

17' Dedicated For Street R-O-W For Future Residential Use

N89°55'12"E 1288.58'

- Ⓐ Δ = 6°16'58"
R = 800'
L = 87.72'
- Ⓑ Δ = 1°06'32"
R = 800'
L = 15.48'
- Ⓒ Δ = 1°04'03"
R = 770.43'
L = 14.36'

Unless Noted Otherwise, Utility Easements Are 10' Wide.

"Any Relocation Of Existing Facilities Shall Be At The Owner/Developer's

For Future

OUTLOT 'A'
Blanket Utility Easement
For Residential Use; Proposed Change Of Zone #3195 From R-3 To B-2 To Allow Commercial If Rezoning Is Approved.

R = 155.00
Δ = 89°54'30"

S 1/4 Corner 33-10-6

Don Nolte
 REGISTER OF DEEDS
 1990 MAY 18 P 12:17
 LANCASTER COUNTY, NE

LEE'S

A FINAL PLAT OF 38

764.81'



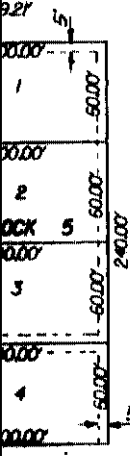
SCALE 1" = 100'

Utility
 Existing Facilities
 at Developer's Expense"

OUTLOT "B"
 Blanket Utility Easement
 For Future Development & Storm Water Detention

1278.08'

50°16'35"E 1296.08'



LOT	BLOCK
1	1
2	1
3	1
4	1
5	1
OUTLOT "C"	
1	2
2	2
3	2
4	2
5	2
6	2
7	2
8	2
9	2
10	2
11	2
12	2
13	2
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1	5
2	5
3	5
4	5
OUTLOT "A"	
OUTLOT "B"	

A - 89°54'30"
 R - 35.00'

60' Utility Easement

525.15' N 89°48'55" E

525.15' N 89°48'55" E

17' Dedicated For R-O-W

712.16

836.81'

POB: SE Cor SW 1/4 SE 4 33-10-6

\$61.00

Dee Nolte
REGISTER OF DEEDS
4000 WAY 18 P 12:17
WINCHESTER COUNTY, NE

INST. NO 2000

020894

#3487

BLOCK

CODE
~~LEED~~
CHECKED
ENTERED
EDITED
~~X~~
CLSH 529

LEE'S PLACE

A FINAL PLAT OF 38 LOTS & 3 OUTLOTS

1278.08'
S00°16'35"E 1296.08'

LOT	BLOCK	SQ. FT.
1	1	8,141
2	1	6,008
3	1	6,000
4	1	6,001
5	1	6,001
OUTLOT "C"		
1	2	10,375
2	2	8,062
3	2	7,482
4	2	8,140
5	2	6,618
6	2	14,760
7	2	15,111
8	2	15,571
9	2	24,653
10	2	8,780
11	2	6,000
12	2	6,000
13	2	8,932
14	2	6,921
15	2	6,931
16	2	9,020
1	3	9,234
2	3	6,073
3	3	6,073
4	3	6,073
5	3	6,073
6	3	6,073
7	3	6,073
8	3	6,073
9	3	6,073
10	3	8,573
11	3	8,594
1	4	6,000
2	4	8,510
1	5	6,000
2	5	6,000
3	5	6,000
4	5	6,000
OUTLOT "A"		118,517
OUTLOT "B"		925,835

PDB: SE Cor SWA SE4 33-10-6

1/2

DEDICATION

The foregoing plat known as "LEE'S PLACE ADDITION" and as described in the Surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, sole owner, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Alltel Corporation, Time Warner Entertainment-Advance/Newhouse, Peoples Natural Gas Company, 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.

The streets shown thereon are hereby dedicated to the public.

Direct vehicular access to South Coddington Avenue is relinquished except at West Hill and West Lake Streets. *Direct vehicular access is relinquished to West Van Dorn Street.*

WITNESS OUR HANDS THIS 27th DAY OF March, 2000.

Lee B. Franks
Lee B. Franks, Husband

Alice L. Franks
Alice L. Franks, Wife

Richard C. Krueger
Richard C. Krueger, President
R. C. Krueger Development Company, Inc.

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 27th day of March, 2000 by Lee B. and Alice L. Franks, husband and wife.

Judith E. Elgert
NOTARY PUBLIC



ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 27th day of March, 2000 by Richard C. Krueger, President of R. C. Krueger Development Company, Inc., a Nebraska Corporation on behalf of the corporation.

Judith E. Elgert
NOTARY PUBLIC



I hereby c
PLACE ADDITION
6th P.M., Lancast
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of a foot.
Signed this 27th
Lyle L. Loth
Lyle L. Loth, L.S.

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way easements,
shown on the Pl
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Lien Holder
Title: 1st

STATE OF NEBR
COUNTY OF LA
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March
(Individual's
Judith E. Elgert
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "LEE'S PLACE ADDITION", a final plat of Lot 109 located in the SE 1/4 of Section 33, T. 10 N., R. 6 E. of the 6th P.M., Lancaster County, Nebraska, described as follows: commencing at the southeast corner of the SW 1/4 of said SE 1/4 of Section 33 and extending N. 00° 16' 35" W. 33.00 feet to the point of beginning; thence S. 89° 48' 55" W. 836.81 feet; thence N. 00° 22' 55" W. 208.53 feet; thence S. 89° 50' 12" W. 450.35 feet; thence N. 00° 22' 55" W. 762.94 feet; thence N. 89° 31' 14" E. 216.47 feet; thence N. 00° 15' 52" W. 174.79 feet; thence S. 89° 32' 40" W. 216.83 feet; thence N. 00° 22' 55" W. 150.92 feet; thence N. 89° 55' 12" E. 1289.56 feet; thence S. 00° 16' 35" E. 1295.08 feet to the point of beginning, containing 35.31 acres.

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 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 the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or the conveyance of any lot shown on this plat.

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

Signed this 27th day of March, 2000.

Lyle L. Loth
Lyle L. Loth, L.S. 314



LEE'S PLACE
A FINAL PLAT

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as "LEE'S PLACE ADDITION", (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 2000-8973 (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 none otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank & Trust Co
Lien Holder

By: *Christopher C. Wagner*

Title: *Vice President*

Christopher C. Wagner
Name of Individual

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 27th day of March, 2000 by *Christopher C. Wagner* *Vice President* and
(Individual's Name) (Title)

Judith E. Elgert
NOTARY PUBLIC



PLANNING C
The Lincoln City-County Planning C
offer of dedication on this 19 day of
ATTEST: *[Signature]*
Chair

out the foregoing plat of "LEE'S
ection 33, T. 10 N., R. 6 E. of the
E 1/4 of Section 33 and extending

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LEE'S PLACE

A FINAL PLAT OF 38 LOTS & 3 OUTLOTS

DINATION

property described in the plat known
recorded in the office of the Register
0-8373
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nts, or streets, or roads, pedestrian
ccess, dedicated to the public, all as
that it is the holder of the Lien and

C. Wagner
C. Wagner
Individual

this 27th day of
Vice President and
(Title)

NOTARY-State of Nebraska
JUDITH E. ELGERT
Comm. Exp. Nov. 18, 2000

PLANNING COMMISSION APPROVAL

The Lincoln City-County Planning Commission has approved this final Plat and accepted the offer of dedication on this 19 day of April, 2000 by Resolution No. PC-00595

ATTEST: *Carroll J. Bryan*
Chair

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