

# PINE LAKE HEIGHTS 14TH ADDITION FINAL PLAT

## PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 8<sup>th</sup> DAY OF April 1998. BY RESOLUTION NO. PC-00421.

ATTEST  
CHAIR  
*[Signature]*

BLOCK

**B 7601**

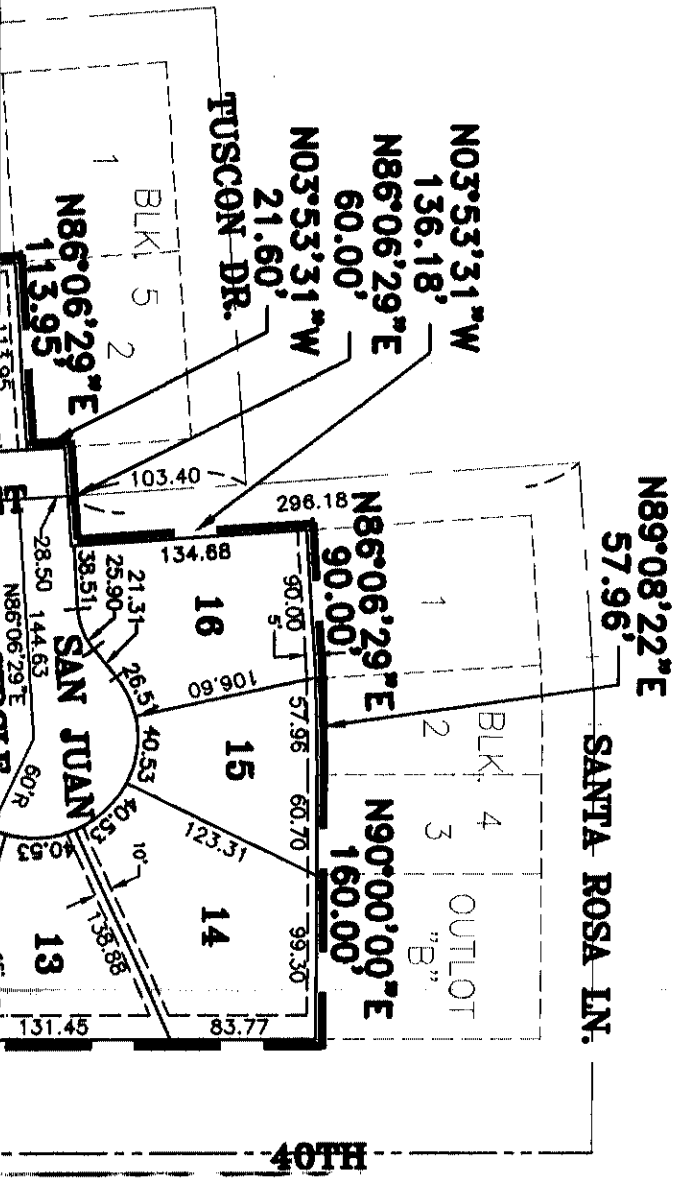
REGISTER OF DEEDS  
INST. NO 98  
019107

1998 APR 27 A 9:35

#3214

CODE  
P.L.H.A.  
CHECKED  
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DATED

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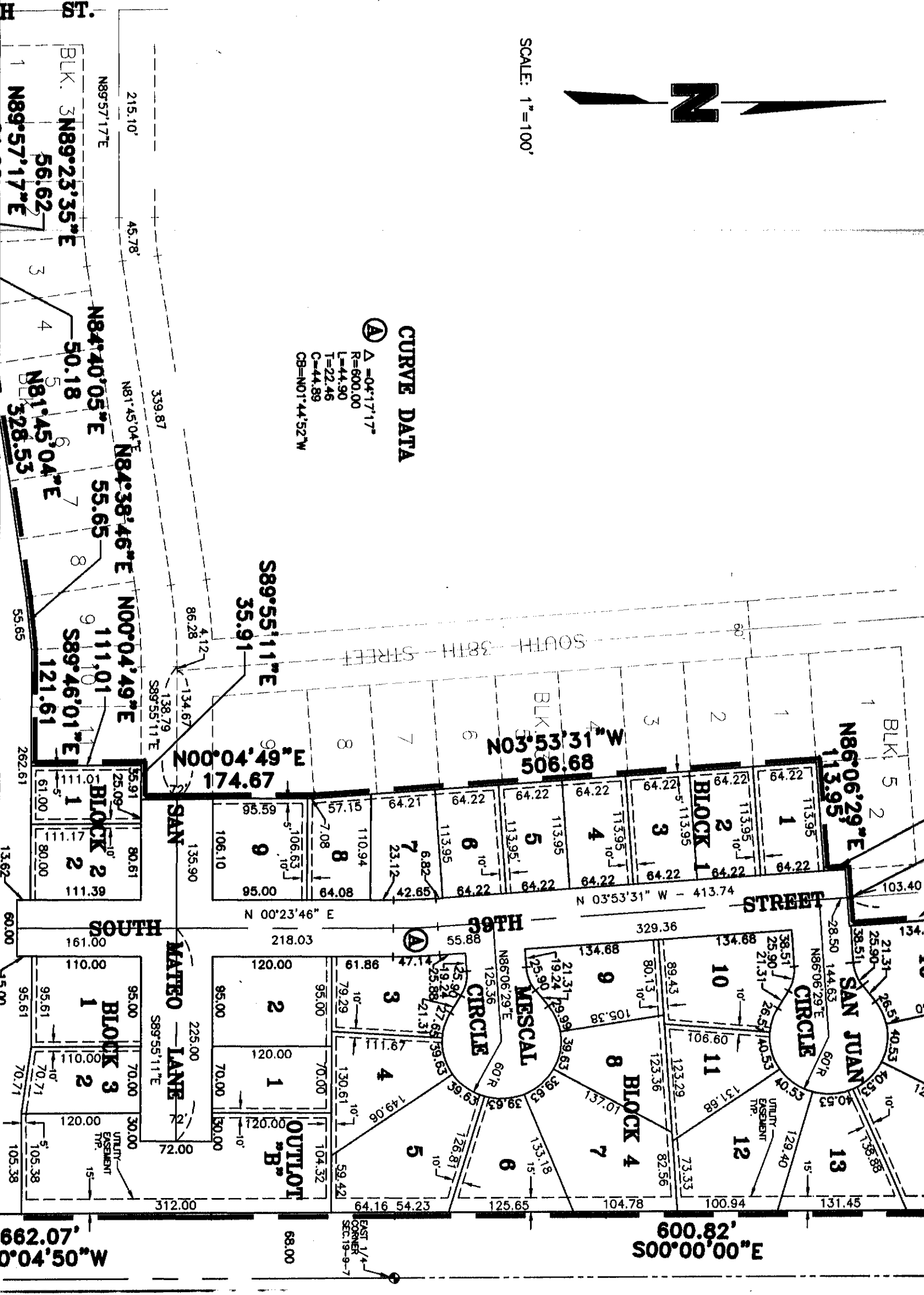


SCALE: 1"=100'

**(A)**

### CURVE DATA

$\Delta = 04^{\circ}17'17''$   
 $R = 600.00$   
 $L = 44.90$   
 $T = 22.46$   
 $C = 44.89$   
 $CB = N01^{\circ}44'52''W$

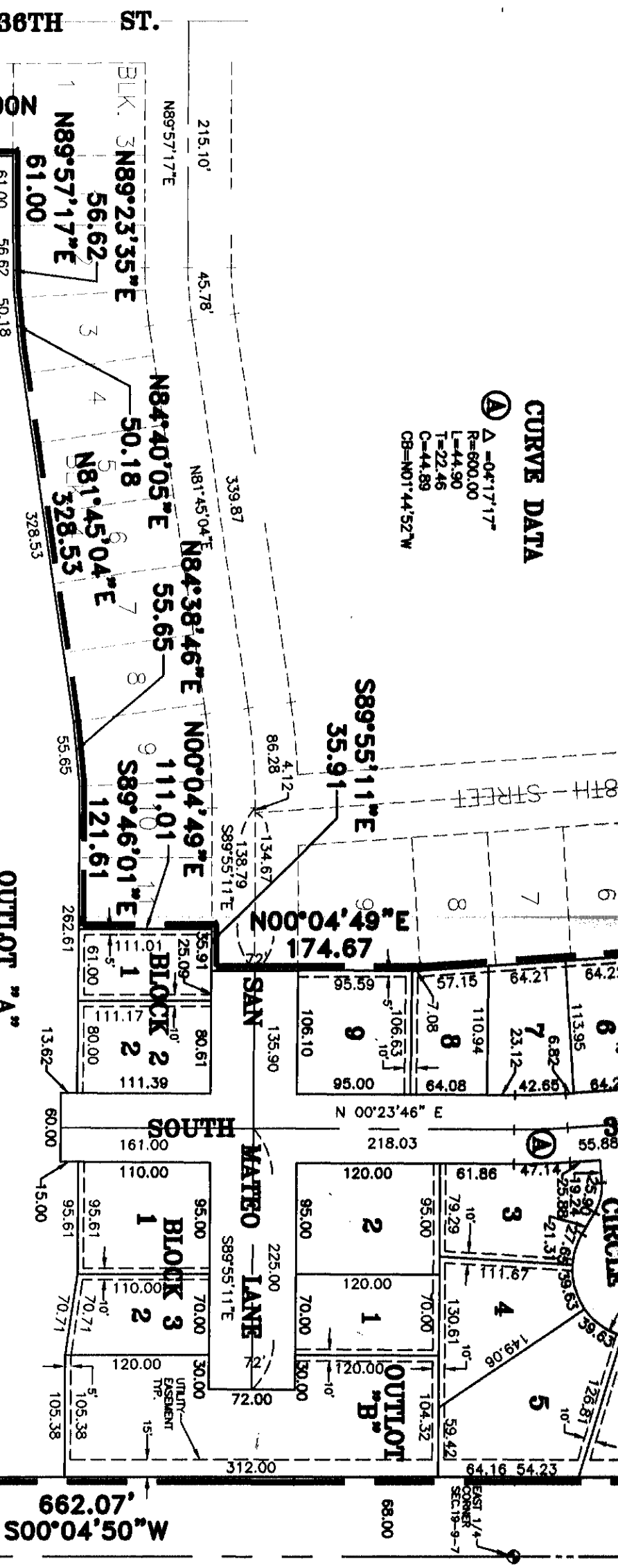


662.07'  
0°04'50"W

600.82'  
S00°00'00"E

**CURVE DATA**

Δ = 0°17'17"  
 R = 600.00  
 L = 44.90  
 T = 22.46  
 C = 44.89  
 CB = N01°44'52"W



(THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT  
 AFTER PLATTING AND SUBDIVISION IN ACCORDANCE  
 WITH THE APPROVED PRELIMINARY PLAT ON FILE  
 WITH THE CITY OF LINCOLN)

**OUTLOT "A"**  
 AREA = 321,815.22 S.F.±  
 = 7.3879 AC.±

UTILITY EASEMENT  
 (TYPICAL)

S89°57'17"W  
 30.00  
 N00°02'43"W  
 60.00  
 N89°57'17"E  
 30.00

BLK. 4  
 152.60  
 S89°57'17"W  
 152.60  
 362.23  
 362.23  
 S81°45'04"W

68.44  
 219.99  
 62.04  
 280.83  
 280.83  
 62.04  
 219.99  
 68.44  
 S86°04'25"W  
 N89°36'14"W  
 N79°05'51"W  
 N89°36'14"W

662.07'  
 S00°04'50"W

20424-1

Lfpplh14.dwg 2-19-98 11:35:43 am EST

SHEET 1 OF 3

# PINE LAKE HEIGHTS 14TH ADDITION FINAL PLAT

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS 14TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" PINE LAKE HEIGHTS 15TH ADDITION, LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALIANT COMMUNICATIONS COMPANY, TV TRANSMISSION, INC., PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE 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.

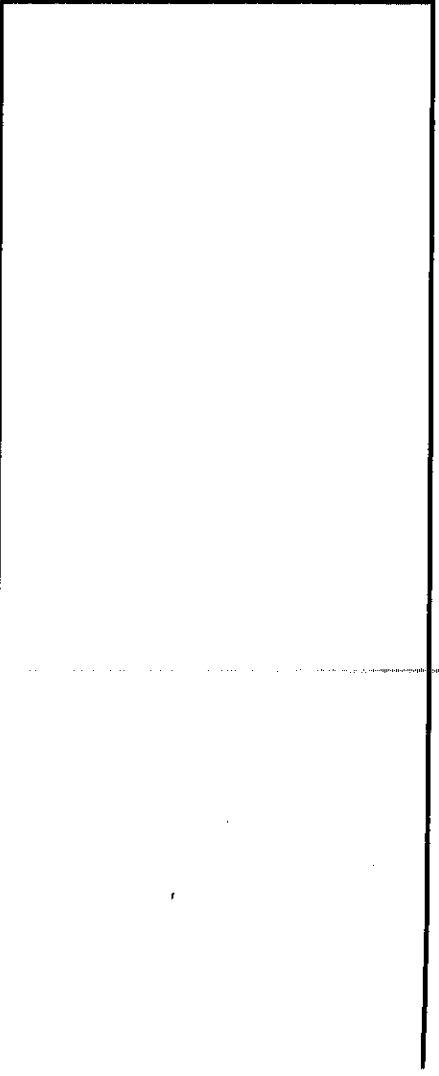
THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, 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 ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HERBY RELINQUISHED.

26th Feb. 1998  
25th Feb. 1998



### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF February 19 98, BY GERALD L SCHLEICH, PRESIDENT OF SOUTHWEST INC., A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

*Barbara J. Fisher*  
NOTARY PUBLIC



### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February 19 98, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION FOR FRIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

*Barbara J. Fisher*  
NOTARY PUBLIC



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

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HERBY RELINQUISHED.

WITNESS MY HAND THIS 23rd DAY OF Feb. 1998.  
*26th Feb. 1998*  
*25th Feb. 1998*

PINE LAKE HEIGHTS LIMITED PARTNERSHIP,  
A NEBRASKA LIMITED PARTNERSHIP

BY: RIDGE DEVELOPMENT COMPANY, A  
NEBRASKA CORPORATION, GENERAL PARTNER

*Thomas E. White*  
THOMAS E. WHITE, PRESIDENT OF  
DEVELOPMENT DIVISION FOR  
RIDGE DEVELOPMENT COMPANY

*John C. Brager*  
JOHN C. BRAGER, PRESIDENT OF  
CONSTRUCTION DIVISION FOR  
RIDGE DEVELOPMENT COMPANY  
BY: SOUTHWIEW INC., A NEBRASKA  
CORPORATION, GENERAL PARTNER

*Gerald L. Schleich*  
GERALD L. SCHLEICH, PRESIDENT OF  
SOUTHWIEW INC.

RIDGE DEVELOPMENT COMPANY,  
A NEBRASKA CORPORATION

*Thomas E. White*  
THOMAS E. WHITE, PRESIDENT OF  
DEVELOPMENT DIVISION FOR  
RIDGE DEVELOPMENT COMPANY

DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

*Barbara J. Fisher*  
NOTARY PUBLIC

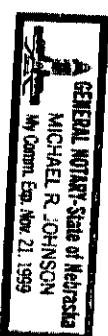


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February 1998, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

*Michael R. Johnson*  
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF February 1998, BY GERALD L. SCHLEICH, PRESIDENT OF SOUTHWIEW INC., A NEBRASKA CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SOUTHWIEW INC., AND PINE LAKE HEIGHTS LIMITED PARTNER SHIP.

*Barbara J. Fisher*  
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF February 1998, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF RIDGE DEVELOPMENT COMPANY AND PINE LAKE HEIGHTS LIMITED PARTNERSHIP.

*Barbara J. Fisher*



[Signature]  
JOHN C. BRAGER, PRESIDENT OF  
CONSTRUCTION DIVISION FOR  
RIDGE DEVELOPMENT COMPANY

BY: SOUTHWIEW INC., A NEBRASKA  
CORPORATION, GENERAL PARTNER

[Signature]  
GERALD L. SCHLEICH, PRESIDENT OF  
SOUTHWIEW INC.

RIDGE DEVELOPMENT COMPANY,  
A NEBRASKA CORPORATION

[Signature]  
THOMAS E. WHITE, PRESIDENT OF  
DEVELOPMENT DIVISION FOR  
RIDGE DEVELOPMENT COMPANY

[Signature]  
JOHN C. BRAGER, PRESIDENT OF  
CONSTRUCTION DIVISION FOR  
RIDGE DEVELOPMENT COMPANY

SOUTHWIEW INC.,  
A NEBRASKA CORPORATION

[Signature]  
GERALD L. SCHLEICH, PRESIDENT OF  
SOUTHWIEW INC.

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY  
OF February 19 98, BY GERALD L. SCHLEICH, PRESIDENT OF SOUTHWIEW  
INC., A NEBRASKA CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS  
LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF  
SOUTHWIEW INC., AND PINE LAKE HEIGHTS LIMITED PARTNER SHIP.

[Signature]  
NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
26<sup>th</sup> DAY OF February 19 98, BY THOMAS E. WHITE, PRESIDENT OF  
DEVELOPMENT DIVISION FOR R/DGE DEVELOPMENT COMPANY, A NEBRASKA  
CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED  
PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF RIDGE  
DEVELOPMENT COMPANY AND PINE LAKE HEIGHTS LIMITED PARTNERSHIP.

[Signature]  
NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY  
OF February 19 98, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION  
DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AS  
GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED PARTNERSHIP, A NEBRASKA  
LIMITED PARTNERSHIP, ON BEHALF OF RIDGE DEVELOPMENT COMPANY AND PINE  
LAKE HEIGHTS LIMITED PARTNERSHIP.

[Signature]  
NOTARY PUBLIC



# PINE LAKE HEIGHTS 14TH ADDITION FINAL PLAT

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PINE LAKE HEIGHTS 14TH ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "A", PINE LAKE HEIGHTS 13TH ADDITION, ALL LOCATED IN THE EAST HALF OF SECTION 19, 19N, 7E OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 600.82 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 662.07 FEET TO A POINT OF DEFLECTION, SAID POINT BEING THE SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 280.83 FEET TO A POINT OF DEFLECTION, THENCE NORTH 79 DEGREES 05 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 62.04 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 219.99 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 86 DEGREES 04 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 68.44 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 81 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 362.23 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 152.60 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 110.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF DIABLO DRIVE, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PINE LAKE HEIGHTS 14TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", PINE LAKE HEIGHTS 13TH ADDITION, LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 98-3235, (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.

HAVELOCK BANK

BY:   
KENNETH NELSON

TITLE: LOAN OFFICER AND ESCROW AGENT

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

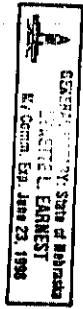
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF March, 1998, BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, FOR HAVELOCK BANK, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 23<sup>RD</sup> DAY OF June, 1998 A.D.

*Janis J. Swank*  
 NOTARY PUBLIC



**LOT AREA TABLE**

BLOCK 1			
LOT NUMBER	AREA IN SF.	AREA IN AC.	AREA IN AC.
LOT 1	7,317.69 S.F.	0.1680 AC.	0.1680 AC.
LOT 2	7,317.69 S.F.	0.1680 AC.	0.1680 AC.
LOT 3	7,317.69 S.F.	0.1680 AC.	0.1680 AC.
LOT 4	7,317.69 S.F.	0.1680 AC.	0.1680 AC.
LOT 5	7,317.69 S.F.	0.1680 AC.	0.1680 AC.
LOT 6	7,317.69 S.F.	0.1680 AC.	0.1680 AC.
LOT 7	7,713.38 S.F.	0.1771 AC.	0.1771 AC.
LOT 8	6,956.45 S.F.	0.1597 AC.	0.1597 AC.
LOT 9	10,135.66 S.F.	0.2327 AC.	0.2327 AC.
BLOCK 2			
LOT NUMBER	AREA IN SF.	AREA IN AC.	AREA IN AC.
LOT 1	6,776.43 S.F.	0.1556 AC.	0.1556 AC.
LOT 2	8,936.29 S.F.	0.2051 AC.	0.2051 AC.
BLOCK 3			
LOT NUMBER	AREA IN SF.	AREA IN AC.	AREA IN AC.
LOT 1	10,486.38 S.F.	0.2407 AC.	0.2407 AC.
LOT 2	8,050.00 S.F.	0.1848 AC.	0.1848 AC.
BLOCK 4			
LOT NUMBER	AREA IN SF.	AREA IN AC.	AREA IN AC.
LOT 1	8,400.13 S.F.	0.1928 AC.	0.1928 AC.
LOT 2	11,400.17 S.F.	0.2617 AC.	0.2617 AC.
LOT 3	10,584.20 S.F.	0.2430 AC.	0.2430 AC.
LOT 4	10,066.63 S.F.	0.2311 AC.	0.2311 AC.
LOT 5	14,573.19 S.F.	0.3346 AC.	0.3346 AC.

OF SAID OUTLOT "A", A DISTANCE OF 152.60 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 110.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF DIABLO DRIVE, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 110.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 61.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 56.62 FEET TO A POINT OF DEFLECTION, THENCE NORTH 84 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 50.18 FEET TO A POINT OF DEFLECTION, THENCE NORTH 81 DEGREES 45 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 328.53 FEET TO A POINT OF DEFLECTION, THENCE NORTH 84 DEGREES 38 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 55.65 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 46 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 121.61 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 111.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAN MATEO LANE, THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 35.91 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 174.67 FEET TO A POINT OF DEFLECTION, THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 506.68 FEET TO A POINT OF DEFLECTION, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 113.95 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO A POINT OF DEFLECTION, THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID OUTLOT "A", THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 136.18 FEET TO A POINT OF DEFLECTION, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 90.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 08 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 57.96 FEET TO A POINT OF DEFLECTION, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 16.91 ACRES OR 736,898.42 SQUARE FEET, MORE OR LESS.



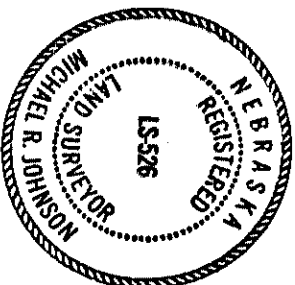
THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 111.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MATED LANE, THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 35.91 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 174.67 FEET TO A POINT OF DEFLECTION, THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 506.68 FEET TO A POINT OF DEFLECTION, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 113.95 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO A POINT OF DEFLECTION, THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID OUTLOT "A", THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 136.18 FEET TO A POINT OF DEFLECTION, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 90.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 08 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 57.96 FEET TO A POINT OF DEFLECTION, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 16.91 ACRES OR 736,898.42 SQUARE FEET, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

March 26th 1998

MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508

526  
L.S. NUMBER



LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	7,317.69 S.F.	0.1680 AC.
LOT 2	7,317.69 S.F.	0.1680 AC.
LOT 3	7,317.69 S.F.	0.1680 AC.
LOT 4	7,317.69 S.F.	0.1680 AC.
LOT 5	7,317.69 S.F.	0.1680 AC.
LOT 6	7,317.69 S.F.	0.1680 AC.
LOT 7	7,713.38 S.F.	0.1771 AC.
LOT 8	6,956.45 S.F.	0.1597 AC.
LOT 9	10,135.66 S.F.	0.2327 AC.

**BLOCK 2**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	6,776.43 S.F.	0.1556 AC.
LOT 2	8,936.29 S.F.	0.2051 AC.

**BLOCK 3**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	10,486.38 S.F.	0.2407 AC.
LOT 2	8,050.00 S.F.	0.1848 AC.

**BLOCK 4**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,400.13 S.F.	0.1928 AC.
LOT 2	11,400.17 S.F.	0.2617 AC.
LOT 3	10,584.20 S.F.	0.2430 AC.
LOT 4	10,066.63 S.F.	0.2311 AC.
LOT 5	14,573.19 S.F.	0.3346 AC.
LOT 6	10,128.24 S.F.	0.2325 AC.
LOT 7	15,000.67 S.F.	0.3444 AC.
LOT 8	9,035.00 S.F.	0.2074 AC.
LOT 9	10,557.38 S.F.	0.2424 AC.
LOT 10	12,428.89 S.F.	0.2853 AC.
LOT 11	9,007.10 S.F.	0.2068 AC.
LOT 12	14,089.38 S.F.	0.3234 AC.
LOT 13	10,830.57 S.F.	0.2486 AC.
LOT 14	14,605.03 S.F.	0.3353 AC.
LOT 15	8,562.69 S.F.	0.1966 AC.
LOT 16	12,487.73 S.F.	0.2867 AC.

**OUTLOTS**

OUTLOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	321,815.22 S.F.	7.3879 AC.
OUTLOT "B"	30,616.85 S.F.	0.7029 AC.