

THE RIDGE 3RD. ADDITIO ADMINISTRATIVE FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS THE RIDGE 3RD. ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "A" THE RIDGE ADDITION ALL LOCATED IN THE SE 1/4 OF SECTION 13. T9N, R6E OF THE 6TH, P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NE CORNER OF SAID OUTLOT "A", SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF S.0°00'00"E. ALONG THE EAST LINE OF SAID OUTLOT "A", THENCE N.90°00'00"W. ALONG THE SOUTH LINE OF SAID OUTLOT "A" A DISTANCE OF 225.00' TO A POINT OF CURVATURE, THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 277.76', A CENTRAL ANGLE OF 41°58'37". A ARC DISTANCE OF 203.50', AND A CHORD BEARING OF N.69°00'41"W., TO THE SW CORNER OF SAID OUTLOT "A", THENCE N.41°58'37"E. ALONG THE WEST LINE OF SAID OUTLOT "A" A DISTANCE OF 80.00', THENCE N.18°45'59"E. ALONG THE WEST LINE OF SAID OUTLOT "A" A DISTANCE OF 195.20', THENCE N.16°30'00"W. ALONG THE WEST LINE OF SAID OUTLOT "A" A DISTANCE OF 748.50' TO THE NW CORNER OF SAID OUTLOT "A", THENCE S.89°27'33"E. ALONG THE NORTH LINE OF SAID OUTLOT "A", THENCE S.89°27'33"E. ALONG THE NORTH LINE OF SAID OUTLOT "A", THENCE S.89°27'33"E. ALONG THE NORTH LINE OF SAID OUTLOT "A", COMMENCING FROM THE NE CORNER OF SAID OUTLOT "A", SAID POINT ALSO THENCE S.89 27'33"E. ALONG THE NORTH LINE OF SAID OUTLOT "A" A DISTANCE OF 539.61' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 10.37 ACRES MORE OR LESS. PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT 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. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN AND ARE IN FEET AND DECIMALS OF A FOOT.

/ 4 Aug. 1990

COISTERED LS-454 SO BRUG

OLSSON ASSOCIATES 611 NBC CENTER

LINCOLN, NE. 68508

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS THE RIDGE 3RD. ADDITION A SUBDIVISION COMPOSED OF OUTLOT "A" THE RIDGE ADDITION, LOCATED IN THE SE 1/4 OF SECTION 13 T9N, R6E, 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, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., MINNEGASCO, 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 OF 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 RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 27TH. STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 12 DAY OF AULUST

THOMAS E. WHITE, GÉNERAL PARTNER RIDGE DEVELOPMENT LIMITED

11.13

J. C. BRAGER, GENERAL PARTNER RIDGE DEVELOPMENT LIMITED

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO CHAPTER 26.11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

JAMES DE TORISTO DATE 120/9

THE RIDGE 3RD. ADDITION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA COUNTY OF LANCASTER

ON THIS 27 DAY OF AUGIT 19 20, BEFORE ME, TO UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A GENERAL PARTNER, FOR RIDGE DEVELOPMENT LIMITED, A GENERAL PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP.

Municipal States

GENERAL NOTARY-State of Nebraska
THOMAS BRUGGEMAN
My Comm. Exp. June 26, 1993

ACKNOWLEDGEMENT OF NOTARY

COMMISSION EXPIRES ON THE 26TH DAY OF JUNE

STATE OF NEBRASKA COUNTY OF LANCASTER

ON THIS DAY OF ALLOT 19 90, BEFORE ME, TO UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME J. C. BRAGER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A GENERAL PARTNER, FOR RIDGE DEVELOPMENT LIMITED A GENERAL PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP.

MY COMMISSION EXPIRES ON THE 26TE

DAY OF YUN

<u>une 19</u>

GENERAL HOTARY-State of Nebraska THOMAS BRUGGEMAN My Comm. Exp. Ame 26, 1893

THRI3

CHECK

ENTED

2369 90 AUG 24 AM 10: 04

INST NO. 90- 26150

SHEET 2 OF 2