

SIEVERS LANDING ADDITION

FINAL PLAT

BASED ON SPECIAL PERMIT #15069

Inst # 2016041708 Thu Oct 06 13:54:59 CDT 2016
 Filing Fee \$38.00
 LANCASTER COUNTY, NE Assessor/Register of Deeds OFFICE
 PLAT
 Page 3

SILA #5365

SURVEYORS CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "Sievers Landing Addition, a subdivision of Lot 85 of Irregular Tracts located in the Northeast Quarter of Section 36, Township 9 North, Range 6 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

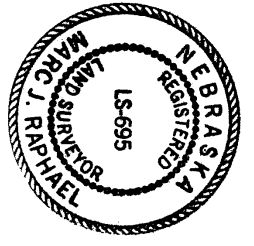
Beginning at the Northwest Corner of Lot 85 said point being 10.00 South of the North Line of the Northeast Quarter, said point also being on the Southerly Right-of-way Line of Rokeby Road; Thence Easterly on the Southerly Right-of-way Line of Rokeby Road on an assumed bearing of S 89°39'14" E, parallel with the North Line of the Northeast Quarter for a distance of 634.33'; Thence continuing on the Southerly Right-of-way Line of Rokeby Road with a curve turning to the right with an arc length of 39.72', with a radius of 270.10', with a chord bearing of S 85°31'21" E, with a chord distance of 39.68'; Thence continuing on the Southerly Right-of-way Line of Rokeby Road, S 81°13'00" E for a distance of 68.98 to a point on the Westerly 50.00' Right-of-way Line of South 27th Street; Thence S 00°01'41" E on the Westerly 50.00' Right-of-way Line of South 27th Street for a distance of 307.07' to the Southeast Corner of Lot 85; Thence N 89°40'07" W on the South Line of Lot 85 for a distance of 742.02' to the Southwest Corner of Lot 85; Thence N 00°01'59" W on the West Line of Lot 85 for a distance of 320.24' to the Point of Beginning, and having a calculated area of 5.44 acres more or less.

Subject to any and all easements and restrictions of record.

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 markers 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 22nd day of September, 2016

Marc J. Raphael
 Marc J. Raphael #695
 Allied Surveying & Mapping, Inc.
 8535 Executive Woods Drive, Suite 200
 Lincoln, NE 68512
 Ph. (402)434-2686



DEDICATION

The foregoing plat, known as Sievers Landing Addition, as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal corporation, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, and Lincoln Electric System, their successors and assigns, to allow entry for the purpose of construction, reconstruction, 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, 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.

The right of direct vehicular access to Rokeby Road and S. 27th Street is hereby relinquished.

A public access easement is hereby granted over the private road to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway.

WITNESS OUR HANDS:

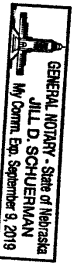
Gary M. VerMaas
 Gary M. VerMaas, Managing Member
 VerMaas and Sons, LLC, a Nebraska Limited Liability Company

ACKNOWLEDGMENT

STATE OF NEBRASKA)
)
 LANCASTER COUNTY) SS

On this 23rd day of September, 2016, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Gary M. VerMaas, Managing Member, VerMaas and Sons, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and voluntary act and deed of the company.

Jill D. Schuerman
 JILL D. SCHUERMAN
 NOTARY PUBLIC



My commission expires the 9th day of September, 2019.

PLANNING DIRECTOR'S APPROVAL

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

Steph W. ...
 Planning Director
 Date October 6, 2016

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LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Sievers Landing Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2016023828 and 2016023829, 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.

Cornhusker Bank

Trustee and Beneficiary

By:

Name

Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 21 day of

SEPTEMBER, 2016, by DAVID NUISMER,

Name

VICE PRESIDENT on behalf of said Cornhusker Bank.

Title

Company

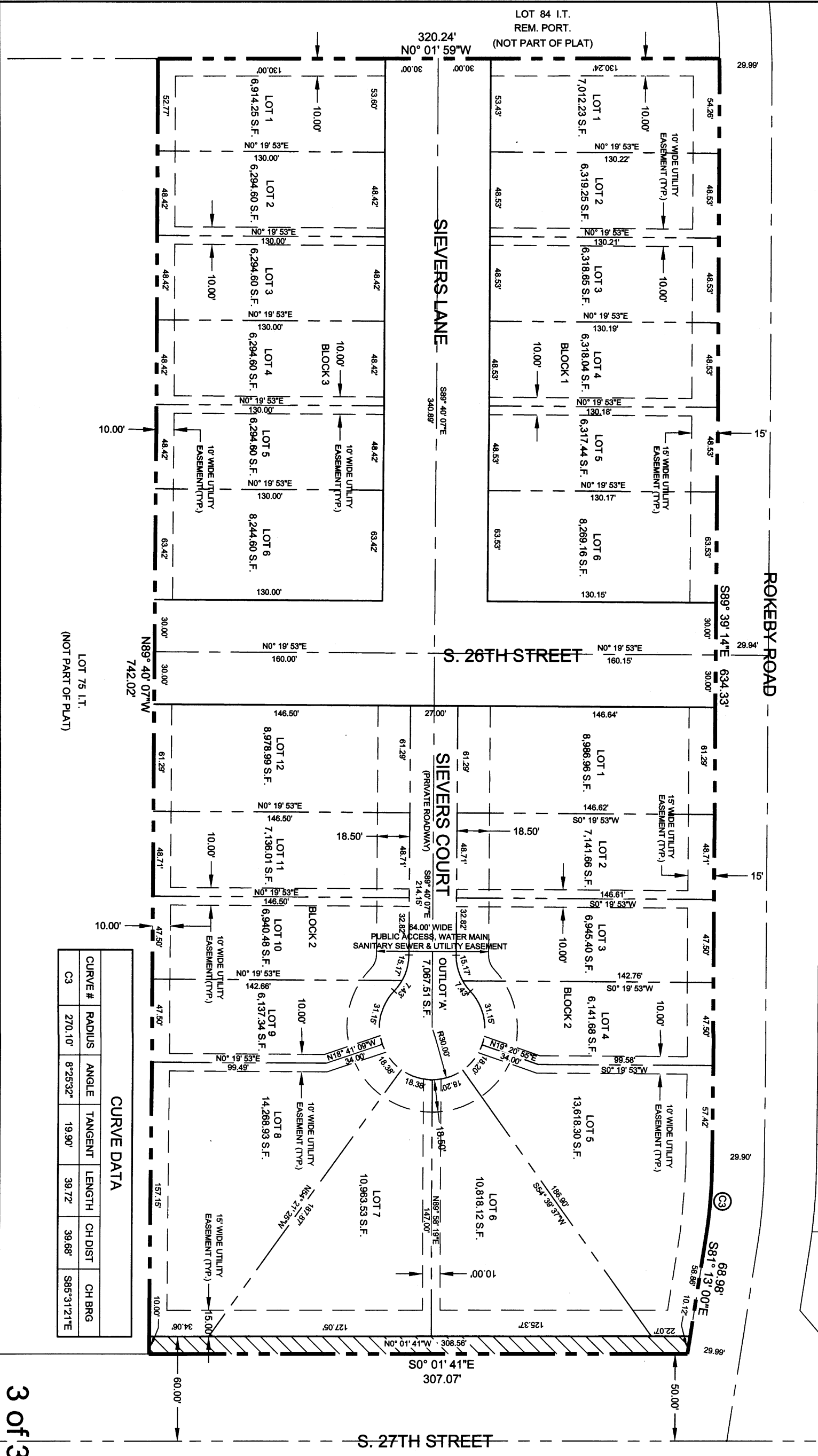
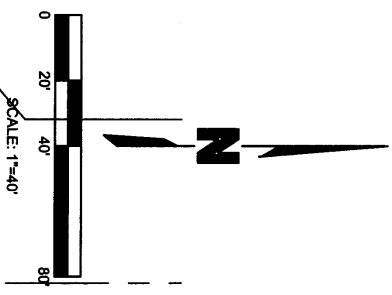
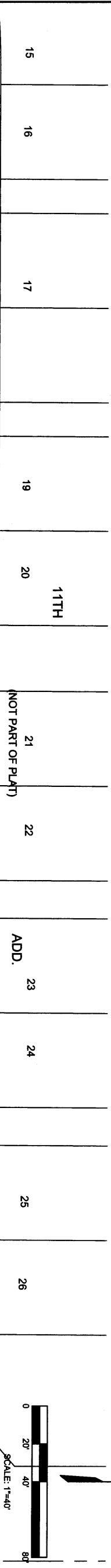
B. P. Johnson
NOTARY PUBLIC

My commission expires the 25 day of FEBRUARY, 2020.



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CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C3	270.10'	8°25'32"	19.90'	39.72'	39.68'	S85°31'21"E