



# HUB HALL HEIGHTS

## BASED ON HUB HALL HEIGHTS PRELIMINARY PLAT #02025

### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "HUB HALL HEIGHTS ADDITION", a final plat of Lot 33, L.T., located in the southeast 1/4 of Section 18, T.10 N., R.6 E., of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of said southeast quarter and extending thence N 00°45'21" W, 846.58 feet to the point of beginning;

Thence continuing on said bearing 593.39 feet;  
 Thence N 89°14'39" E, 68.44 feet;  
 Thence N 15°10'21" E, 77.30 feet;  
 Thence N 25°01'38" E, 77.30 feet;  
 Thence N 34°52'56" E, 77.30 feet;  
 Thence N 44°44'13" E, 77.30 feet;  
 Thence N 54°35'31" E, 77.30 feet;  
 Thence N 64°26'48" E, 77.30 feet;  
 Thence S 20°37'33" E, 120.00 feet to a point on curve to the right with a central angle of 15°48'58", a radius of 330.00 feet and whose chord (90.80 feet) bears N 77°16'56" E;  
 Thence along the arc of said curve 91.05 feet;  
 Thence N 04°33'48" W, 85.84 feet;  
 Thence N 85°26'12" E, 180.00 feet;  
 Thence S 04°33'48" E, 23.05 feet;  
 Thence N 85°26'12" E, 120.00 feet;  
 Thence S 04°33'48" E, 67.20 feet;  
 Thence S 01°13'27" E, 79.14 feet;  
 Thence S 02°39'12" W, 67.64 feet;  
 Thence S 06°17'12" W, 66.58 feet;  
 Thence S 07°40'22" W, 440.00 feet;  
 Thence S 09°36'58" W, 72.22 feet;  
 Thence S 76°20'49" E, 16.19 feet;  
 Thence S 28°47'49" W, 353.95 feet;  
 Thence N 61°12'11" W, 50.88 feet;  
 Thence S 28°47'49" W, 110.00 feet;  
 Thence N 61°12'11" W, 247.65 feet;  
 Thence N 50°02'26" W, 86.46 feet;  
 Thence N 35°50'24" W, 86.53 feet;  
 Thence S 89°14'39" W, 109.34 feet to the point of beginning

containing 16.07 acres, more or less.  
 Permanent monuments have been placed at all lot corners, street intersections, points of curvature and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

Temporary markers have been placed at block corners within the subdivision and at points of tangency and curvature along the periphery of each block and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code and the subdivider agrees that the placing of permanent monuments will be completed prior to the construction of or the conveyance of any lot shown on this plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or in decimals of a foot.

Signed this 17<sup>th</sup> day of December, 2003.

*Lyle L. Loth*  
 Lyle L. Loth, L.S. 314  
 601 Old Cheney Road Suite A  
 Lincoln, NE 68512  
 (402) 421-2500



### DEDICATION

The foregoing plat known as "HUB HALL HEIGHTS", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned sole owners and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Alltel, Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, their successors and assigns, to allow entry for the purposes 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 building or structure, excluding fences, over, upon or under any easement shown thereon shall be prohibited.

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 and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska.

The streets shown thereon are hereby dedicated to the public. Direct vehicular access to N.W. 48th Street is hereby relinquished except at W. Gary Gately Street.

WITNESS MY HAND THIS 17<sup>th</sup> day of December, 2003.

*Hubert H. Hall*  
 \_\_\_\_\_  
 Highway 15, Inc.  
 Hubert H. Hall, President

### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2003 by Hubert H. Hall, President of Highway 15, Inc., on behalf of said Corporation.

*Taney P. Munroe*  
 \_\_\_\_\_  
 NOTARY PUBLIC



### PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication on this 17<sup>th</sup> day of DECEMBER, 2003.

ATTEST *Taney P. Munroe*  
 \_\_\_\_\_  
 Notary Public

### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of that certain lien against the real property described in the plat known as "HUB HALL HEIGHTS" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument Nos. 2003-10762 (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 of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all 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.

*Coruhusker Bank* By: *Brian P. Johnson*  
 Lien Holder  
 \_\_\_\_\_  
 VICE PRESIDENT Name of Individual  
 \_\_\_\_\_  
 Title

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2003 by Brian P. Johnson, Vice President (Individual's Name) \_\_\_\_\_ (Title)

on behalf of said *Coruhusker Bank*  
 Lien Holder

*Taney P. Munroe*  
 \_\_\_\_\_  
 NOTARY PUBLIC

