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INST. No 2004

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LANCASTER COUNTY, NE

# 3950

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DATE

# NORTHERN LIGHTS TOWNHOMES ADDITION

## FINAL PLAT

### BASED ON COMMUNITY UNIT PLAN/SPECIAL PERMIT #1598A

#### SURVEYOR'S CERTIFICATE

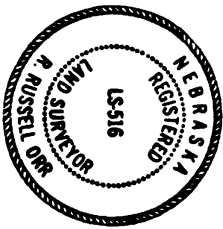
I hereby certify that I have caused to be surveyed the Subdivision to be known as "NORTHERN LIGHTS TOWNHOMES ADDITION", a subdivision of Lots 1, 2 and 3, Northern Lights 2nd Addition, located in the Southeast Quarter of Section 15, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska. More particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Section 15 Township 10 North Range 7 East of the Sixth Principal Meridian; Thence South 89°28'20" West, on the South line of the Southeast Quarter, a distance of 1184.90 feet; Thence North 00°33'15" West, a distance of 50.06 feet to the Southwest corner of said Lot 1 and the Point of Beginning; Thence North 00°38'32" West, on said West line of Lot 1, a distance of 1077.46 feet a point of curvature; Thence on a curve to the Right, having a radius of 608.99 feet, a central angle of 174°2'05", a chord bearing of North 08°14'02" East, a chord distance of 186.78 feet, to a point of compound curvature; Thence on a curve to the left, having a radius of 585.81 feet, a central angle of 12°15'46", a chord bearing of North 10°54'41" East, a chord distance of 125.14 feet to the point of tangency; Thence North 04°50'22" East on the West line of Lot 3, Northern Lights 2nd Addition, a distance of 293.44 feet, to a point of curvature; Thence on a curve to the right, having a radius of 360.00 feet, a central angle of 15°18'37", a chord bearing of North 12°28'17" East, a chord distance of 95.91 feet to a point of tangency; Thence North 20°09'12" East, on the Northeastly line of Lot 3, a distance of 333.26 feet; Thence North 51°26'53" East, on the Northeastly line of said Lot 3, a distance of 149.00 feet; Thence North 89°18'30" East, on the North line of Lot 3, Northern Lights 2nd Addition, a distance of 280.38 feet to the Northeast Corner of said Lot 3; Thence South 00°35'40" East, on the East line of Lot 3, a distance of 937.12 feet; Thence South 89°07'51" West, on the North line of Outlet C, Northern Lights 3rd Addition, (a.k.a. Northern Lights Drive), a distance of 292.50 feet; Thence South 00°34'11" East, on the West line of said Outlet C, a distance of 71.98 feet; Thence South 00°35'49" East, on the East line of Lot 1, Northern Lights 2nd Addition, a distance of 1103.86 feet; Thence South 89°23'59" West, on the Northern line of Holdrege Street, a distance of 48.75 feet; Thence South 00°30'06" East, a distance of 34.95 feet; Thence South 44°28'50" West, on the Northern line of Holdrege Street, a distance of 35.36 feet; Thence South 89°28'37" West, on the North line of said Holdrege Street, a distance of 251.82 feet to the POINT OF BEGINNING, and containing a calculated area of 888,786.34 Square feet or 19,944 acres more or less.

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 survey to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent will be completed prior to the construction on or conveyance of any lot shown on the final plat.

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

Signed this 23<sup>rd</sup> day of March, 2004.



*R. Russell Orr*  
R. Russell Orr, L.S. 516

#### DEDICATION

The foregoing plat known as "NORTHERN LIGHTS TOWNHOMES 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, Alitel, 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 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 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.

Direct vehicular access to Holdrege Street is hereby relinquished except at North Woods Drive.

WITNESS OUR HANDS THIS 23<sup>rd</sup> day of March, 2004.

*Breck C. Collingsworth*  
Northern Lights Townhomes, LLC,  
a Nebraska limited liability company  
By: Breck C. Collingsworth  
Title: Managing Member

#### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
LANCASTER COUNTY } SS

On this 23<sup>rd</sup> day of March, 2004, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Breck C. Collingsworth (name), Managing Member (title) of Northern Lights Townhomes, LLC, a Nebraska limited liability company, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he/she acknowledged the same to be his/her voluntary act and deed and the voluntary act and deed of said company.

*David P. Schwerman*  
NOTARY PUBLIC  
My commission expires the 9<sup>th</sup> day of September, 2007.



#### PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

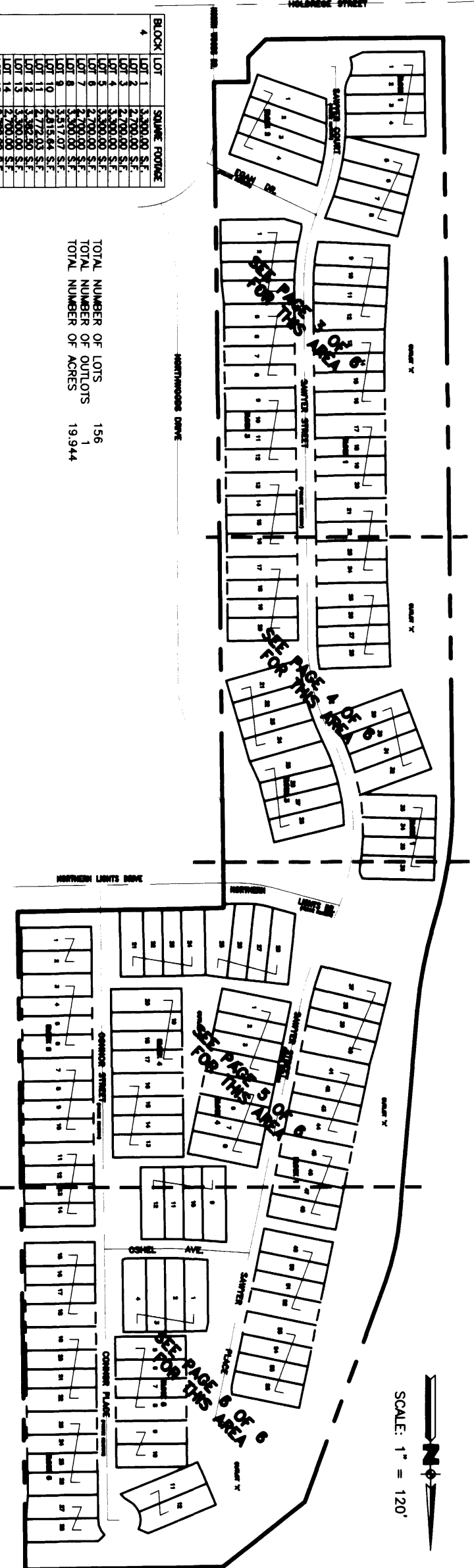
*[Signature]*  
Planning Director

3/29/04  
Date

# NORTHERN LIGHTS TOWNHOMES ADDITION

FINAL PLAT  
BASED ON COMMUNITY UNIT PLAN/SPECIAL PERMIT #1598A

SCALE: 1" = 120'



TOTAL NUMBER OF LOTS 156  
TOTAL NUMBER OF OUTLOTS 1  
TOTAL NUMBER OF ACRES 19.944

**CURVE DATA:**

- (A) Δ = 174°2'05" R = 606.99 T = 94.32 L = 187.33 CB = 186.78
- (B) Δ = 127°15'46" R = 585.81 T = 62.93 L = 125.38 CB = 110°54'41"E
- (C) Δ = 151°18'37" R = 360.00 T = 48.39 L = 96.20 CB = 112°28'17"E
- (D) Δ = 237°19'15" R = 300.00 T = 61.91 L = 122.11 CB = 111°01'19"E
- (E) Δ = 02°48'29" R = 300.00 T = 7.49 L = 14.79 CB = 121°18'12"E
- (F) Δ = 202°27'17" R = 300.00 T = 54.13 L = 107.10 CB = 106.53
- (G) Δ = 251°13'17" R = 300.00 T = 69.87 L = 137.29 CB = 136.10
- (H) Δ = 47°38'56" R = 300.00 T = 132.47 L = 249.49 CB = 242.36
- (I) Δ = 181°14'04" R = 300.00 T = 48.14 L = 95.47 CB = 182°58'17"E
- (J) Δ = 15°55'36" R = 200.00 T = 27.98 L = 55.59 CB = 182°37'59"W
- (K) Δ = 09°04'08" R = 300.00 T = 23.79 L = 47.48 CB = 125.14
- (L) Δ = 181°14'04" R = 300.00 T = 48.14 L = 95.47 CB = 182°58'17"E
- (M) Δ = 04°22'27" R = 200.00 T = 7.64 L = 15.27 CB = 58°24'28"E
- (N) Δ = 23°34'41" R = 20.00 T = 4.17 L = 8.23 CB = 57°37'00"W
- (O) Δ = 28°37'13" R = 30.00 T = 7.65 L = 14.99 CB = 54°32'28"E
- (P) Δ = 88°58'17" R = 30.00 T = 29.47 L = 46.59 CB = 51°21'54"E
- (Q) Δ = 45°00'00" R = 30.00 T = 12.43 L = 23.56 CB = 123°05'40"W
- (R) Δ = 24°06'00" R = 300.00 T = 172.00 L = 7.18 CB = 12.82
- (S) Δ = 22°3'25" R = 172.00 T = 11.87 L = 23.83 CB = 50°23'07"E
- (T) Δ = 13°32'11" R = 100.00 T = 11.87 L = 18.11 CB = 15.88
- (U) Δ = 46°09'27" R = 20.00 T = 8.52 L = 17.57 CB = 57°37'00"W
- (V) Δ = 33°33'26" R = 30.00 T = 9.05 L = 16.31 CB = 57°08'25"W
- (W) Δ = 57°03'37" R = 30.00 T = 16.31 L = 29.88 CB = 54°23'20"W
- (X) Δ = 15°29'12" R = 105.00 T = 14.28 L = 28.38 CB = 105.00
- (Y) Δ = 105°00' R = 105.00 T = 14.28 L = 41.26 CB = 105.00
- (Z) Δ = 22°30'56" R = 105.00 T = 7.09 L = 14.17 CB = 59°27'59"W
- (AA) Δ = 48°11'23" R = 10.50 T = 4.70 L = 8.83 CB = 52°41'21"E
- (AB) Δ = 48°11'23" R = 10.50 T = 4.70 L = 8.83 CB = 52°41'21"E
- (AC) Δ = 24°5'15'22" R = 38.50 T = 6.25 L = 16.34 CB = 173°32'11"
- (AD) Δ = 23°22'51" R = 21.50 T = 4.45 L = 8.77 CB = 15.88
- (AE) Δ = 48°11'23" R = 10.50 T = 4.70 L = 8.83 CB = 52°41'21"E
- (AF) Δ = 37°50'39" R = 105.00 T = 36.00 L = 69.35 CB = 57°37'00"W
- (AG) Δ = 15°29'12" R = 105.00 T = 7.09 L = 14.17 CB = 59°27'59"W
- (AH) Δ = 48°49'52" R = 10.50 T = 4.77 L = 8.96 CB = 52°48'01"W
- (AI) Δ = 48°49'52" R = 10.50 T = 4.77 L = 8.96 CB = 52°48'01"W
- (AJ) Δ = 24°23'39" R = 125.00 T = 32.27 L = 63.50 CB = 52°82'
- (AK) Δ = 25°5'32" R = 145.00 T = 32.27 L = 63.50 CB = 52°82'
- (AL) Δ = 47°22'08" R = 10.50 T = 4.61 L = 8.68 CB = 52°82'
- (AM) Δ = 15°03'27" R = 145.00 T = 28.44 L = 56.11 CB = 52°82'
- (AN) Δ = 23°02'45" R = 138.50 T = 26.44 L = 56.11 CB = 52°82'
- (AO) Δ = 48°52'33" R = 10.50 T = 4.77 L = 8.96 CB = 52°48'01"W
- (AP) Δ = 48°49'52" R = 10.50 T = 4.77 L = 8.96 CB = 52°48'01"W
- (AQ) Δ = 57°34'54" R = 10.50 T = 5.77 L = 10.55 CB = 57°10'33"E
- (AR) Δ = 17°55'49" R = 158.38 T = 24.99 L = 49.56 CB = 57°10'33"E
- (AS) Δ = 57°34'54" R = 10.50 T = 5.77 L = 10.55 CB = 57°10'33"E
- (AT) Δ = 51°45'42" R = 52.00 T = 25.23 L = 46.98 CB = 57°10'33"E
- (AU) Δ = 47°34'09" R = 10.50 T = 4.63 L = 8.47 CB = 54°22'23"W
- (AV) Δ = 14°23'50" R = 36.50 T = 7.99 L = 15.85 CB = 142°29'23"W
- (AW) Δ = 90°00'00" R = 43.00 T = 40.87 L = 61.61 CB = 145°31'39"W
- (AX) Δ = 7°08'11" R = 30.87 T = 30.87 L = 61.61 CB = 145°31'39"W
- (AY) Δ = 47°18'52" R = 115.00 T = 50.58 L = 94.97 CB = 117°02'54"W
- (AZ) Δ = 57°07'36" R = 158.38 T = 7.09 L = 14.17 CB = 117°02'54"W

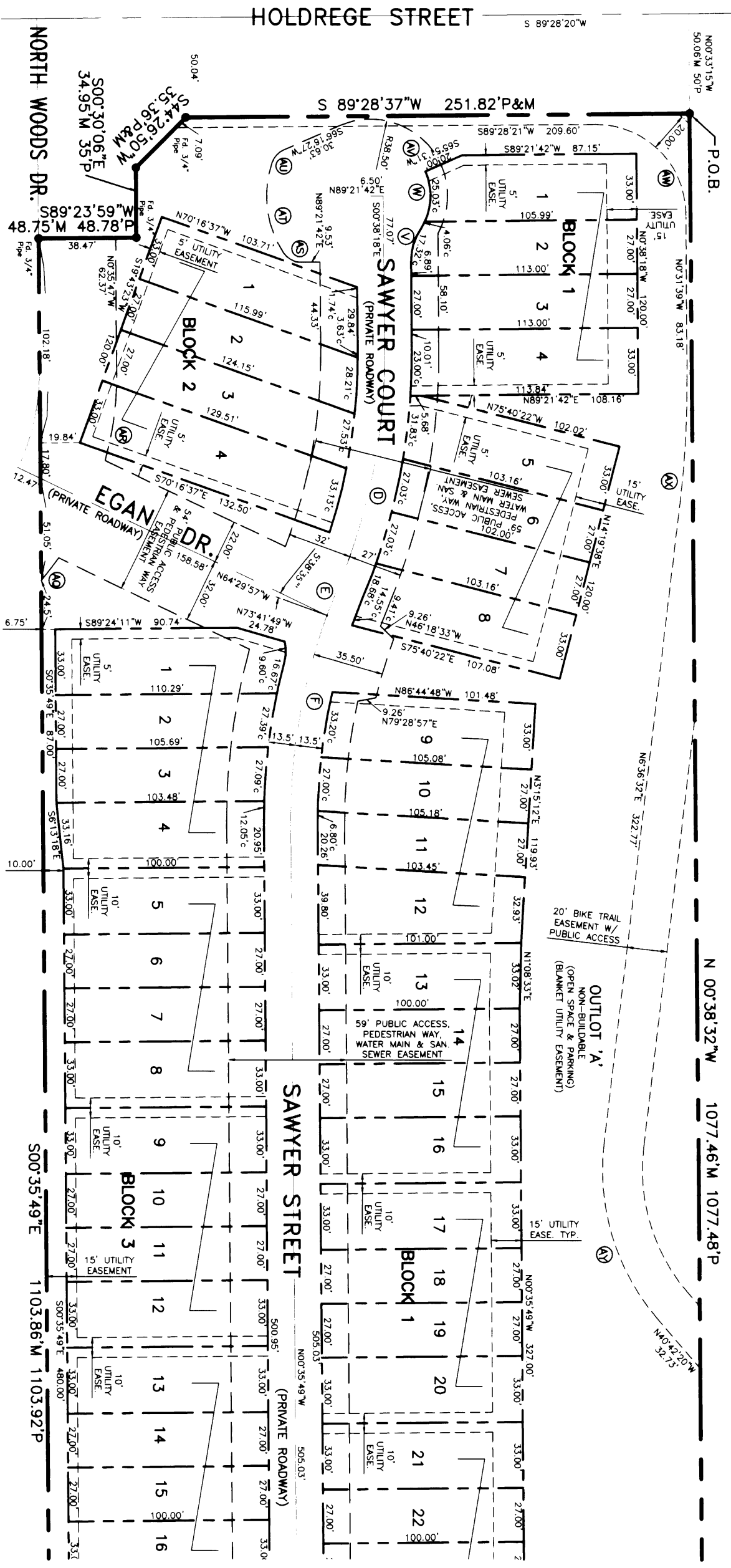
BLOCK	LOT	ELEVATION
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**SHEET LEGEND:**  
 VERBAGE PAGE 1  
 INDEX PAGE 2  
 DRAWING PAGE 3  
 DRAWING PAGE 4  
 DRAWING PAGE 5  
 DRAWING PAGE 6

S 1/4 Cor  
Sec. 15 T10N R7E

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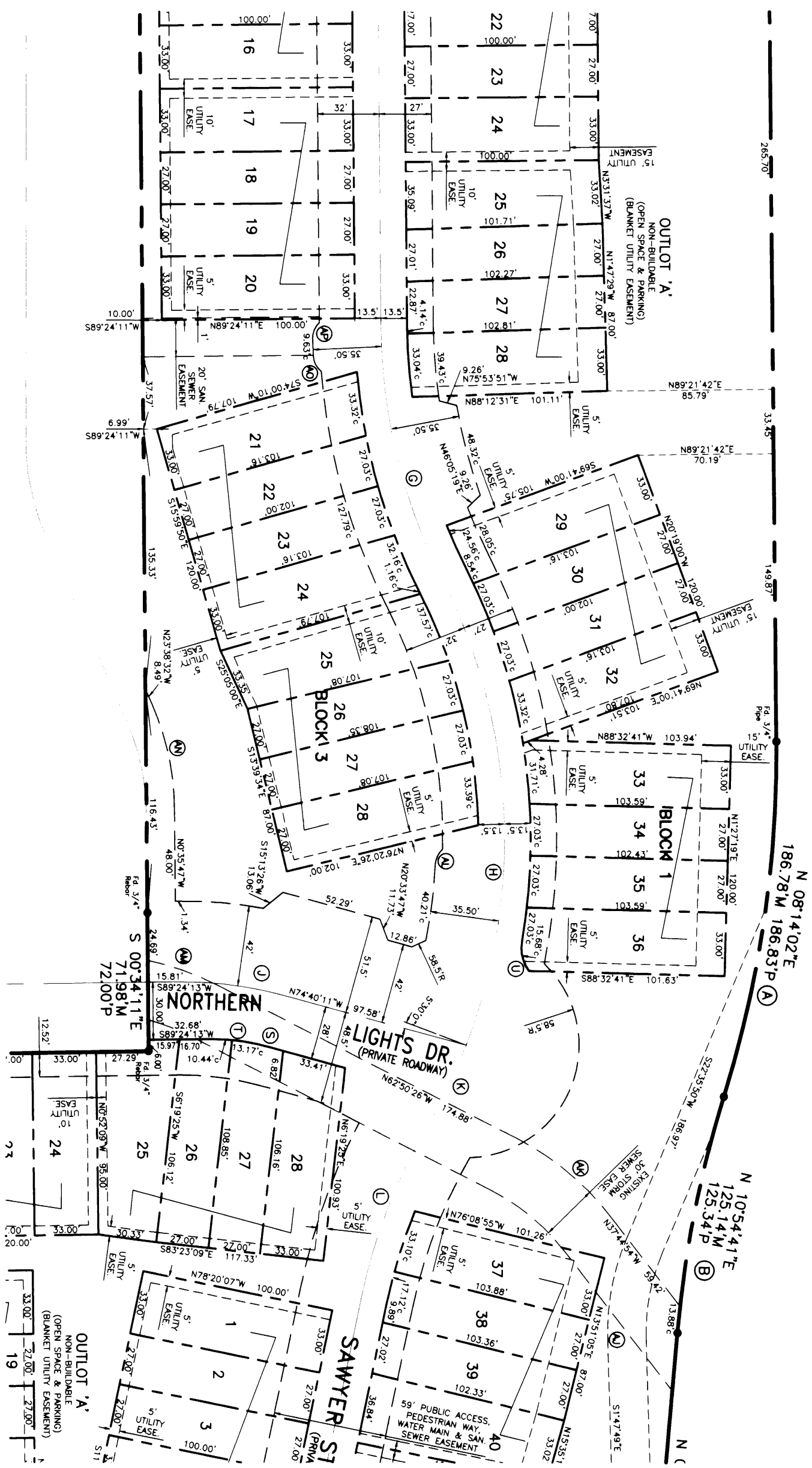


NORTHWOODS DRIVE

SCALE: 1" = 40'

# NORTHERN LIGHTS TOWNHOMES ADDITION

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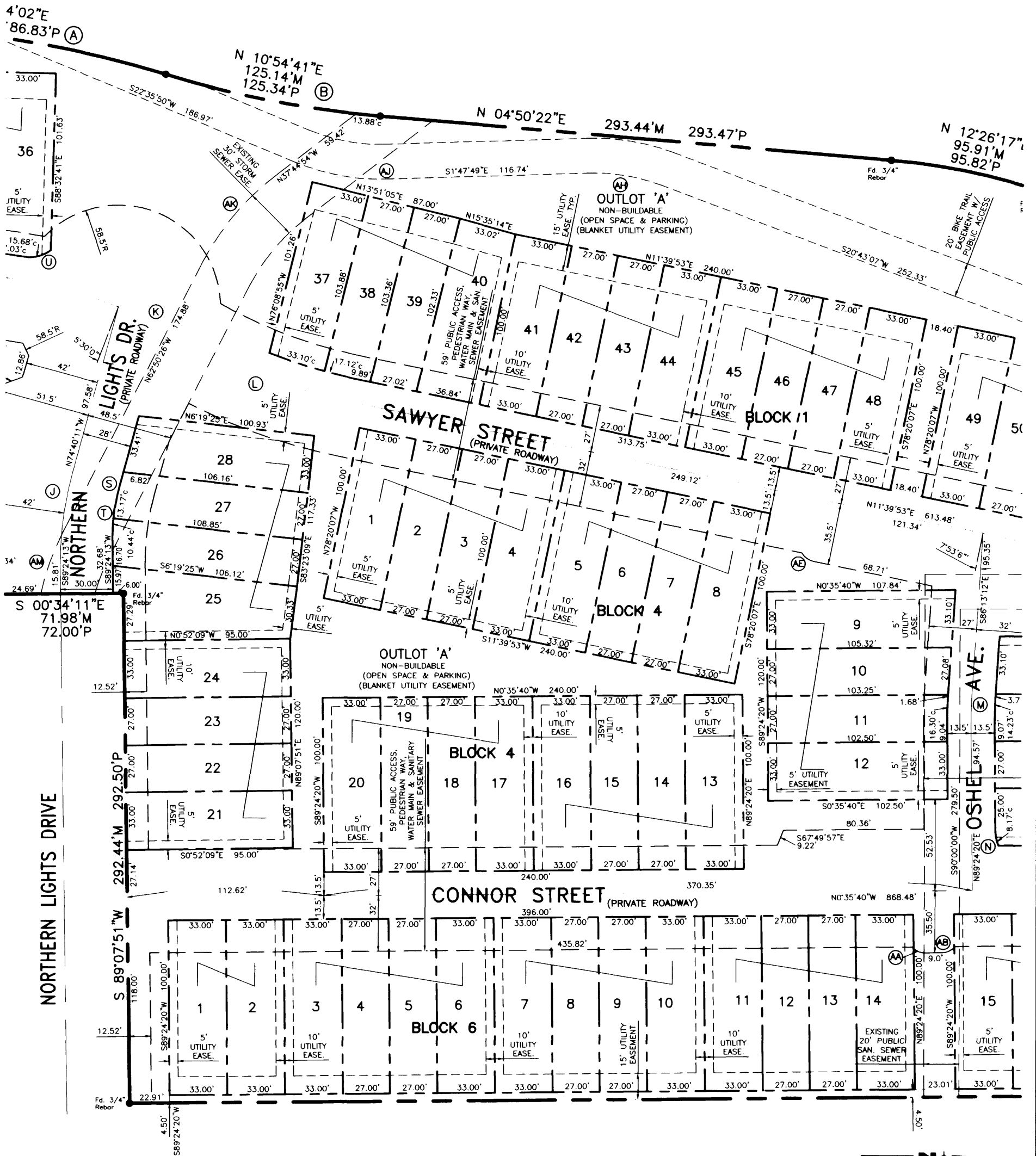


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