

#2940
BLOCK

CODE
PORIWE

CHECKED

ENTERED

EDITED

LANCASTER COUNTY, NE

Don Jatta
REGISTER OF DEEDS

DEC 29 10 50 AM '95

#69.50

INST. NO 95

042910

PORTER RIDGE

WEST FINAL PLAT

CURVE DATA

①
Δ = 66°55'34"
R = 399.42'
T = 264.00'
L = 466.55'

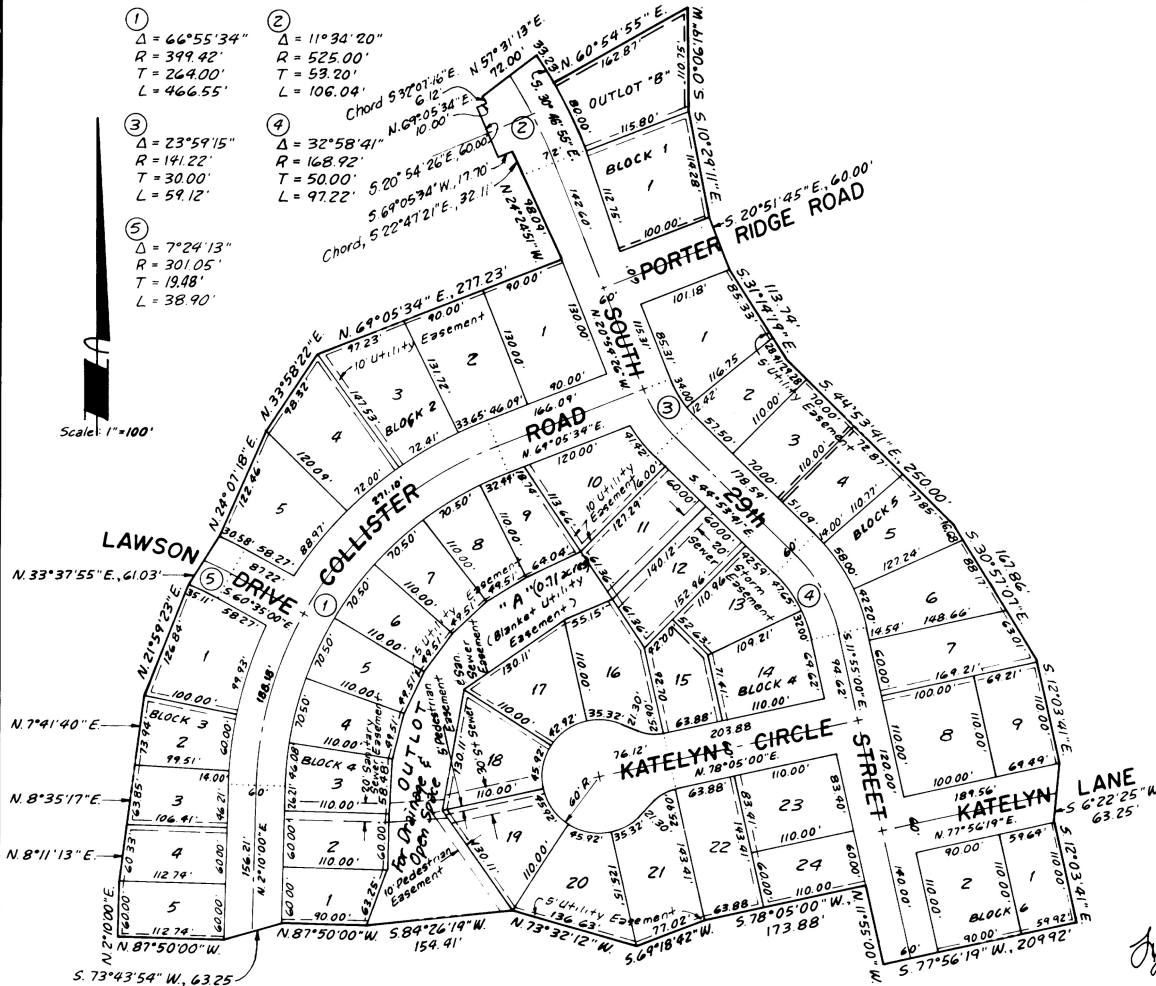
②
Δ = 11°34'20"
R = 525.00'
T = 53.20'
L = 106.04'

③
Δ = 23°59'15"
R = 191.22'
T = 30.00'
L = 54.12'

④
Δ = 32°58'41"
R = 168.92'
T = 50.00'
L = 97.22'

⑤
Δ = 7°24'13"
R = 301.05'
T = 19.48'
L = 38.90'

Scale: 1"=100'



DEDICATION

The foregoing plat known as "PORTER RIDGE WEST ADDITION", and as described in the Surveyor's Certificate is made with the free and clear of all liens and encumbrances, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, the Lincoln Telephone & Telegraph Company, TV Transmissions Inc., 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.

WITNESS OUR HANDS THIS 16th DAY OF OCTOBER, 1995.

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

Alan R. Porter
Alan R. Porter
Attorney in Fact

Alan R. Porter, Trustee, Seller
Elizabeth Delong Davies, Seller
Mary Davies Lambert & Roy Lambert, Seller
Diane C. Collister, formerly Diane Davies
Wilkinson & Paul Collister, Seller
Louis James Davies & Priscilla Davies, Seller
John M. Whitlock & Ina Y. Whitlock
Trustees of the Whitlock Loving Trust
Robert F. Lawson & Sarah W. Lawson,
Trustees of the Lawson Family Trust

PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this final plat and accepted the offer of dedication on this 16th day of December, 1995 by Resolution No. 1995-12-16.

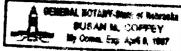
ATTEST:
Chair

ACKNOWLEDGMENT

State of Nebraska
County of Lancaster

The foregoing instrument was acknowledged before me this 16th day of October, 1995, by Richard C. Krueger, President of R. C. Krueger Development Company, Inc., a Nebraska corporation, on behalf of the corporation.

Sharon M. Goff
Notary Public



LIEN HOLDER AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as "PORTER RIDGE WEST ADDITION" (hereafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 95-20864 & 95-20865 (hereafter "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*

Vice President
Title

Christopher C. Wagner
Name of Individual

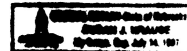
STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 14th day of October, 1995.

by *Christopher C. Wagner*, *Vice President* on behalf of said
(Individual's Name) (Title)

Union Bank + Trust Co.
(Lien Holder)

Susan J. Krause
NOTARY PUBLIC



ACKNOWLEDGMENT

State of California
County of Santa Barbara

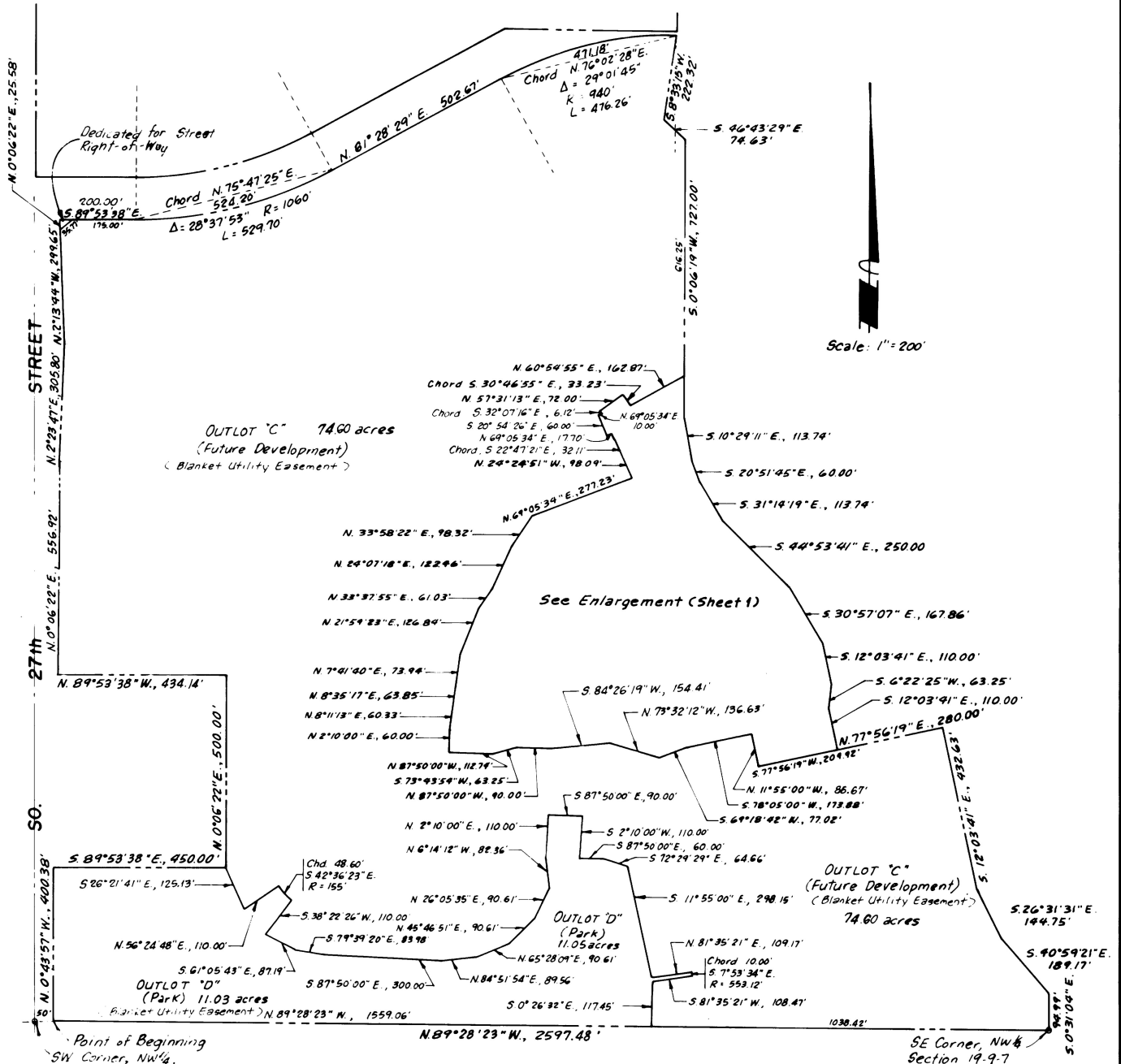
The foregoing instrument was acknowledged before me this 18th day of October, 1995 by Alan R. Porter as attorney in fact on behalf of



Barry Bolton
Notary Public

Alan R. Porter, Trustee, Seller
Elizabeth Delong Davies, Seller
Mary Davies Lambert & Roy Lambert, Seller
Diane C. Collister, formerly Diane Davies
Wilkinson & Paul Collister, Seller
Louis James Davies & Priscilla Davies, Seller
John M. Whitlock & Ina Y. Whitlock
Trustees of the Whitlock Loving Trust
Robert F. Lawson & Sarah W. Lawson,
Trustees of the Lawson Family Trust.

PORTER RIDGE WEST FINAL PLAT



SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "PORTER RIDGE WEST ADDITION, a final plat of Lot 20, I. T., in the NW 1/4 of Section 19, T. 9 N., R. 7 E. of the 6th P. M., Lancaster County, Nebraska, described as follows:

beginning at a point on the south line of the NW 1/4 of said Section 19, said point being 50.00 feet east of the southwest corner of said NW 1/4 and extending N. 00° 43' 57" W. 400.38 feet;

thence S. 89° 53' 38" E. 450.00 feet;

thence N. 00° 06' 22" E. 556.92 feet;

thence N. 89° 53' 38" W. 434.14 feet;

thence N. 00° 06' 22" E. 556.92 feet;

thence N. 02° 23' 47" E. 305.80 feet;

thence N. 02° 13' 44" W. 299.65 feet;

thence N. 00° 06' 22" E. 255.58 feet to the south right-of-way line of Pine Lake Road;

thence S. 89° 53' 38" E. 502.67 feet to the point of curvature of a circular curve to the left having a central angle of 28° 37' 53", a radius of 1,060.00 feet and whose long chord bears N. 75° 47' 25" E.;

thence along the arc of said circular curve an arc length of 529.70 feet to the point of tangency;

thence N. 61° 28' 29" E. 502.67 feet to the point of curvature of a circular curve to the right having a central angle of 29° 01' 45", a radius of 940.00 feet and whose long chord bears N. 76° 02' 28" E.;

thence along the arc of said circular curve an arc length of 476.26 feet to the point of tangency;

thence S. 08° 33' 15" W. 222.32 feet;

thence S. 46° 43' 29" E. 74.63 feet;

thence S. 00° 06' 19" W. 727.00 feet;

thence S. 10° 29' 11" E. 113.74 feet;

thence S. 20° 51' 45" E. 60.00 feet;

thence S. 31° 14' 19" E. 113.74 feet;

thence S. 44° 53' 41" E. 250.00 feet;

thence S. 30° 57' 07" E. 167.86 feet;

thence S. 12° 03' 41" E. 110.00 feet;

thence S. 06° 22' 25" W. 63.25 feet;

thence S. 12° 03' 41" E. 432.63 feet;

thence S. 26° 31' 31" E. 144.75 feet;

thence S. 40° 59' 21" E. 189.17 feet;

thence S. 00° 31' 04" E. 94.99 feet to the SE corner of said NW 1/4;

thence N. 89° 28' 23" W. 2,597.48 feet to the point of beginning, containing 99.18 acres.

thence S. 12° 03' 41" E. 110.00 feet;

thence N. 77° 56' 19" E. 280.00 feet;

thence S. 12° 03' 41" E. 432.63 feet;

thence S. 26° 31' 31" E. 144.75 feet;

thence S. 40° 59' 21" E. 189.17 feet;

thence S. 00° 31' 04" E. 94.99 feet to the SE corner of said NW 1/4;

thence N. 89° 28' 23" W. 2,597.48 feet to the point of beginning, containing 99.18 acres.

Permanent monuments have been placed at all corners, street intersections, points of tangency 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 decimals of a foot.



Signed this 21st day of November, 1996.

Lyle L. Lotin, L.S. 314