

\$15.50

BLOCK

Dan Jolte

REGISTER OF DEEDS

2001 JUN 22 A 10:49

LANCASTER COUNTY, NE

INST. NO 2001

034108

CODE
34
CHECKED
ENTERED
X

3 pages FILED
R-01-30
APR 30 2001

BEFORE THE BOARD OF COUNTY COMMISSIONERS LANCASTER COUNTY CLERK
OF LANCASTER COUNTY, NEBRASKA

FINAL PLAT NO. 00036: STEVENS)
CREEK RIDGE ADDITION, FOR 5) RESOLUTION NO. 01-30
LOTS ON PROPERTY GENERALLY)
LOCATED AT 134TH AND HOLDREGE)
STREET, LANCASTER COUNTY,)
NEBRASKA)

WHEREAS, Brian D. Carstens of Brian D. Carstens and Associates on behalf of Gerry
and Dianne Krieser, requests approval of final Plat No. 00036, to create five (5) lots on property
generally located at 134th Street and Holdrege Street, Lancaster County, Nebraska, legally
described as follows:

Lot 20 I.T., and the Northeast Quarter of the Southeast Quarter of Section 17, Township
10, North, Range 8 East of the 6th P.M., Lancaster County, Nebraska, more particularly
described as follows:

Commencing at the east quarter corner, of Section 17 Township 10 North Range 8 East of
the Sixth Principal Meridian, Lancaster County, Nebraska, and the Point of Beginning;

thence South 00-33-39 West (an assumed bearing) on the East line of the Southeast
Quarter of Section 17, a distance of 1317.30 feet to the East 1/16 corner of the Southeast
Quarter;

thence North 89-51-32 West on the South line of the North one half of the Southeast
Quarter a distance of 1319.52 feet to the Center of the Southeast Quarter of said Section
17;

thence South 00-25-48 West on the East line of the West one half of the Southeast
Quarter of 17, a distance of 1267.14 feet, to a point on the North Right of Way of
Holdrege Street;

thence North 89-51-10 West on said North Right of Way, and parallel to the South line of
the Southeast Quarter, a distance of 991.62 feet to the Southeast corner of Lot 19 irregular
tract;

thence North 00-17-56 East and parallel to the West line of the Southeast Quarter a
distance of 403.00 feet, to the Northeast corner of Lot 19, Irregular Tract;

thence North 89-51-10 West and parallel to the South line of the Southeast Quarter a
distance of 325.00 feet, to the Northwest corner of Lot 19 Irregular Tract, said point being
on the West line of the Southeast Quarter;

thence North 00-17-56 East on the said West line of the Southeast Quarter, a distance of
2180.99 feet to the Center of Section 17;

Brian Carstens
601 Old Cheney Rd
Suite C 68512

thence South 89-51-54 East on the North line of the Southeast Quarter a distance of 2645.06 feet to the Point of Beginning;
and containing a calculated area of 5,019,016.59 square feet or 115.221 acres more or less; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommends
conditional approval of said Final Plat; and

WHEREAS, on March 21, 2001, after public hearing, the Lincoln-Lancaster County
Planning Commission voted to approve said Final Plat; and

WHEREAS, on the 24th day of April, 2001 the Lancaster County Board of
Commissioners held a public hearing regarding said Final Plat; and

WHEREAS, all requirements of the Lancaster County Land Subdivision Regulations
have been met; and

WHEREAS, it is for the convenience of the inhabitants of Lancaster County and for the
public that said Final Plat be approved and accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster
County, Nebraska, that Final Plat No. 00036, Stevens Creek Ridge Addition, be and hereby is
approved and accepted subject to the following conditions:

1. Final Plats will be filed with the Lancaster County Register of Deeds Office after:

1.1 Gerry A. and Dianne Krieser have signed an agreement that bind himself
and his successors and assigns:

1.1.1 To submit to the County Engineer an erosion control plan.

1.1.2 To protect the remaining trees on the site during construction and
development.

1.1.3 To submit to lot buyers and home builders a copy of the soil
analysis and ground water information and methods of correcting
those factors.

- 1.1.4 To allow either septic systems or sewage lagoons or other approved methods as means of wastewater control.
 - 1.1.5 To complete the private improvements shown on the preliminary plat.
 - 1.1.6 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 1.1.7 To relinquish the right of direct vehicular access to Holdrege Street, except at North 129th Court.
 - 1.1.8 To submit in writing, to lot buyers and home builders a disclosure of the potential beltway routes.
2. To comply with the provisions of the Land Subdivision Resolution regarding land preparation. Upon adoption of this Resolution the County Clerk shall cause the Final Plat and a certified copy of this Resolution together with the Subdivision Agreement required herein to be delivered to the Planning Director for filing in the office of the Register of Deeds of Lancaster County, Nebraska. Filing fees shall be paid by owner.

DATED this 1 day of May, 2001, at the County-City Building, Lincoln, Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

APPROVED AS TO FORM
this 1st day of
March, 2001.

David W. Johnson

I, Bruce Medall, Clerk of Lancaster County
in Lincoln, Nebraska, hereby certify that
this is a true and accurate copy of an original
record on file in this office at

8-01-30

Date: 6/18/01

By: Bruce Medall



James Hudkins
Bob Winkelman
Bernice Kiehn
Linda Steinman