

# SKYLINE ROLLING HILLS 8TH ADDITION

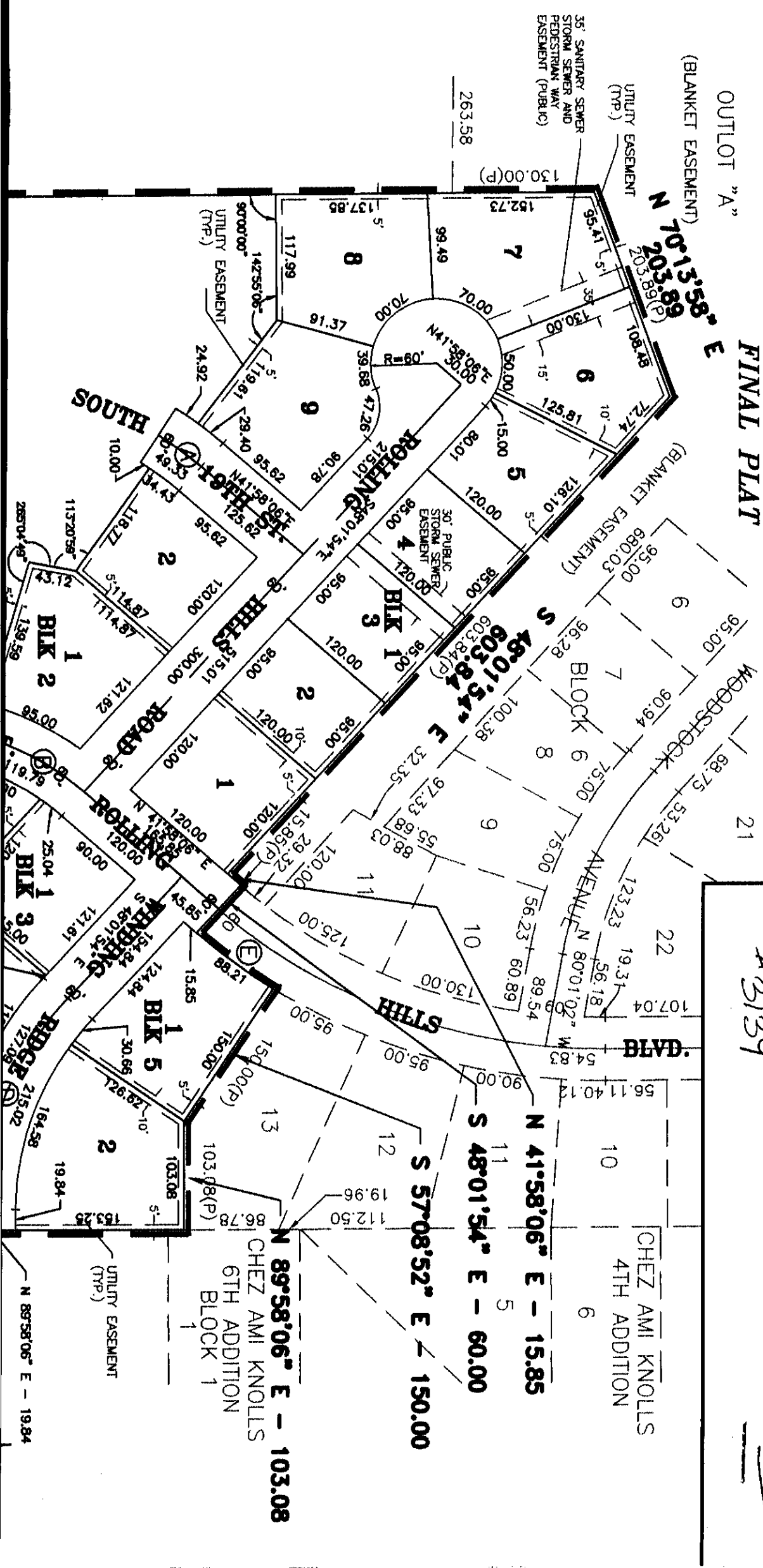
FINAL PLAT

OUTLOT "A"

(BLANKET EASEMENT)

UTILITY EASEMENT (TYP.)

35' SANITARY SEWER STORM SEWER AND PEDESTRIAN WAY EASEMENT (PUBLIC)



LANCASTER COUNTY, NE

*Don N. H.*  
REGISTER OF DEEDS

SEP 4 5 18 PM '97

#3139

84850

INST. NO 97

036487

SKROTHS

BLOCK

ENTERED  
CHECKED  
EDITED

CHEZ AMI KNOLLS  
4TH ADDITION

N 41°58'06" E - 15.85

S 48°01'54" E - 60.00

S 57°08'52" E - 150.00

N 89°58'06" E - 103.08

CHEZ AMI KNOLLS  
6TH ADDITION  
BLOCK 1

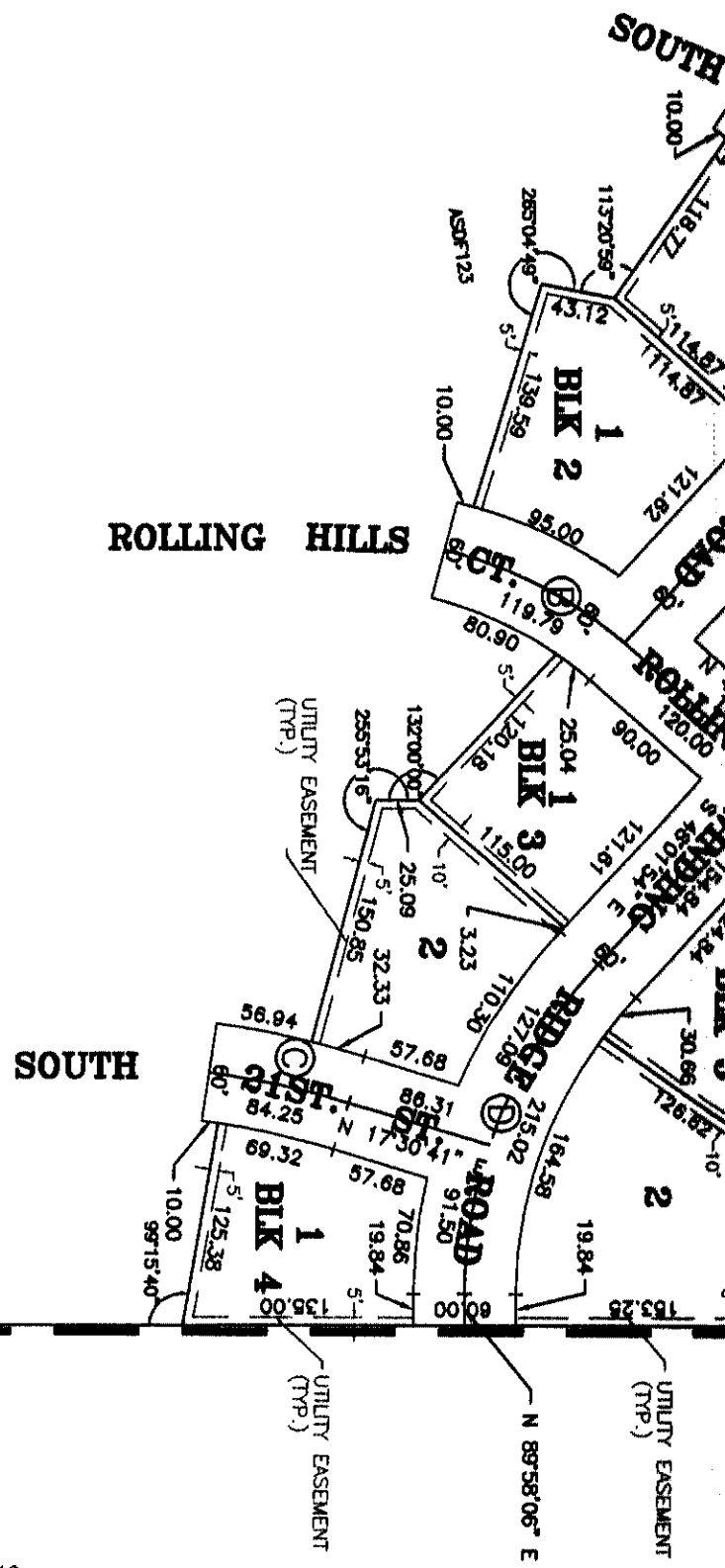
N 89°58'06" E - 19.84

N 00°13'09" W  
1687.31  
1687.31 (P)

1398.73

**OUTLOT "A"**  
BLANKET UTILITY EASEMENT  
AREA = 26,236.5 AC.±  
= 1,142,860.95 SF.±

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.



S 00°01'54" E  
1322.46  
1322.47 (P)

974.21

SCALE: 1"=100'

GENT	CHORD	BEARING	DELTA
4.75	49.33	S37°15'07"W	09°25'58"
1.70	119.79	S28°04'22"W	27°47'28"
2.27	84.25	S12°46'25"W	09°28'32"
5.16	215.02	N69°01'54"W	42°00'00"
4.24	88.21	N37°24'37"E	09°06'58"

20281-1

M "0" 15

1398.73

**OUTLOT "A"**  
 BLANKET UTILITY EASEMENT  
 AREA = 26.2365 AC.±  
 = 1,142,860.95 SF.±

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.

973.05  
 973.05(P)  
**973.05**  
 N 89°26'04" W

974.21

**S 00°01'54" E**  
**1322.46**  
 1322.47(P)

P.O.B.

SHEET 1 OF 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	300.00	49.39	24.75	49.33	S37°15'07"W	09°25'58"
B	249.40	120.97	61.70	119.79	S28°04'22"W	27°47'28"
C	510.00	84.34	42.27	84.25	S12°46'25"W	09°28'32"
D	300.00	219.91	115.16	215.02	N69°01'54"W	42°00'00"
E	555.00	88.30	44.24	88.21	N37°24'37"E	09°06'58"

# SKYLINE ROLLING HILLS 8TH ADDITION FINAL PLAT

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS SKYLINE ROLLING HILLS 8TH ADDITION. A SUBDIVISION COMPOSED OF LOT 46 I.T., ALL LOCATED IN THE WEST HALF OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID LOT 46 I.T., SAID POINT BEING ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 13 AND THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 26 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 46 I.T., A DISTANCE OF 973.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 46 I.T., THENCE NORTH 0 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 46 I.T., A DISTANCE OF 1687.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 46 I.T., THENCE NORTH 70 DEGREES 13 MINUTES 58 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 46 I.T., A DISTANCE OF 203.89 FEET TO THE MOST NORTHERN CORNER OF SAID LOT 46 I.T., THENCE SOUTH 48 DEGREES 01 MINUTE 54 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 46 I.T., A DISTANCE OF 603.84 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" SKYLINE ROLLING HILLS 4TH ADDITION, THENCE NORTH 41 DEGREES 58 MINUTES 06 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 46 I.T., A DISTANCE OF 15.85 FEET TO THE SOUTHEAST CORNER OF LOT 11 BLOCK 6, SKYLINE ROLLING HILLS 4TH ADDITION, THENCE SOUTH 48 DEGREES 01 MINUTES 54 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 46 I.T., SAID LINE BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF ROLLING HILLS BLVD., A DISTANCE OF 60.00 FEET TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF SAID ROLLING HILLS BLVD., THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 09 DEGREES 06 MINUTES 58 SECONDS, AN ARC DISTANCE OF 88.30 FEET, A RADIUS OF 555.00 FEET, AND A CHORD OF NORTH 37 DEGREES 24 MINUTES 37 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 46 I.T., SAID LINE BEING THE SOUTHEAST RIGHT-OF-

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS SKYLINE ROLLING HILLS 8TH ADDITION, A SUBDIVISION COMPOSED OF 46 I.T., LOCATED IN THE WEST HALF OF SECTION 13 TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH PM, 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, THE LINCOLN TELEPHONE AND TELEGRAPH 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.

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.

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.

WITNESS MY HAND THIS 14<sup>th</sup> DAY OF July 1997.

F. Pace Woods, Jr.  
F. PACE WOODS, PRESIDENT OF  
WOODS INVESTMENT COMPANY

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 14<sup>th</sup> DAY OF July 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME F. PACE WOODS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF WOODS INVESTMENT COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 23 DAY OF March 1998 A.D.

Donna M. Tyler  
NOTARY PUBLIC

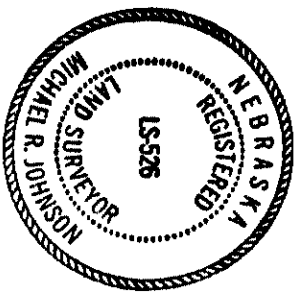


DATE July 8th 1997  
Michael R. Johnson  
MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508  
L.S. NUMBER 526

**LOT AREA TABLE**

**BLOCK 1**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	14,400.00 SF.	0.33 AC.
LOT 2	11,400.00 SF.	0.26 AC.
LOT 3	11,400.00 SF.	0.26 AC.
LOT 4	11,400.00 SF.	0.26 AC.
LOT 5	13,297.84 SF.	0.31 AC.
LOT 6	15,299.98 SF.	0.35 AC.
LOT 7	18,980.67 SF.	0.44 AC.
LOT 8	17,328.73 SF.	0.40 AC.



EST pm 1:53:01

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.

July 8th 1997  
DATE

*Michael R. Johnson*  
MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508  
L.S. NUMBER 526

**LOT AREA TABLE**

**BLOCK 1**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	14,400.00 SF.	0.33 AC.
LOT 2	11,400.00 SF.	0.26 AC.
LOT 3	11,400.00 SF.	0.26 AC.
LOT 4	11,400.00 SF.	0.26 AC.
LOT 5	13,297.84 SF.	0.31 AC.
LOT 6	15,299.98 SF.	0.35 AC.
LOT 7	18,980.67 SF.	0.44 AC.
LOT 8	17,328.73 SF.	0.40 AC.
LOT 9	17,741.63 SF.	0.41 AC.

**BLOCK 2**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	16,779.30 SF.	0.39 AC.
LOT 2	14,682.48 SF.	0.34 AC.

**BLOCK 3**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	13,973.35 SF.	0.32 AC.
LOT 2	14,978.07 SF.	0.34 AC.

**BLOCK 4**

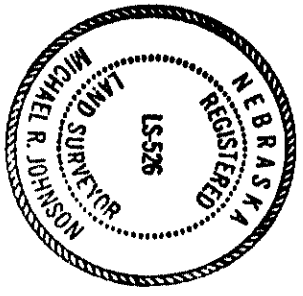
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	14,044.20 SF.	0.32 AC.

**BLOCK 5**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	17,517.34 SF.	0.40 AC.
LOT 2	20,759.79 SF.	0.48 AC.

**OUTLOTS**

LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	1,142,860.95 SF.	26.24 AC.



G:\960124\MIKEJ\LFLPSRH8 7-8-97 1:53:01 pm EST

20281-2

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 14<sup>th</sup> DAY OF July 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME F. PACE WOODS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF WOODS INVESTMENT COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 23 DAY OF March 1998 A.D.

*Donna M. Tyler*  
NOTARY PUBLIC



**PLANNING COMMISSION APPROVAL**

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 13<sup>th</sup> DAY OF August 1997 BY RESOLUTION NO. PC-00380.

ATTEST  
CHAIR *Barbara Stapp*