

# NORTHBANK PRESERVE 1ST ADDITION

## FINAL PLAT

### BASED ON NORTHBANK JUNCTION PRELIMINARY PLAT #03004

First R 201309285 Mon Apr 15 15:44:42 CDT 2013  
 Lancaster County, NE Register/Registrar of Deeds Office  
 Lancaster County, NE Register/Registrar of Deeds Office  
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#### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in section 26.13-04.1 of the Land Subdivision Ordinance to be known as "NORTHBANK PRESERVE 1ST ADDITION", a subdivision of Block 1, Northbank Preserve, all located in the Northeast Quarter Section 32, Township 42 North, Range 12 West, of the 5th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

- Beginning:
- Thence S 00°22'36" W, a distance of 36.00 feet;
  - Thence S 89°37'24" E, a distance of 76.83 feet;
  - Thence S 00°22'36" W, a distance of 120.00 feet;
  - Thence N 89°37'24" W, a distance of 260.00 feet;
  - Thence S 00°22'36" W, a distance of 150.00 feet;
  - Thence N 89°37'24" W, a distance of 14.51 feet;
  - Thence S 00°22'36" W, a distance of 275.00 feet;
  - Thence S 01°32'23" E, a distance of 100.06 feet;
  - Thence S 08°57'38" W, a distance of 400.39 feet;
  - Thence N 81°02'24" W, a distance of 180.00 feet;
  - Thence N 08°57'38" E, a distance of 22.20 feet;
  - Thence N 81°02'24" W, a distance of 100.00 feet;
  - Thence N 08°57'38" E, a distance of 66.75 feet;
  - Thence N 06°06'05" E, a distance of 200.50 feet;
  - Thence N 00°22'36" E, a distance of 418.66 feet;
  - Thence S 89°37'24" E, a distance of 6.00 feet;
  - Thence N 00°22'36" E, a distance of 173.00 feet;
  - Thence N 89°37'24" W, a distance of 188.00 feet;
  - Thence N 00°22'36" E, a distance of 56.25 feet;
  - Thence N 89°37'24" W, a distance of 120.00 feet;
  - Thence N 00°22'36" E, a distance of 63.75 feet;
  - Thence N 89°37'24" W, a distance of 33.25 feet;
  - Thence N 00°00'17" E, a distance of 36.00 feet to the Northwest Corner of the Northeast Quarter of said Section 32;

Thence along the north line of said Section 32, S 89°37'24" E, a distance of 831.16 feet to the POINT OF BEGINNING and continuing a calculated area of 392,906.86 square feet or 9.02 acres.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline of each street, intersection of each point of tangency and curvature.

Temporary markers have been placed at all block corners, points of tangency and curvature along the periphery of each block, and the centerline of proposed water main, wastewater collector, and storm drain easements and the subdivision will file a bond or escrow to insure the placing of metal stakes at each lot and block corner and the subdivision 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 curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 27th day of March, 2013

*David E. Skiffemiller*  
 Lyle L. Lath, L.S. 314  
 Engineering-Surveying-Planning  
 601 Old Cheney Road, Suite A  
 Lincoln, NE 68512  
 (402) 421-2500



#### PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11-06 of the LMC, hereby approves this Final Plat.

*David E. Skiffemiller*  
 Planning Director

Apr 11 12, 2013  
 Date

#### DEDICATION

The foregoing plat known as "NORTHBANK PRESERVE 1ST 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 owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Weststream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Block Hills Energy, Lincoln Electric System, their successors and assigns, to allow entry for the purpose of construction, reconstruction, replacement, repair, for the distribution, maintenance, operation, use, and repair of water mains, gas mains, 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 an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

The City of Lincoln, Nebraska, its successors and 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.

WITNESS OUR HANDS THIS 22 day of March, 2013.

*Edmona Schwisow*  
 Edmona Schwisow, Trustee of the Edmona Schwisow Revocable Trust

*Roger H. Schwisow*  
 Roger H. Schwisow, Trustee of the Roger H. Schwisow Revocable Trust

#### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

On this 27 day of March, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Edmona Schwisow, Trustee of the Edmona Schwisow Revocable Trust, to me personally known to be the identical person whose name is printed on the dedication of the foregoing plat and who acknowledged the same to be her voluntary act and deed.

Signed this 27th day of March, 2013

*Edmona Schwisow*  
 EDMONA SCHWISOW  
 My Comm. Exp. 06/18/2016

My commission expires the 20th day of \_\_\_\_\_, 20\_\_

#### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

On this 27 day of March, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Roger Schwisow, Trustee of the Roger H. Schwisow Revocable Trust, to me personally known to be the identical person whose name is printed on the dedication of the foregoing plat and who acknowledged the same to be his voluntary act and deed.

Signed this 27th day of March, 2013

*Roger Schwisow*  
 ROGER SCHWISOW  
 My Comm. Exp. 06/18/2016

My commission expires the 20th day of \_\_\_\_\_, 20\_\_

#### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "NORTHBANK PRESERVE 1ST ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2008-046000 (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 of any other person or persons, 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.

Lincoln Federal Savings Bank

Trustee & Beneficiary

*David E. Skiffemiller*  
 Name of Individual

STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 26th day of March, 2013, by Leo J. Schumacker

*Leo J. Schumacker*  
 Name

*David E. Skiffemiller*  
 Notary Public

My commission expires the 27th day of March, 2013.

#### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "NORTHBANK PRESERVE 1ST ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2010-039115 (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 of any other person or persons, 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.

Cominbuster Bank  
 Trustee & Beneficiary

*David E. Skiffemiller*  
 Name of Individual

#### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 27th day of March, 2013, by David E. Skiffemiller

*David E. Skiffemiller*  
 Name

*David E. Skiffemiller*  
 Notary Public

My commission expires the 5th day of January, 2015.

STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

On this 27 day of March, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came David E. Skiffemiller, Trustee of the Roger H. Schwisow Revocable Trust, to me personally known to be the identical person whose name is printed on the dedication of the foregoing plat and who acknowledged the same to be his voluntary act and deed.

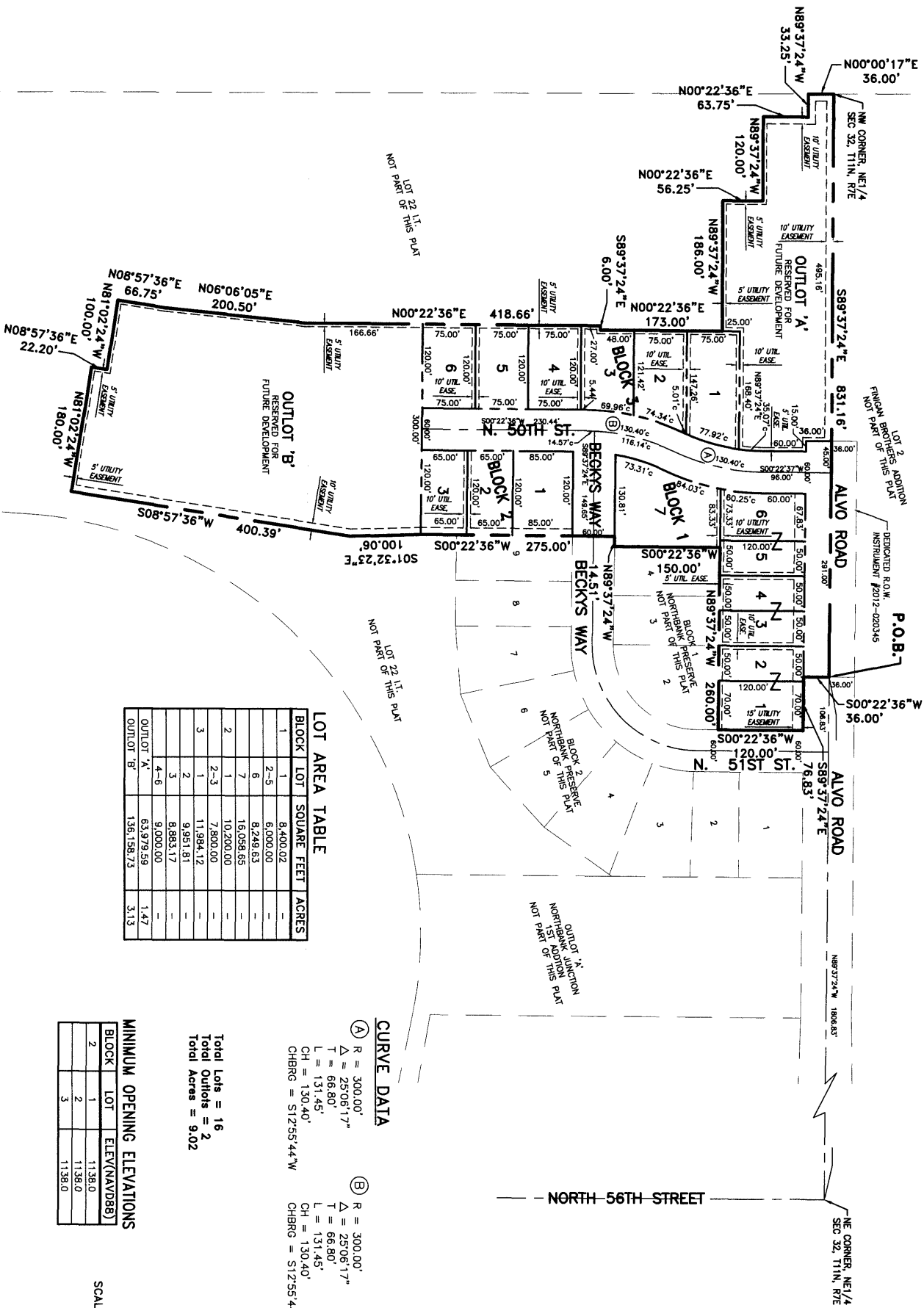
*David E. Skiffemiller*  
 Name

*David E. Skiffemiller*  
 Notary Public

My commission expires the 5th day of January, 2015.

# NORTHBANK PRESERVE 1ST ADDITION

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**LOT AREA TABLE**

BLOCK	LOT	SQUARE FEET	ACRES
1	1	8,400.02	-
2-5	2-5	6,000.00	-
6	6	8,249.63	-
7	7	16,058.65	-
1	1	10,200.00	-
2-3	2-3	7,800.00	-
1	1	11,984.12	-
2	2	9,951.81	-
3	3	8,883.17	-
4-6	4-6	9,000.00	-
1	1	63,979.59	1.47
1	1	136,158.73	3.13

**MINIMUM OPENING ELEVATIONS**

BLOCK	LOT	ELEV(NAVD83)
2	1	1138.0
2	2	1138.0
3	3	1138.0

**CURVE DATA**

(A) R = 300.00'  
 Δ = 25°06'17"  
 T = 66.80'  
 L = 131.45'  
 CH = 130.40'  
 CHBRG = S12°55'44"W

(B) R = 300.00'  
 Δ = 25°06'17"  
 T = 66.80'  
 L = 131.45'  
 CH = 130.40'  
 CHBRG = S12°55'44"W

Total Lots = 16  
 Total Outlots = 2  
 Total Acres = 9.02

