

GARDEN VIEW AT VINTAGE HEIGHTS ADDITION

FINAL PLAT

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

Inst # 2020046473 Fri Sep 11 11:42:14 CDT 2020
Filing Fee: \$76.00
Lancaster County, NE Assessor/Registrar of Deeds Office PLAT Pages 3

GAVI V I H E

#5838

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...

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...

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 FOOT

Aug. 4th, 2020 [Signature] 526
MICHAEL R. JOHNSON L.S. NUMBER
OLSSON, INC.
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 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

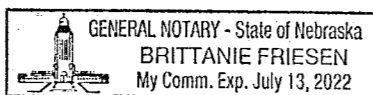
BY: [Signature] ROBERT D. HAMPTON, MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 5 DAY OF August, 2020, 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...

[Signature] NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL

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

[Signature] SEPTEMBER 11, 2020
PLANNING DIRECTOR DATE

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")...

FRONTIER BANK

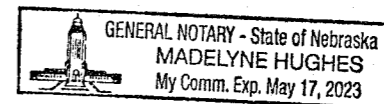
BY: [Signature]
NAME: Philip Goyette
TITLE: Vice President

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

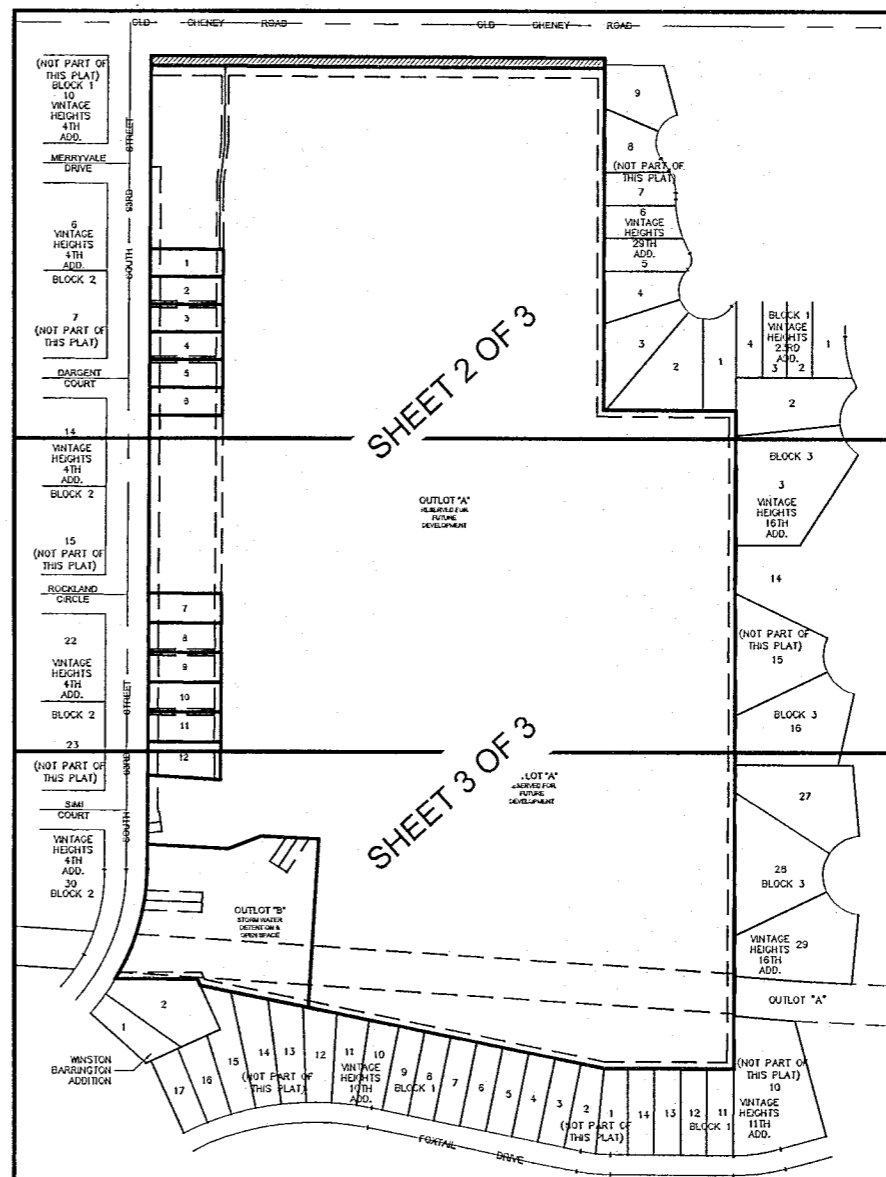
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF August, 2020, BY Philip Goyette (NAME OF BANK OFFICER), Vice President (TITLE OF BANK OFFICER), OF FRONTIER BANK, ON BEHALF OF SAID BANK.

[Signature] NOTARY PUBLIC

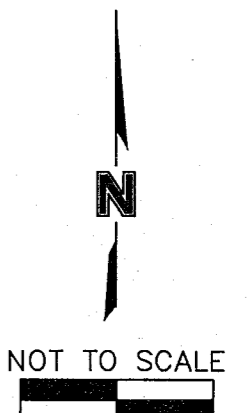


INDEX OF SHEETS

- SHEET 1: 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.



VICINITY MAP

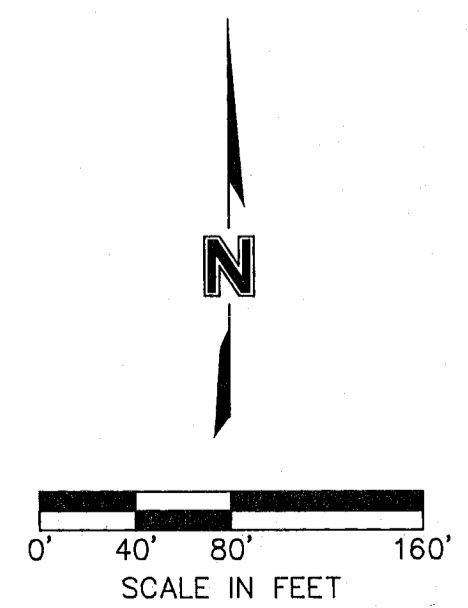
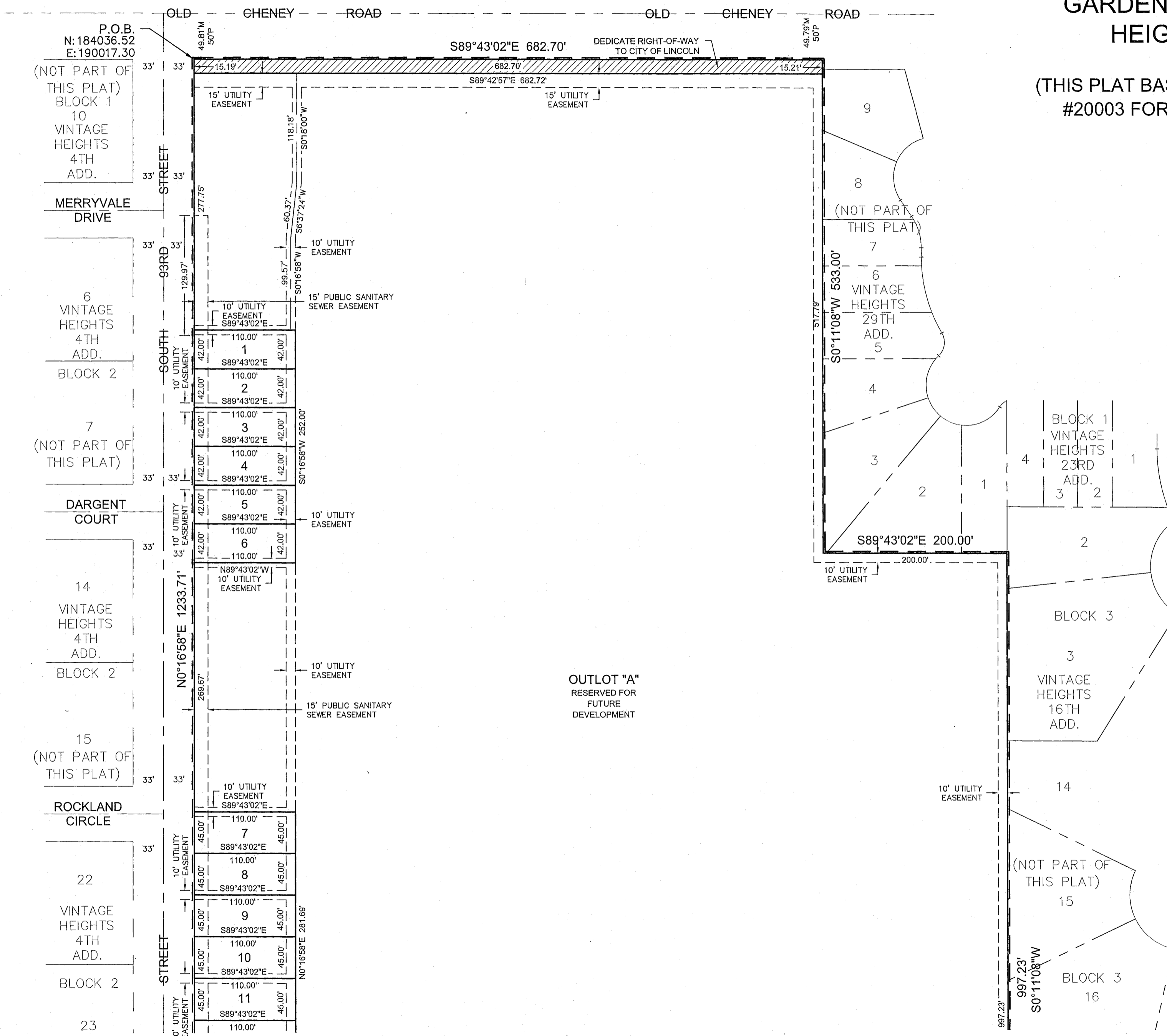


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LOT AREA TABLE		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	4,600.00 SF.±	0.11 AC.±
LOT 2	4,600.00 SF.±	0.11 AC.±
LOT 3	4,600.00 SF.±	0.11 AC.±
LOT 4	4,620.00 SF.±	0.11 AC.±
LOT 5	4,620.00 SF.±	0.11 AC.±
LOT 6	4,620.00 SF.±	0.11 AC.±
LOT 7	4,950.00 SF.±	0.11 AC.±
LOT 8	4,950.00 SF.±	0.11 AC.±
LOT 9	4,950.00 SF.±	0.11 AC.±
LOT 10	4,950.00 SF.±	0.11 AC.±
LOT 11	4,950.00 SF.±	0.11 AC.±
LOT 12	5,867.90 SF.±	0.13 AC.±
OUTLOTS		
OUTLOT LETTER	AREA IN SF.	AREA IN AC.
"A"	1,073,724.12 SF.±	24.65 AC.±
"B"	59,272.86 SF.±	1.36 AC.±



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