

THE RIDGE 4TH. ADDITION ADMINISTRATIVE FINAL PLAT

SURVEYORS CERTIFICATE

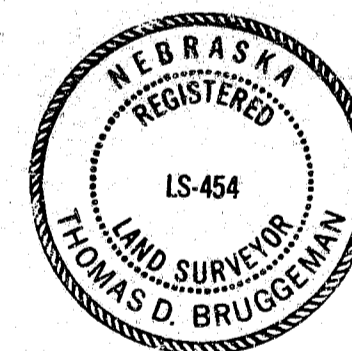
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS THE RIDGE 4TH. ADDITION. A SUBDIVISION COMPOSED OF LOTS 1 & 2 AND OUTLOT "A" THE RIDGE 3RD. ADDITION ALL LOCATED IN THE SE 1/4 OF SECTION 13, T9N, R6E OF THE 6TH. P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY 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" A DISTANCE OF 1127.61'; TO THE SE CORNER 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 94.09', THENCE N.0°00'00"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" 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.

12th Oct 1990
DATE

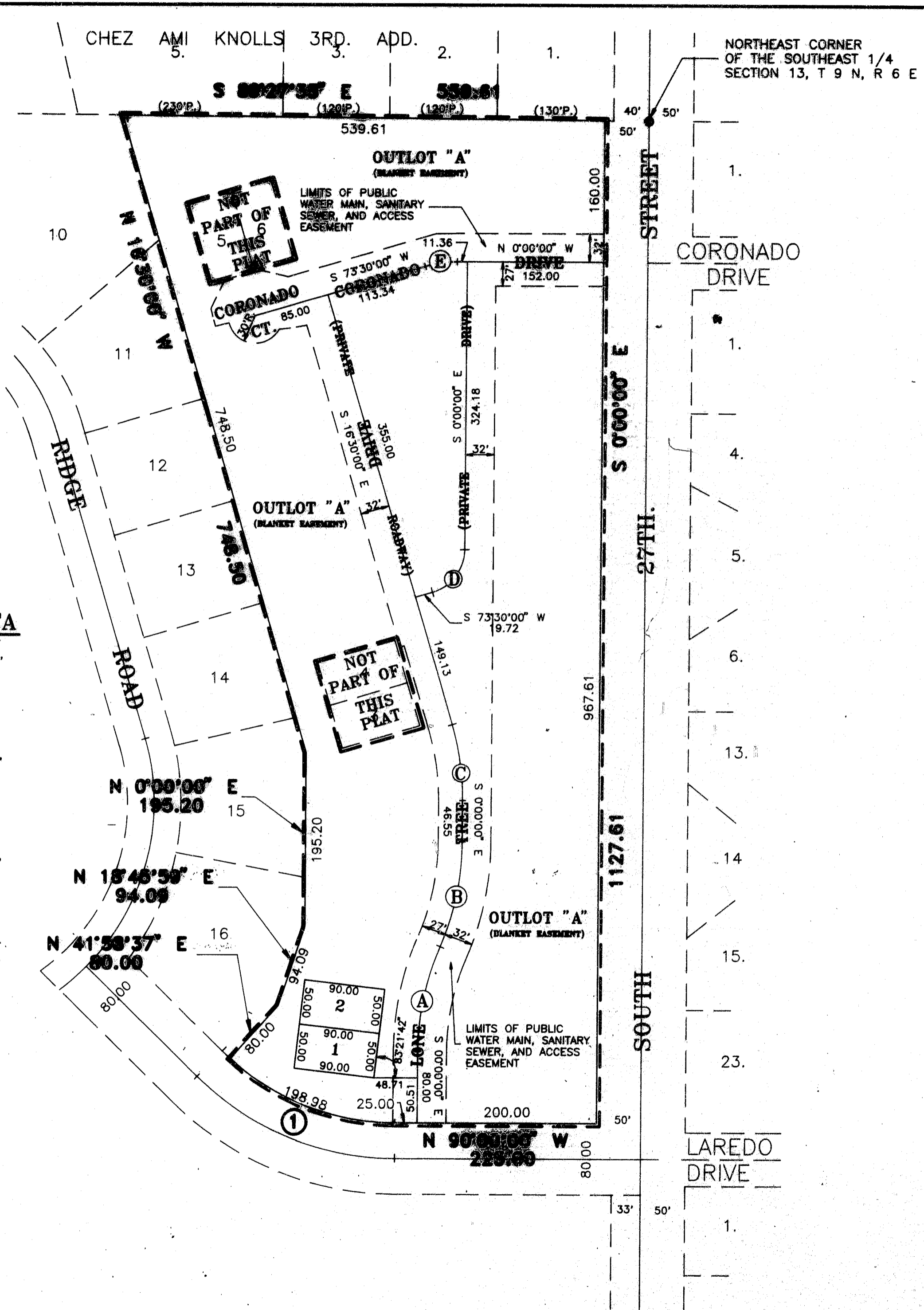
Thomas Bruggeman
THOMAS BRUGGEMAN
OLSSON ASSOCIATES
611 NBC CENTER
LINCOLN, NE. 68508

454
L.S. NUMBER



CURVE DATA

- ① Δ = 41°58'37"
R = 277.76'
L = 203.50'
T = 106.56'
C = 198.98'
- Ⓐ Δ = 23°04'26"
R = 300.00'
L = 120.82'
T = 61.24'
C = 120.00'
- Ⓑ Δ = 23°04'26"
R = 300.00'
L = 120.82'
T = 61.24'
C = 120.00'
- Ⓒ Δ = 16°30'00"
R = 300.00'
L = 86.39'
T = 43.50'
C = 86.10'
- Ⓓ Δ = 73°30'00"
R = 50.00'
L = 64.14'
T = 37.34'
C = 59.83'
- Ⓔ Δ = 16°30'00"
R = 125.00'
L = 36.00'
T = 18.12'
C = 35.87'



THE RIDGE 4TH. ADDITION ADMINISTRATIVE FINAL PLAT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS THE RIDGE 4TH. ADDITION A SUBDIVISION COMPOSED OF LOTS 1 & 2 AND OUTLOT "A" THE RIDGE 3RD. 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 12th DAY OF October 1990.

Thomas E. White
THOMAS E. WHITE, GENERAL PARTNER
RIDGE DEVELOPMENT LIMITED

J. C. Brager
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 Stoll 10/30/90
PLANNING DIRECTOR DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 12th DAY OF October 1990, BEFORE ME, THE 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 AND THE VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP.

MY COMMISSION EXPIRES ON THE 8th DAY OF January 1991 A.D.

Karen P. Gartner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 12th DAY OF October 1990, BEFORE ME, THE 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 AND THE VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP.

MY COMMISSION EXPIRES ON THE 8th DAY OF January 1991 A.D.

Karen P. Gartner
NOTARY PUBLIC

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