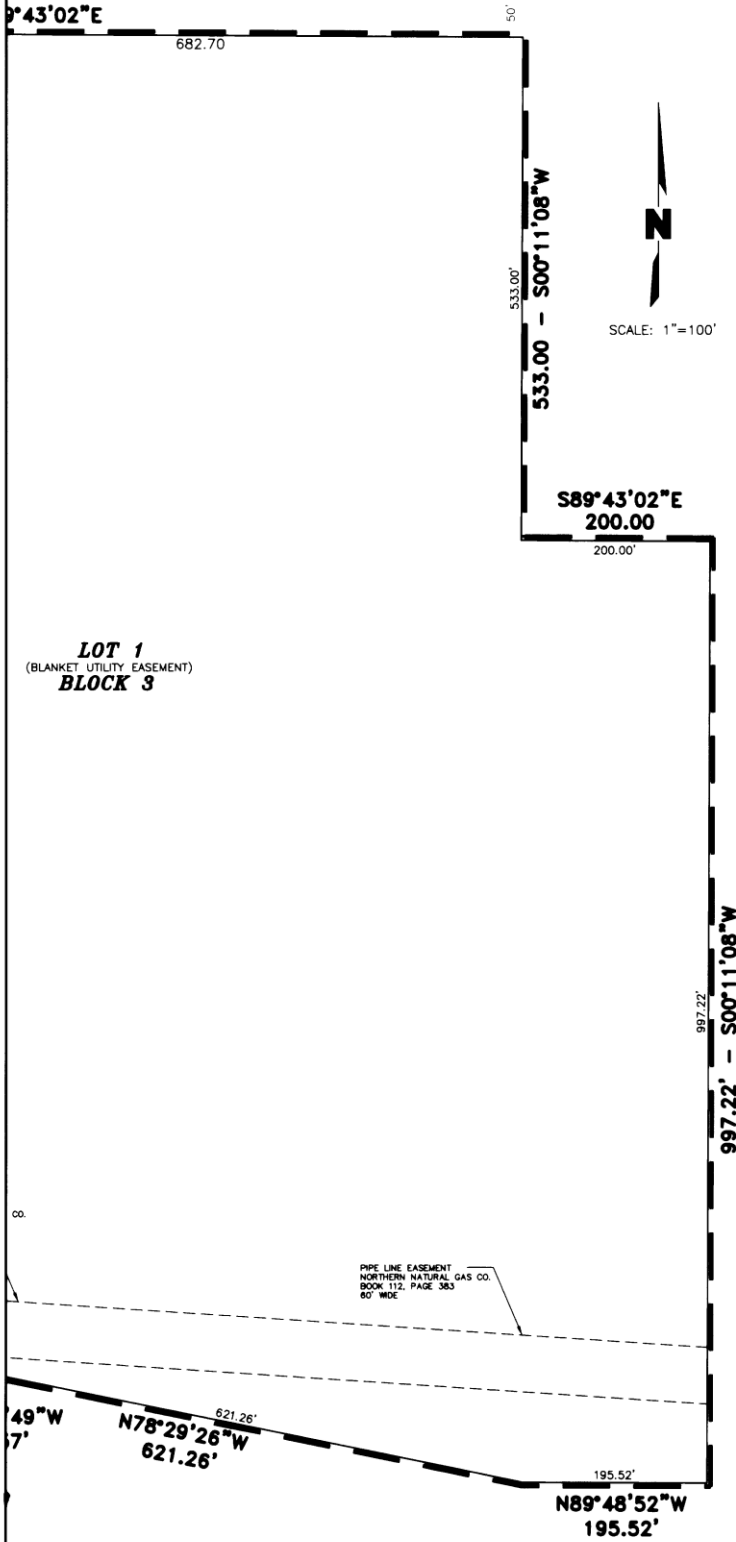
COMMENCING FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14, THENCE SOUTHERLY ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 41 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD CHENEY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 43 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B" VINTAGE HEIGHTS 2ND ADDITION AND LOT 60 I.T., SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1327.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 60 I.T., THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 60 I.T., A DISTANCE OF 533.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 43 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 60 I.T., A DISTANCE OF 200.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 60 I.T., A DISTANCE OF 997.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60 I.T., THENCE NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 60 I.T., A DISTANCE OF 195.52 FEET TO A POINT OF DEFLECTION, THENCE NORTH 78 DEGREES 29 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 60 I.T., A DISTANCE OF 621.26 FEET TO A POINT OF DEFLECTION, THENCE NORTH 24 DEGREES 25 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 60 I.T., A DISTANCE OF 10.57 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 43 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 60 I.T., A DISTANCE OF 196.27 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FOXTAIL DRIVE, SAID POINT BEING A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 270.00 FEET, ARC LENGTH OF 261.55 FEET, DELTA ANGLE OF 55 DEGREES 30 MINUTES 10 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES 03 MINUTES 05 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, SAID LINE BEING THE SOUTH LINE OF SAID OUTLOT "E" VINTAGE HEIGHTS 3RD ADDITION, A DISTANCE OF 251.44 FEET TO A POINT OF TANGENCY, THENCE NORTH 86 DEGREES 11 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 123.54 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "E", THENCE NORTH 03 DEGREES 48 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 131.12 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "E", THENCE SOUTH 86 DEGREES 14 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 29.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 48 I.T., THENCE NORTH 00 DEGREES 11 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 48 I.T., A DISTANCE OF 1034.95 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B" VINTAGE HEIGHTS 2ND ADDITION, THENCE NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 131.34 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH 91ST STREET, THENCE NORTH 00 DEGREES 03 MINUTES 07 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 91ST STREET, THENCE SOUTH 00 DEGREES 03 MINUTES 07 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 37.05 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 129.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "B", THENCE NORTH 00 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 338.23 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B", SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD CHENEY ROAD, THENCE NORTH 88 DEGREES 17 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 39.23 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 56 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 75.09 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,946,309.72 SQUARE FEET OR 44.68 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

June 29th 1999
DATE

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

526
L.S. NUMBER



LOT 1
(BLANKET UTILITY EASEMENT)
BLOCK 3

PIPE LINE EASEMENT
NORTHERN NATURAL GAS CO.
BOOK 112, PAGE 383
60' WIDE

VINTAGE HEIGHTS 4TH ADDITION FINAL PLAT

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS VINTAGE HEIGHTS 2ND ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INST. NOS. 97-15109, 97-29407, 98-32230, 98-5460 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS 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 LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

UNION BANK AND TRUST COMPANY

BY: Lisa Smith

TITLE: VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF June, 1999, BY LISA SMITH, VICE PRESIDENT, UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 30th DAY OF November, 2001, A.D.

GENERAL NOTARY-STATE OF NEBRASKA
NOTARY PUBLIC
REBECCA M. COMM. Exp. Nov 30, 2001

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS VINTAGE HEIGHTS 4TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "B" VINTAGE HEIGHTS 2ND ADDITION, OUTLOT "E" VINTAGE HEIGHTS 3RD ADDITION, AND LOT 60 I.T., ALL LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST 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, ALIANT COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, PEOPLES NATURAL GAS, 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 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 OLD CHENEY ROAD FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 30 DAY OF June, 1999

Robert D. Hampton
ROBERT D. HAMPTON, MANAGING MEMBER
PINE LAKE DEVELOPMENT, L.L.C.
A LIMITED LIABILITY COMPANY

Edward F. Zimmer
EDWARD F. ZIMMER, PRESIDENT
LINCOLN BOARD OF EDUCATION
FOR: LANCASTER COUNTY SCHOOL
DISTRICT 001

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF June, 1999 BY ROBERT D. HAMPTON, MANAGING MEMBER, ON BEHALF OF PINE LAKE DEVELOPMENT, L.L.C., A LIMITED LIABILITY COMPANY.

Jolene R. Reifenrath
NOTARY PUBLIC

GENERAL NOTARY-STATE OF NEBRASKA
NOTARY PUBLIC
JOLENE R. REIFENRATH
My Comm. Exp. May 15, 2003

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF July, 1999, BY EDWARD F. ZIMMER, PRESIDENT, LINCOLN BOARD OF EDUCATION, FOR LANCASTER COUNTY SCHOOL DISTRICT 001.

Teresa McKinstry
NOTARY PUBLIC

GENERAL NOTARY-STATE OF NEBRASKA
NOTARY PUBLIC
TERESA MCKINSTRY
My Comm. Exp. May 17, 2002

LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	9,765.46 SF ±	0.2212 AC ±
LOT 2	12,761.53 SF ±	0.2913 AC ±
LOT 3	13,272.15 SF ±	0.3047 AC ±
LOT 4	13,689.02 SF ±	0.3143 AC ±
LOT 5	12,783.87 SF ±	0.2935 AC ±
LOT 6	10,423.11 SF ±	0.2394 AC ±
LOT 7	10,130.80 SF ±	0.2326 AC ±
LOT 8	10,130.80 SF ±	0.2326 AC ±
LOT 9	10,130.80 SF ±	0.2326 AC ±
LOT 10	15,917.35 SF ±	0.3654 AC ±
BLOCK 2		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	13,019.74 SF ±	0.2989 AC ±
LOT 2	10,650.44 SF ±	0.2445 AC ±
LOT 3	9,597.60 SF ±	0.2203 AC ±
LOT 4	9,597.60 SF ±	0.2203 AC ±
LOT 5	10,397.40 SF ±	0.2387 AC ±
LOT 6	12,663.50 SF ±	0.2907 AC ±
LOT 7	12,663.50 SF ±	0.2907 AC ±
LOT 8	9,809.70 SF ±	0.2252 AC ±
LOT 9	11,087.34 SF ±	0.2545 AC ±
LOT 10	17,081.34 SF ±	0.3921 AC ±
LOT 11	17,386.59 SF ±	0.3991 AC ±
LOT 12	11,087.34 SF ±	0.2545 AC ±
LOT 13	9,594.46 SF ±	0.2203 AC ±
LOT 14	12,663.50 SF ±	0.2907 AC ±
LOT 15	12,663.50 SF ±	0.2907 AC ±
LOT 16	9,594.46 SF ±	0.2203 AC ±
LOT 17	11,087.34 SF ±	0.2545 AC ±
LOT 18	17,341.34 SF ±	0.3981 AC ±
LOT 19	17,298.09 SF ±	0.3971 AC ±
LOT 20	11,087.34 SF ±	0.2545 AC ±
LOT 21	9,594.46 SF ±	0.2203 AC ±
LOT 22	12,663.50 SF ±	0.2907 AC ±
LOT 23	12,663.50 SF ±	0.2907 AC ±
LOT 24	9,594.46 SF ±	0.2203 AC ±
LOT 25	11,087.34 SF ±	0.2545 AC ±
LOT 26	17,250.54 SF ±	0.3960 AC ±
LOT 27	17,483.84 SF ±	0.4014 AC ±
LOT 28	12,007.74 SF ±	0.2757 AC ±
LOT 29	10,687.07 SF ±	0.2453 AC ±
LOT 30	14,085.65 SF ±	0.3234 AC ±
LOT 31	17,488.93 SF ±	0.4015 AC ±
LOT 32	10,365.06 SF ±	0.2379 AC ±
LOT 33	9,878.22 SF ±	0.2268 AC ±
BLOCK 3		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	11,201,714.07 SF ±	27.5876 AC ±
OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC.
OUTLOT "A"	20,546.03 SF ±	0.4717 AC ±