

GARDEN VIEW AT VINTAGE HEIGHTS 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON SPECIAL PERMIT #20003 FOR VINTAGE HEIGHTS CUP)

GAVI VI HE 2

#5946

Inst # 2021033422 Thu May 27 14:19:56 CDT 2021
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Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 6



FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS GARDEN VIEW AT VINTAGE HEIGHTS 2ND 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 STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE PUBLIC ACCESS EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE PEDESTRIAN WAY EASEMENT SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROADS TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

THE COMMON ACCESS EASEMENT IN BLOCK 1 SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 8 AND OUTLOT "A", AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT IN BLOCK 2 SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 11 THROUGH 25 AND OUTLOT "B", AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT IN BLOCK 2 SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 26 THROUGH 40 AND OUTLOTS "C" AND "D", AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT IN BLOCK 3 SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 12 AND OUTLOT "F", AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

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

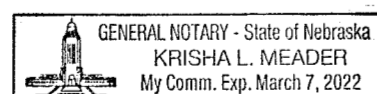
BY: 
ROBERT D. HAMPTON, MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)


ON THIS 26th DAY OF April, 2021, 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.


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.

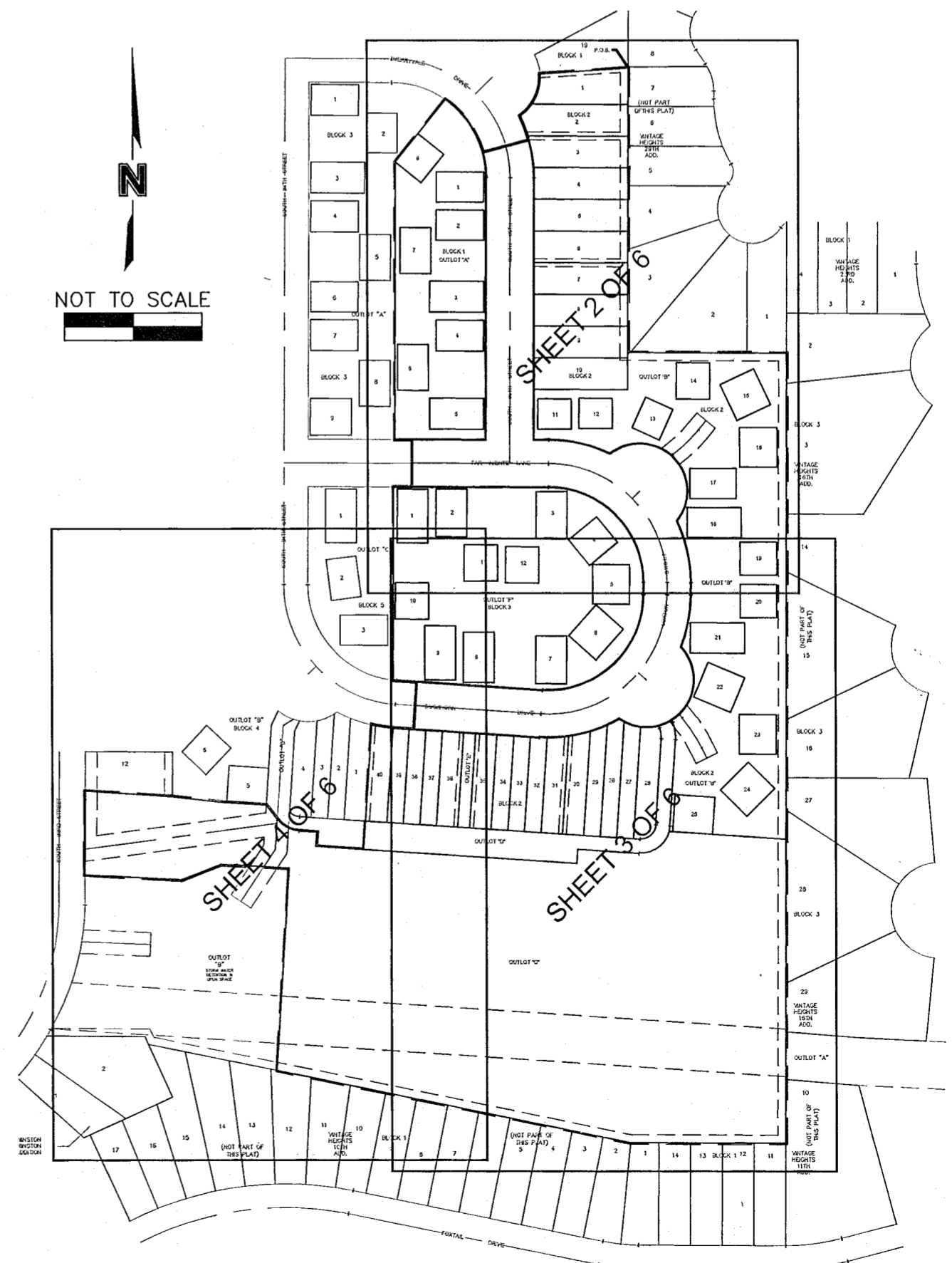

PLANNING DIRECTOR *for* MAY 27, 2021
DATE

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- SHEET 4: FINAL PLAT DRAWING.
- SHEET 5: BLOCKS 1, 2 AND 3 LOT LOCATION DETAILS.
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NOTE: OUTLOT DESIGNATION AND USE ARE AS FOLLOWS

- OUTLOT "A": OPEN SPACE, COMMON ACCESS EASEMENT, BLANKET UTILITY EASEMENT.
- OUTLOT "B": OPEN SPACE, COMMON ACCESS EASEMENT, BLANKET UTILITY EASEMENT.
- OUTLOT "C": OPEN SPACE.
- OUTLOT "D": PRIVATE ALLEY, COMMON ACCESS EASEMENT, UTILITY EASEMENT.
- OUTLOT "E": PEDESTRIAN WAY EASEMENT, BLANKET UTILITY EASEMENT.
- OUTLOT "F": OPEN SPACE, COMMON ACCESS EASEMENT, BLANKET UTILITY EASEMENT.



VICINITY MAP
NOT TO SCALE

GARDEN VIEW AT VINTAGE HEIGHTS 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON SPECIAL PERMIT #20003 FOR VINTAGE HEIGHTS CUP)

CURVE DATA

(A) $\Delta=48^{\circ}53'16''$ R=37.00' L=31.57' CL=30.62' T=16.82' CB=S61°47'48"E	(I) $\Delta=93^{\circ}31'42''$ R=150.00' L=244.86' CL=218.56' T=159.53' CB=N46°59'43"E
(B) $\Delta=8^{\circ}54'12''$ R=180.00' L=27.97' CL=27.94' T=14.01' CB=S81°47'20"E	(J) $\Delta=167^{\circ}54'03''$ R=60.00' L=175.83' CL=119.33' T=566.14' CB=N44°47'36"W
(C) $\Delta=1^{\circ}59'08''$ R=120.00' L=4.16' CL=4.16' T=2.08' CB=N85°14'52"W	(K) $\Delta=101^{\circ}12'56''$ R=60.00' L=105.99' CL=92.74' T=73.07' CB=N7°31'14"E
(D) $\Delta=39^{\circ}52'54''$ R=120.00' L=83.53' CL=81.85' T=43.54' CB=S35°01'17"E	(L) $\Delta=27^{\circ}00'15''$ R=47.00' L=22.15' CL=21.95' T=11.29' CB=S9°44'34"E
(E) $\Delta=10^{\circ}29'19''$ R=180.00' L=32.95' CL=32.90' T=16.52' CB=N20°19'29"W	(M) $\Delta=90^{\circ}00'00''$ R=37.00' L=58.12' CL=52.33' T=37.00' CB=S48°45'34"W
(F) $\Delta=58^{\circ}38'12''$ R=60.00' L=61.40' CL=58.76' T=33.70' CB=N25°31'07"E	(N) $\Delta=90^{\circ}00'00''$ R=19.00' L=29.85' CL=26.87' T=19.00' CB=S48°45'34"W
(G) $\Delta=15^{\circ}15'58''$ R=150.00' L=39.97' CL=39.85' T=20.10' CB=N7°26'51"W	(O) $\Delta=27^{\circ}00'15''$ R=29.00' L=13.67' CL=13.54' T=6.98' CB=S9°44'34"E
(H) $\Delta=90^{\circ}02'57''$ R=150.00' L=235.75' CL=212.22' T=150.13' CB=N44°47'36"W	(P) $\Delta=12^{\circ}50'19''$ R=200.00' L=44.82' CL=44.72' T=22.50' CB=N32°48'08"W
	(Q) $\Delta=12^{\circ}50'19''$ R=200.00' L=44.82' CL=44.72' T=22.50' CB=S45°53'18"W

NOTE: OUTLOT DESIGNATION AND USE ARE AS FOLLOWS

OUTLOT "A": OPEN SPACE, COMMON ACCESS EASEMENT, BLANKET UTILITY EASEMENT.

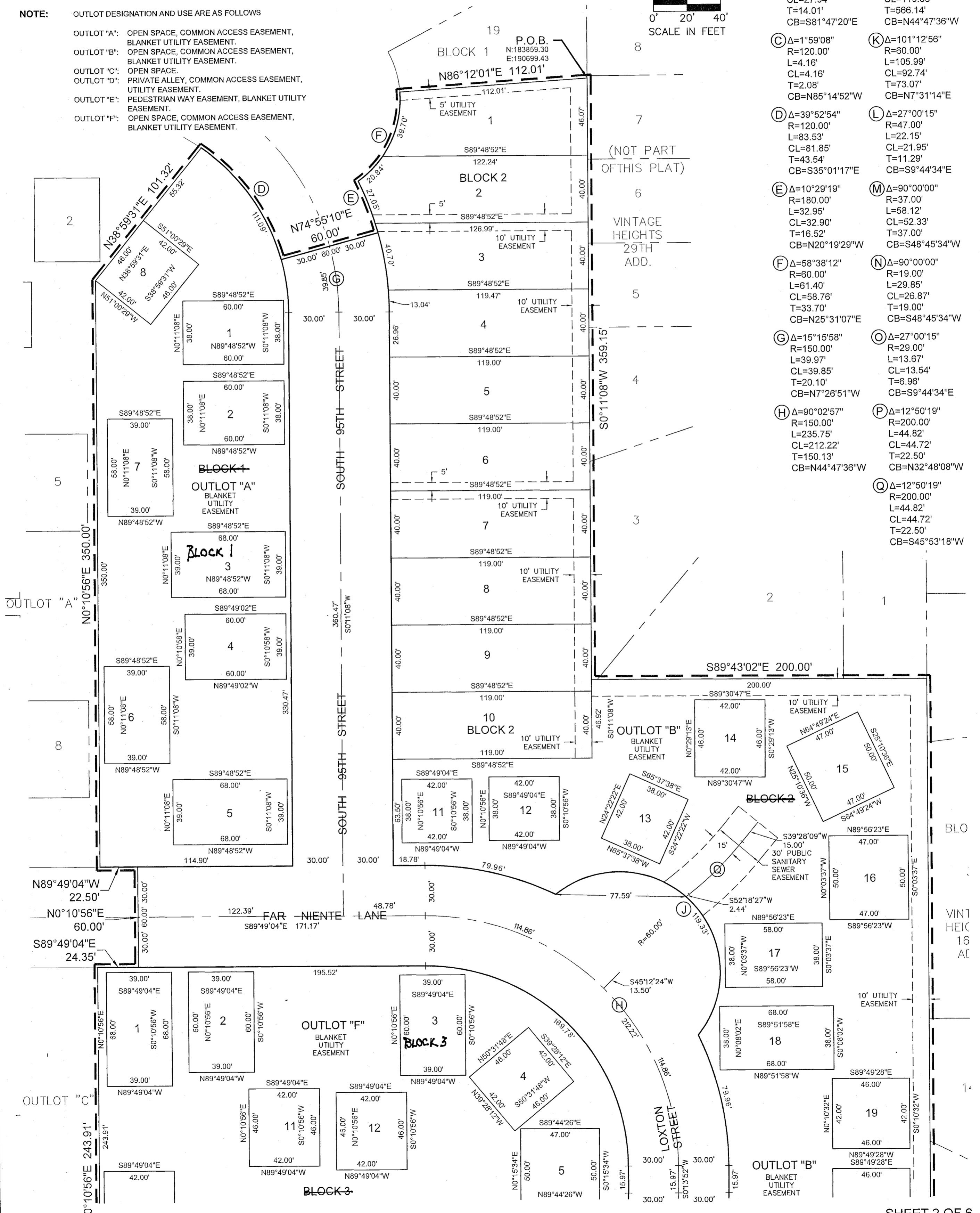
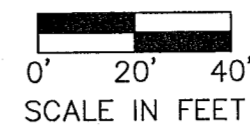
OUTLOT "B": OPEN SPACE, COMMON ACCESS EASEMENT, BLANKET UTILITY EASEMENT.

OUTLOT "C": OPEN SPACE.

OUTLOT "D": PRIVATE ALLEY, COMMON ACCESS EASEMENT, UTILITY EASEMENT.

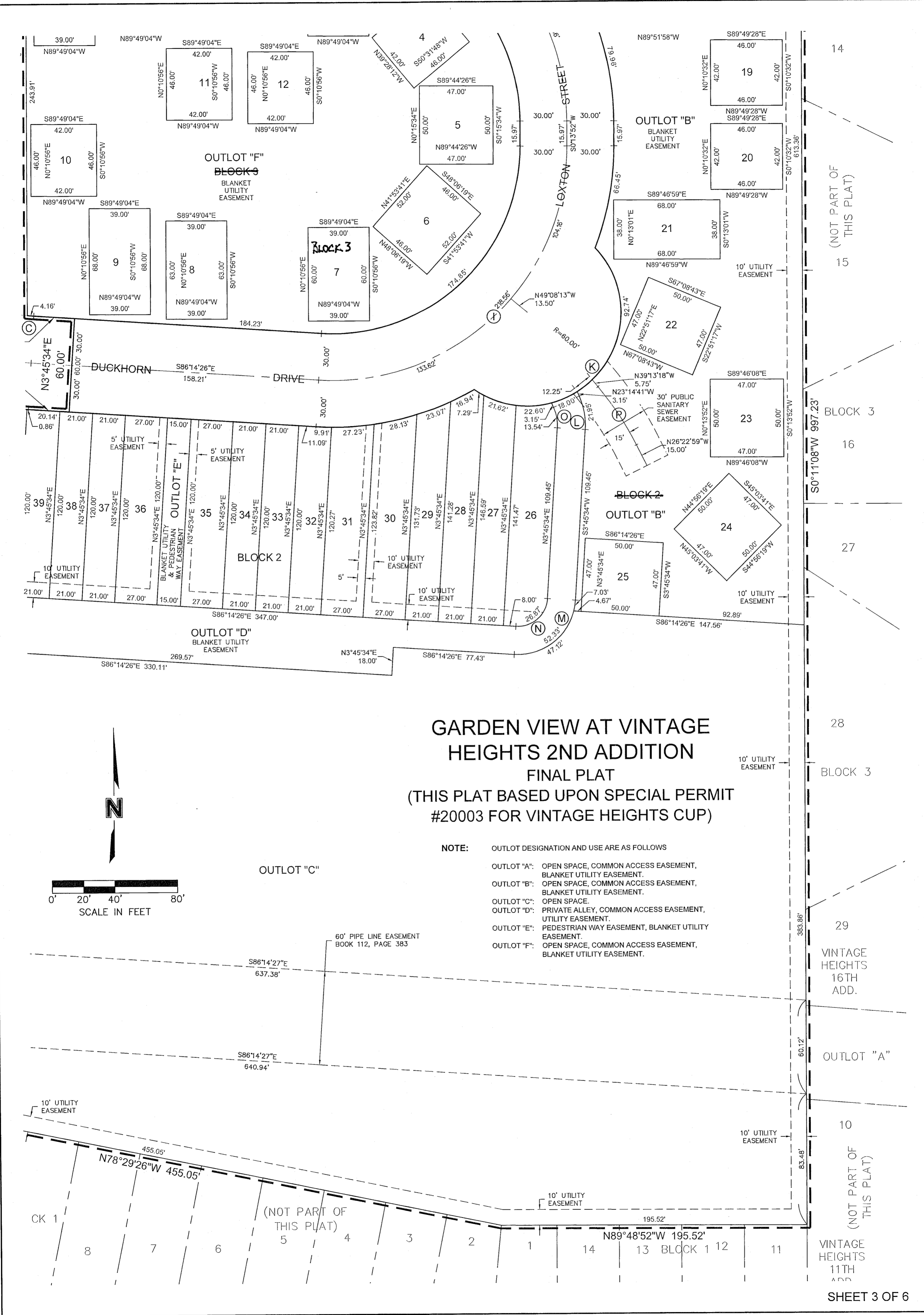
OUTLOT "E": PEDESTRIAN WAY EASEMENT, BLANKET UTILITY EASEMENT.

OUTLOT "F": OPEN SPACE, COMMON ACCESS EASEMENT, BLANKET UTILITY EASEMENT.



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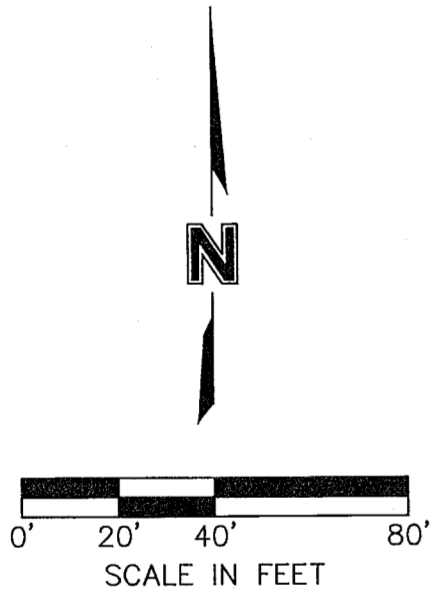
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 MICHAEL JOHNSON_LS_NE



**GARDEN VIEW AT VINTAGE HEIGHTS 2ND ADDITION
 FINAL PLAT
 (THIS PLAT BASED UPON SPECIAL PERMIT #20003 FOR VINTAGE HEIGHTS CUP)**

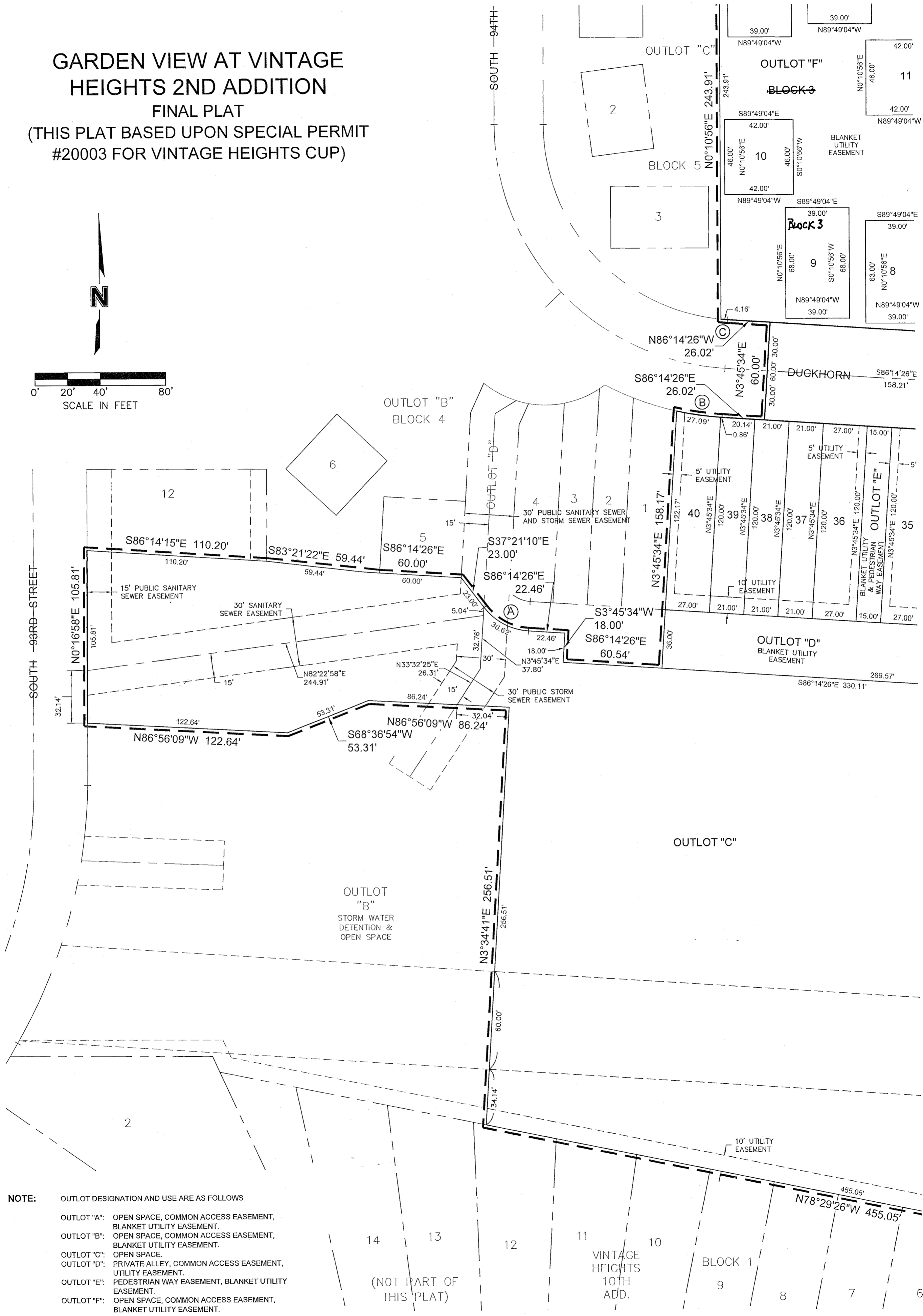
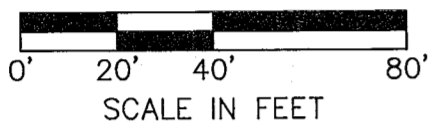
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 BLOCK 3
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 VINTAGE HEIGHTS 16TH ADD.
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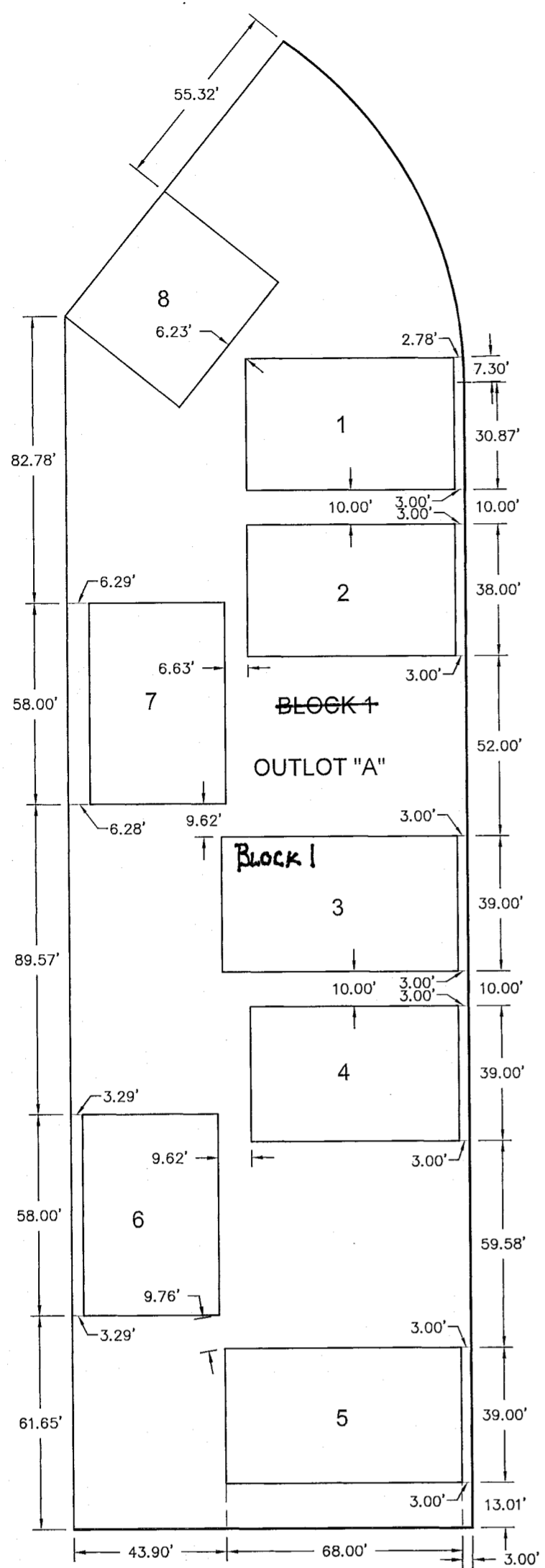


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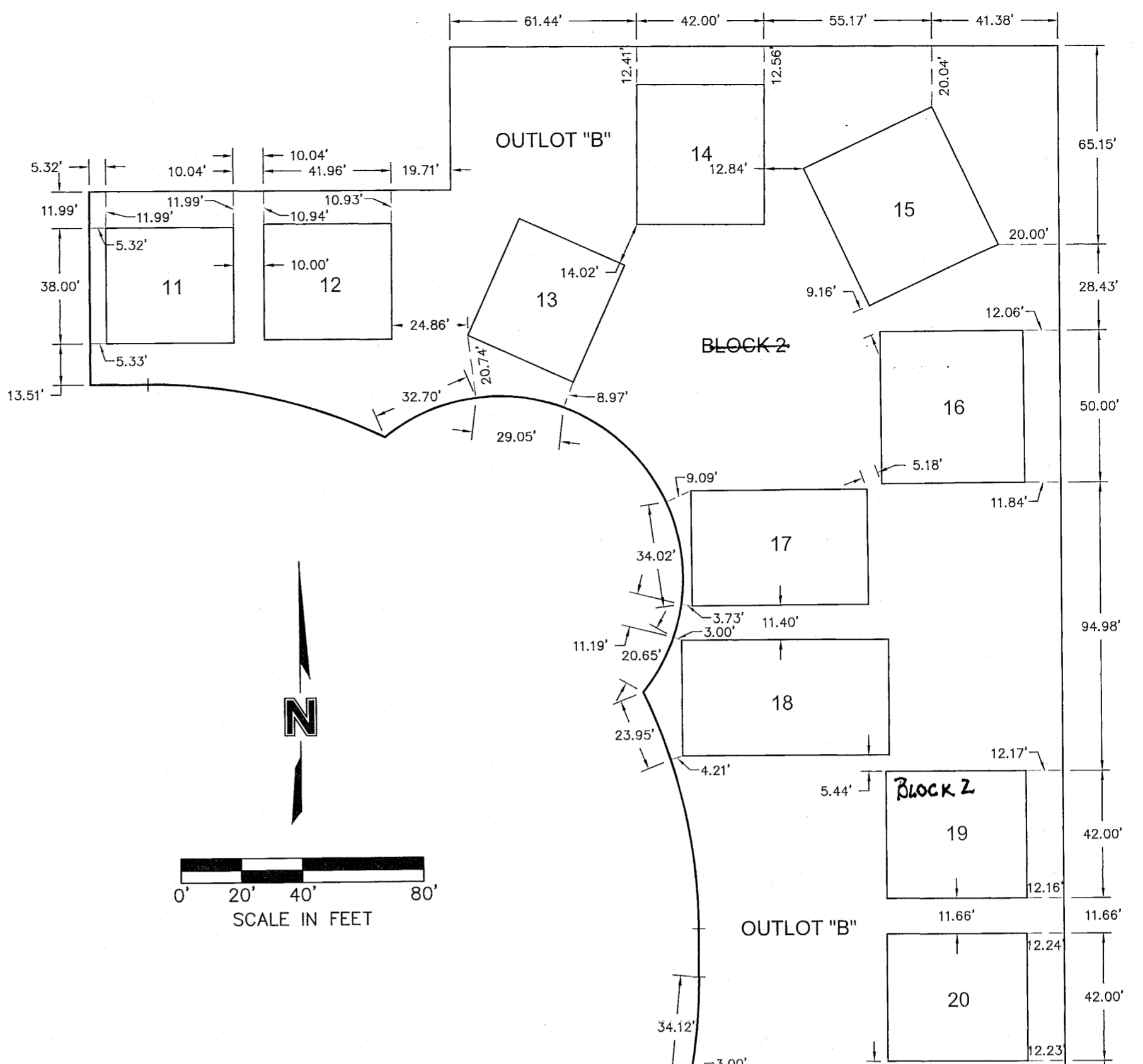
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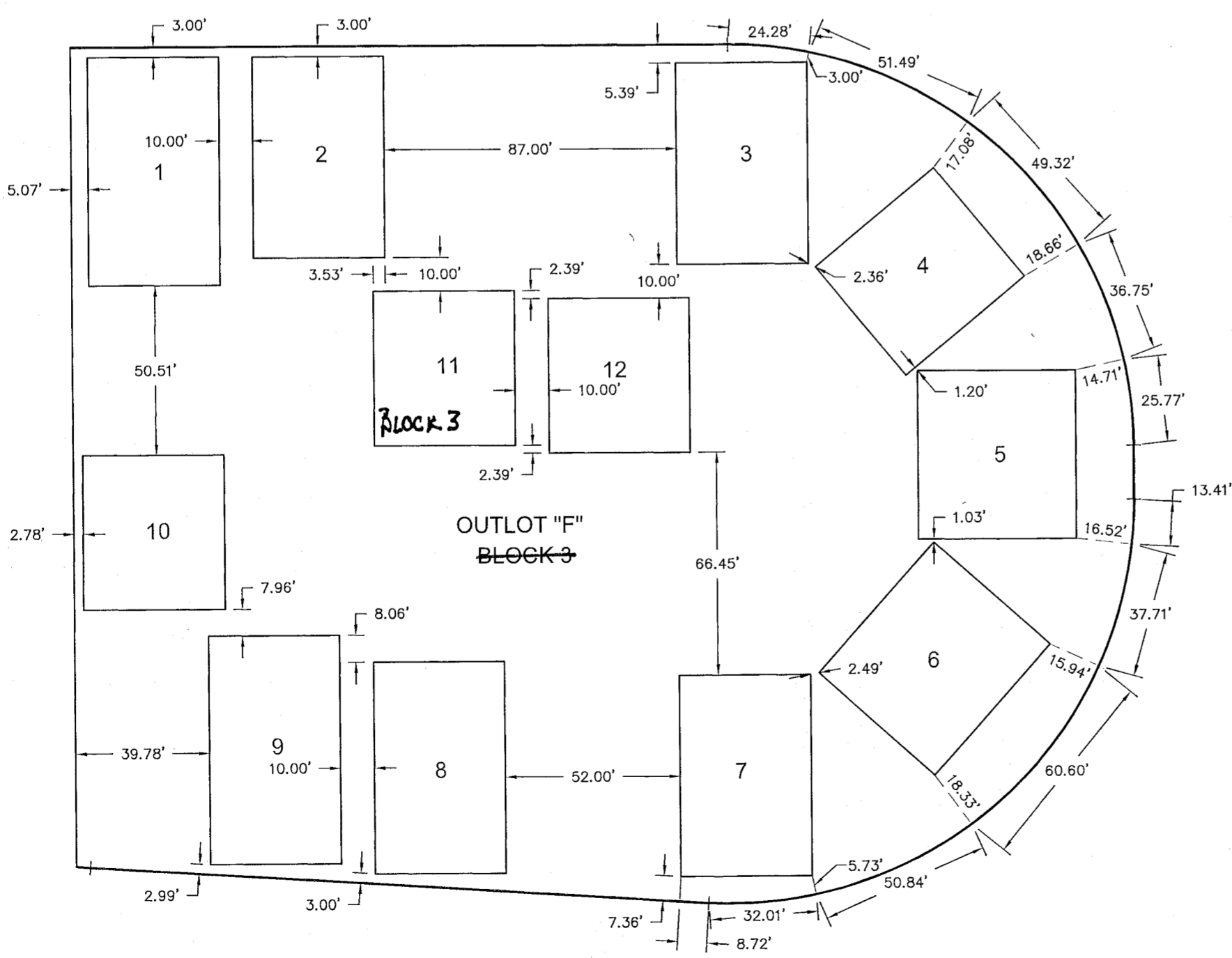
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 USER: mjohnson



BLOCK 1 LOT LOCATION DETAIL
SCALE: 1" = 40'



BLOCK 2 LOT LOCATION DETAIL
SCALE: 1" = 40'



BLOCK 3 LOT LOCATION DETAIL
SCALE: 1" = 40'

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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 2ND ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2020018178 AND 20200181179 (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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS GARDEN VIEW AT VINTAGE HEIGHTS 2ND ADDITION, AS REQUIRED IN SECTION 26.19.041 OF THE LAND SUBDIVISION ORDINANCE, A SUBDIVISION COMPOSED OF OUTLOT "E", GARDEN VIEW AT VINTAGE HEIGHTS 1ST ADDITION, 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 NORTHEAST CORNER OF OUTLOT "E", GARDEN VIEW AT VINTAGE HEIGHTS 1ST ADDITION; THENCE S00°11'08"W, ON A EAST LINE OF SAID OUTLOT "E", A DISTANCE OF 359.15' TO AN EAST CORNER OF SAID OUTLOT "E"; THENCE S89°43'02"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 200.00' TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE S00°11'08"W, ON A EAST LINE OF SAID OUTLOT "E", A DISTANCE OF 997.23' TO THE SOUTHEAST CORNER OF SAID OUTLOT "E"; THENCE N89°48'52"W, ON A SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 195.52' TO A SOUTH CORNER OF SAID OUTLOT "E"; THENCE N78°29'26"W, ON A SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 455.05' TO THE SOUTHWEST CORNER OF SAID OUTLOT "E"; THENCE N03°34'41"E, ON A WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 256.51' TO A SOUTH CORNER OF SAID OUTLOT "E"; THENCE N86°56'09"W, ON A SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 86.24' TO A SOUTH CORNER OF SAID OUTLOT "E"; THENCE S68°36'54"W, ON A SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 53.31' TO A SOUTH LINE OF SAID OUTLOT "E"; THENCE N86°56'09"W, ON A SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 122.64' TO WEST CORNER OF SAID OUTLOT "E", SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 93RD STREET; THENCE N00°16'58"E, ON A WEST LINE OF SAID OUTLOT "E", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 105.81' TO A WEST CORNER OF SAID OUTLOT "E"; THENCE S86°14'26"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 110.20' TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE S83°21'22"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 59.44' TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE S86°14'26"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 60.00' TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE S37°21'10"E, ON A EAST LINE OF SAID OUTLOT "E", A DISTANCE OF 23.00' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 48°53'16", A RADIUS OF 37.00', AN ARC LENGTH OF 31.57' ON A NORTH LINE OF SAID OUTLOT "E", A CHORD LENGTH OF 30.62', A TANGENT LENGTH OF 16.82', AND A CHORD BEARING OF S61°47'48"E, TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE S86°14'26"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 18.00' TO NORTH CORNER OF SAID OUTLOT "E"; THENCE S86°14'26"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 60.54' TO A WEST CORNER OF SAID OUTLOT "E"; THENCE N03°45'34"E, ON A WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 158.17' TO NORTH CORNER OF SAID OUTLOT "E", SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF DUCKHORN DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 08°54'12", A RADIUS OF 180.00', AN ARC LENGTH OF 27.97' ON A NORTH LINE OF SAID OUTLOT "E", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 27.94', A TANGENT LENGTH OF 14.01', AND A CHORD BEARING OF S81°47'20"E TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE S86°14'26"E, ON A NORTH LINE OF SAID OUTLOT "E", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.02' TO A NORTH CORNER OF SAID OUTLOT "E", SAID POINT BEING A SOUTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N03°45'34"E, ON A WEST LINE OF SAID OUTLOT "E", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00' TO A POINT WEST CORNER OF SAID OUTLOT "E", SAID POINT BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N86°14'26"W, ON A SOUTH LINE OF SAID OUTLOT "E", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.02' TO A SOUTH CORNER OF SAID OUTLOT "E", SAID POINT ALSO BEING A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°59'08", A RADIUS OF 120.00', AN ARC LENGTH OF 4.16' ON A SOUTH LINE OF SAID OUTLOT "E", SAID LINE BEING A NORTH LINE OF SAID LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 4.16', A TANGENT LENGTH OF 2.08', AND A CHORD BEARING OF N85°14'52"W, TO A WEST CORNER OF SAID OUTLOT "E"; THENCE N00°10'56"E, ON A WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 243.91' TO A WEST CORNER OF SAID OUTLOT "E", SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF FARNIENTE LANE; THENCE S89°49'04"E, ON A NORTH LINE OF SAID OUTLOT "E", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 24.35' TO A NORTH CORNER OF SAID OUTLOT "E", SAID POINT BEING A SOUTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N00°10'56"E, ON A WEST LINE OF OUTLOT "E", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00' TO A WEST CORNER OF SAID OUTLOT "E", SAID POINT BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N89°49'04"W, ON A SOUTH LINE OF SAID OUTLOT "E", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 22.50' TO A WEST CORNER OF SAID OUTLOT "E"; THENCE N00°10'56"E, ON A WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 350.00' TO A WEST CORNER OF SAID OUTLOT "E"; THENCE N38°59'31"E, ON A WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 101.32' TO A NORTH CORNER OF SAID OUTLOT "E", SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF MERRYVALE DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 39°52'54", A RADIUS OF 120.00', AN ARC LENGTH OF 83.53' ON A EAST LINE OF SAID OUTLOT "E", SAID LINE BEING A WEST RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY, AND ON A WEST RIGHT-OF-WAY LINE OF SOUTH 95TH STREET, A CHORD LENGTH OF 81.85', A TANGENT LENGTH OF 43.54', AND A CHORD BEARING OF S35°01'17"E TO A EAST CORNER OF SAID OUTLOT "E", SAID LINE BEING A SOUTHWEST CORNER OF SAID RIGHT-OF-WAY; THENCE N74°55'10"E, ON A NORTH LINE OF SAID OUTLOT "E", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00' TO A WEST CORNER OF SAID OUTLOT "E", SAID POINT BEING THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 10°29'19", A RADIUS OF 180.00', AN ARC LENGTH OF 32.95' ON A WEST LINE OF SAID OUTLOT "E", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 32.90', A TANGENT LENGTH OF 16.52', AND A CHORD BEARING OF N20°19'29"W TO A WEST CORNER OF SAID OUTLOT "E", SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 58°38'12", A RADIUS OF 60.00', AN ARC LENGTH OF 61.40' ON A WEST LINE OF SAID OUTLOT "E", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 58.76', A TANGENT LENGTH OF 33.70', AND A CHORD BEARING OF N25°31'07"E TO A NORTH CORNER OF SAID OUTLOT "E"; THENCE N86°12'01"E, ON A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 112.01' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 643,167.43 SQUARE FEET OR 14.77 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.

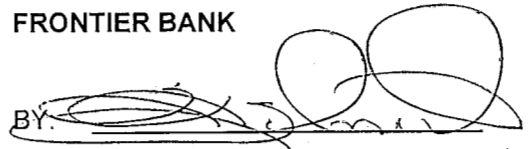
TEMPORARY MARKERS HAVE BEEN PLACED AT EACH BLOCK CORNER AND THAT THE SUBDIVIDER WILL FURNISH A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN AND ARE IN FEET AND DECIMALS OF A FOOT.

April 15, 2021 Andrew L. Broecker 641
DATE ANDREW L. BROEKER L.S. NUMBER
OLSSON, INC.
601 P STREET, SUITE 200
LINCOLN, NE. 68508



FRONTIER BANK

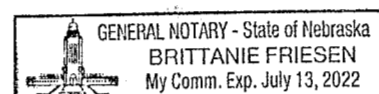
BY: 
NAME: Steven L. Schmidt
TITLE: President

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY
April, 2021, BY STEVE SCHMIDT (NAME OF BANK OFFICER),
President (TITLE OF BANK OFFICER), FRONTIER BANK, ON BEHALF OF SAID BANK.


NOTARY PUBLIC



LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	2,280.00 SF.±	0.05 AC.±
LOT 2	2,280.00 SF.±	0.05 AC.±
LOT 3	2,652.00 SF.±	0.06 AC.±
LOT 4	2,340.00 SF.±	0.05 AC.±
LOT 5	2,652.00 SF.±	0.06 AC.±
LOT 6	2,262.00 SF.±	0.05 AC.±
LOT 7	2,262.00 SF.±	0.06 AC.±
LOT 8	1,932.00 SF.±	0.04 AC.±
BLOCK 2		
LOT 1	4,824.02 SF.±	0.11 AC.±
LOT 2	5,220.34 SF.±	0.12 AC.±
LOT 3	4,897.93 SF.±	0.11 AC.±
LOT 4	4,762.05 SF.±	0.11 AC.±
LOT 5	4,760.00 SF.±	0.11 AC.±
LOT 6	4,760.00 SF.±	0.11 AC.±
LOT 7	4,760.00 SF.±	0.11 AC.±
LOT 8	4,760.00 SF.±	0.11 AC.±
LOT 9	4,760.00 SF.±	0.11 AC.±
LOT 10	4,760.00 SF.±	0.11 AC.±
LOT 11	1,596.00 SF.±	0.04 AC.±
LOT 12	1,596.00 SF.±	0.04 AC.±
LOT 13	1,596.00 SF.±	0.04 AC.±
LOT 14	1,932.00 SF.±	0.04 AC.±
LOT 15	2,350.00 SF.±	0.05 AC.±
LOT 16	2,350.00 SF.±	0.05 AC.±
LOT 17	2,204.00 SF.±	0.05 AC.±
LOT 18	2,584.00 SF.±	0.06 AC.±
LOT 19	1,932.00 SF.±	0.04 AC.±
LOT 20	1,932.00 SF.±	0.04 AC.±
LOT 21	2,584.00 SF.±	0.06 AC.±
LOT 22	2,350.00 SF.±	0.05 AC.±
LOT 23	2,350.00 SF.±	0.05 AC.±
LOT 24	2,350.00 SF.±	0.05 AC.±
LOT 25	2,350.00 SF.±	0.05 AC.±
LOT 26	3,748.27 SF.±	0.09 AC.±
LOT 27	3,010.49 SF.±	0.07 AC.±
LOT 28	3,072.49 SF.±	0.07 AC.±
LOT 29	2,860.92 SF.±	0.07 AC.±
LOT 30	3,439.61 SF.±	0.08 AC.±
LOT 31	3,285.95 SF.±	0.08 AC.±
LOT 32	2,520.90 SF.±	0.06 AC.±
LOT 33	2,520.00 SF.±	0.06 AC.±
LOT 34	2,520.00 SF.±	0.06 AC.±
LOT 35	3,240.00 SF.±	0.08 AC.±
LOT 36	3,240.00 SF.±	0.08 AC.±
LOT 37	2,520.00 SF.±	0.06 AC.±
LOT 38	2,520.00 SF.±	0.06 AC.±
LOT 39	2,520.00 SF.±	0.06 AC.±
LOT 40	3,260.09 SF.±	0.07 AC.±
BLOCK 3		
LOT 1	2,652.00 SF.±	0.06 AC.±
LOT 2	2,340.00 SF.±	0.05 AC.±
LOT 3	2,340.00 SF.±	0.05 AC.±
LOT 4	1,932.00 SF.±	0.04 AC.±
LOT 5	2,350.00 SF.±	0.05 AC.±
LOT 6	2,392.00 SF.±	0.05 AC.±
LOT 7	2,340.00 SF.±	0.05 AC.±
LOT 8	2,457.00 SF.±	0.06 AC.±
LOT 9	2,652.00 SF.±	0.06 AC.±
LOT 10	1,932.00 SF.±	0.04 AC.±
LOT 11	1,932.00 SF.±	0.04 AC.±
LOT 12	1,932.00 SF.±	0.04 AC.±
OUTLOTS		
OUTLOT LETTER	AREA IN SF.	AREA IN AC.
"A"	26,613.61 SF.±	0.61 AC.±
"B"	64,172.01 SF.±	1.47 AC.±
"C"	239,708.88 SF.±	5.50 AC.±
"D"	14,231.03 SF.±	0.33 AC.±
"E"	1,800.00 SF.±	0.04 AC.±
"F"	46,181.77 SF.±	1.06 AC.±

DWG: F:\2019\2001-2500\019-2180-Design\Survey\SRVY\Final Plats\2nd Addition\Drawings\019-2180_GVA\H2\FP.dwg
 DATE: Dec 22, 2020 8:52am
 XREFS: C:\PBASE_0192180 MICHAEL JOHNSON_LS_NE
 USER: mjohnson