GARDEN VIEW AT VINTAGE **HEIGHTS ADDITION**

FINAL PLAT

(THIS PLAT BASED UPON SPAECIAL PERMIT #20003 FOR VINTAGE HEIGHTS CUP)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS GARDEN VIEW AT VINTAGE HEIGHTS ADDITION, AS REQUIRED IN SECTION 26.19.041 OF THE LAND SUBDIVISION ORDINANCE, A SUBDIVISION COMPOSED OF LOT 1, BLOCK 3, VINTAGE HEIGHTS 4TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, VINTAGE HEIGHTS 4TH ADDITION. SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 93RD STREET, AND ON THE SOUTH RIGHT-OF-WAY LINE OF OLD CHENEY ROAD; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY ON AN ASSUMED BEARING OF S89°43'02"E, A DISTANCE OF 682.70' TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°11'08"W, ON AN EAST LINE OF SAID LOT 1, A DISTANCE OF 533.00' TO NORTH CORNER OF SAID LOT 1; THENCE S89°43'02"E, ON A NORTH LINE OF SAID LOT 1, A DISTANCE OF 200.00' TO AN EAST CORNER OF SAID LOT 1; THENCE S00°11'08"W, ON AN EAST LINE OF SAID LOT 1, A DISTANCE OF 997.23' TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°48'52"W, ON A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 195.52' TO A SOUTH CORNER OF SAID LOT 1; THENCE N78°29'26"W, ON A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 621.26' TO SOUTH CORNER OF SAID LOT 1; THENCE N24°25'49"W, ON A WEST LINE OF SAID LOT 1, A DISTANCE OF 10.57' TO A SOUTH CORNER OF SAID LOT 1; THENCE N89°43'02"W, ON A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 123.94' TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON AN EAST RIGHT-OF-WAY LINE OF SOUTH 93RD STREET; THENCE N29°44'13"E, ON A WEST LINE OF SAID LOT 1, SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 9.28' TO A WEST CORNER OF SAID LOT 1, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 28°39'21", A RADIUS OF 331.46', AN ARC LENGTH OF 165.78' ON A WEST LINE OF SAID LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 164.05', A TANGENT LENGTH OF 84.66', AND A CHORD BEARING OF N15°37'22"E TO A WEST CORNER OF SAID LOT 1; THENCE N00°16'58"E, ON A WEST LINE OF SAID LOT 1, SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1,233.71' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,201,714.12 SQUARE FEET OR 27.59 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

PERMANENT METAL STAKES HAVE BEEN PLACED AT EACH LOT CORNER AND BLOCK CORNER.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN AND ARE IN FEET

AND DECIMALS OF A FOO MICHAEL R. JOHNSON

OLSSON, INC.

526 L.S. NUMBER

601 P STREET, SUITE 200 LINCOLN, NE. 68508

FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS GARDEN VIEW AT VINTAGE HEIGHTS ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNERS, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN. NEBRASKA, A MUNICIPAL CORPORATION, THEIR SUCCESSORS, ASSIGNS, AND PERMITTEES, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES 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 RIGHT-OF-WAY SHOWN THEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE RIGHT-OF DIRECT VEHICULAR ACCESS TO OLD CHENEY ROAD IS HEREBY RELINQUISHED.

WITNESS MY HAND

PINE LAKE DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

BY: HAMPTON, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ITS MANAGER

ROBERT D. HAMPTON, MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

)SS. COUNTY OF LANCASTER

ON THIS 5 DAY OF AUGUST , 20 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ROBERT D. HAMPTON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MANAGER OF HAMPTON, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER OF PINE LAKE DEVELOPMENT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

> GENERAL NOTARY - State of Nebraska BRITTANIE FRIESEN My Comm. Exp. July 13, 2022

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#5838

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES, THIS FINAL PLAT.

tephen Helleston PLANNING DIRECTOR

SEPTEMBER 11, 2020

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS GARDEN VIEW AT VINTAGE HEIGHTS ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2020018178 AND 2020018179 (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.

FRONTIER BANK

TITLE:

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA

COUNTY OF LANCASTER

(TITLE OF BANK OFFICER).

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF AUGUST , 2020, BY Philip Goyette (NAME OF BANK OFFICER), Vice President OF FRONTIER BANK, ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska MADELYNE HUGHES

INDEX OF SHEETS

)SS.

SURVEYOR'S CERTIFICATE AND LEGAL

DESCRIPTION, FINAL PLAT DEDICATION, ACKNOWLEDGMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL, LIEN HOLDER CONSENT AND SUBORDINATION,

VICINITY MAP.

SHEET 2: FINAL PLAT DRAWING, LOT AREA TABLE.

SHEET 3. FINAL PLAT DRAWING.









