

S 89°27'33" E

539.61



SCALE: 1"=100'

**NOTE:**

LOT 1 AREA = 4,500.00 SF.  
= 0.10 AC.±

LOT 2 AREA = 4,500.00 SF.  
= 0.10 AC.±

OUTLOT "A" = 406,764.95 SF.  
= 9.34 AC.±

**CURVE DATA**

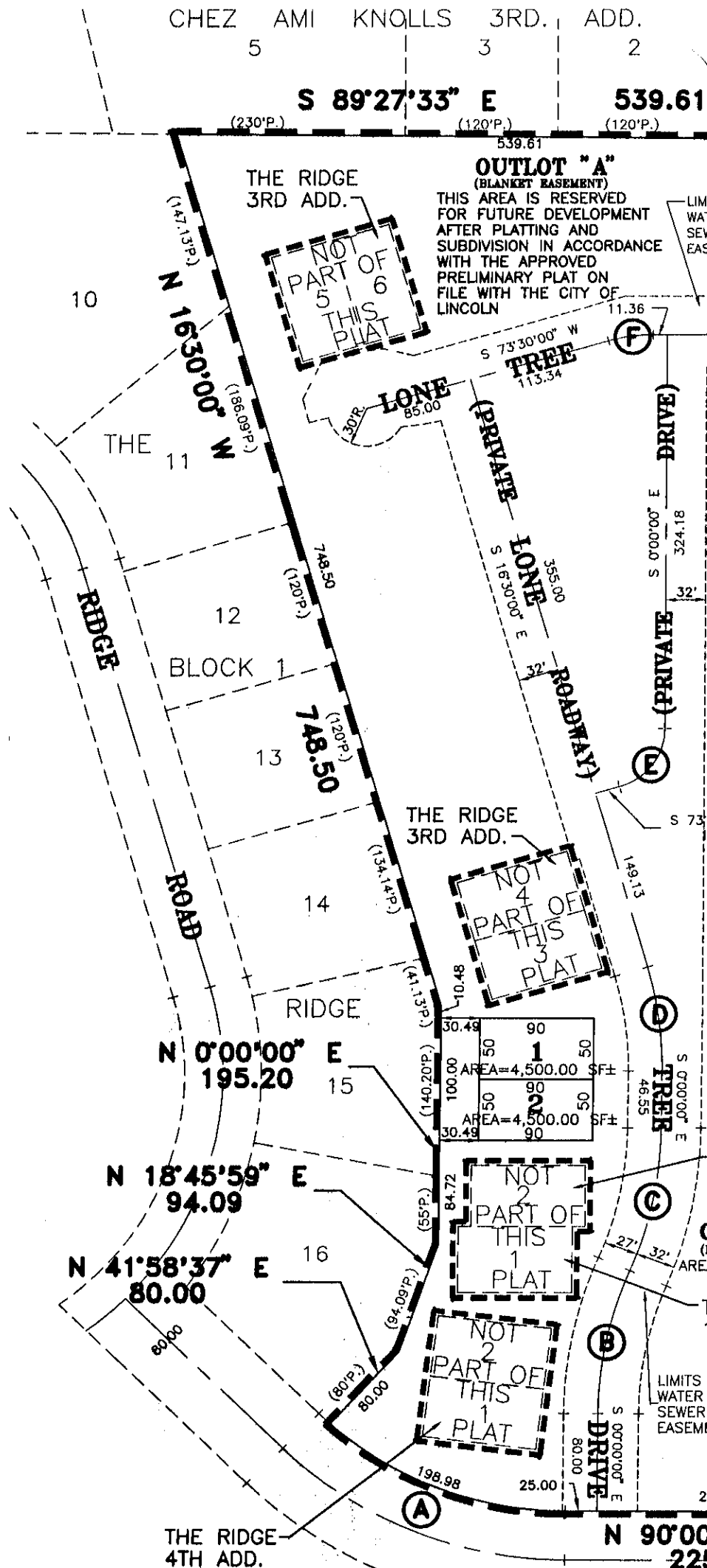
**(A)** Δ=41°58'37"  
R=277.76  
L=203.53  
T=106.56  
LC=198.98  
CB=N 69°00'41" W

**(B)** Δ=23°04'26"  
R=300.00  
L=120.81  
T=61.24  
LC=120.00  
CB=S 11°32'13" W

**(D)** Δ=23°04'26"  
R=300.00  
L=120.81  
T=61.24  
LC=120.00  
CB=S 11°32'13" W

**(E)** Δ=73°30'00"  
R=50.00  
L=64.14  
T=37.34  
LC=59.83  
CB=S 36°45'00" W

**(F)** Δ=16°30'00"  
R=125.00  
L=36.00  
T=18.12  
LC=35.87  
CB=S 81°45'00" W



9/17/1996 7:30 P.M. FILE: C:\960261\MIKEJ\AFPR15 SCALE: 100

AMI KNOLLS 3RD. ADD.

3 2 1

S 89°27'33" E 539.61

(120'P.) (120'P.) (130'P.)

NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 13, T 9 N, R 6 E

RIDGE ADD.

OUTLOT "A" (BLANKET EASEMENT)

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

LIMITS OF EXIST. PUBLIC WATER MAIN, SANITARY SEWER, AND ACCESS EASEMENT

NOT PART OF THIS PLAT

NOT PART OF THIS PLAT

NOT PART OF THIS PLAT

NOT PART OF THIS PLAT

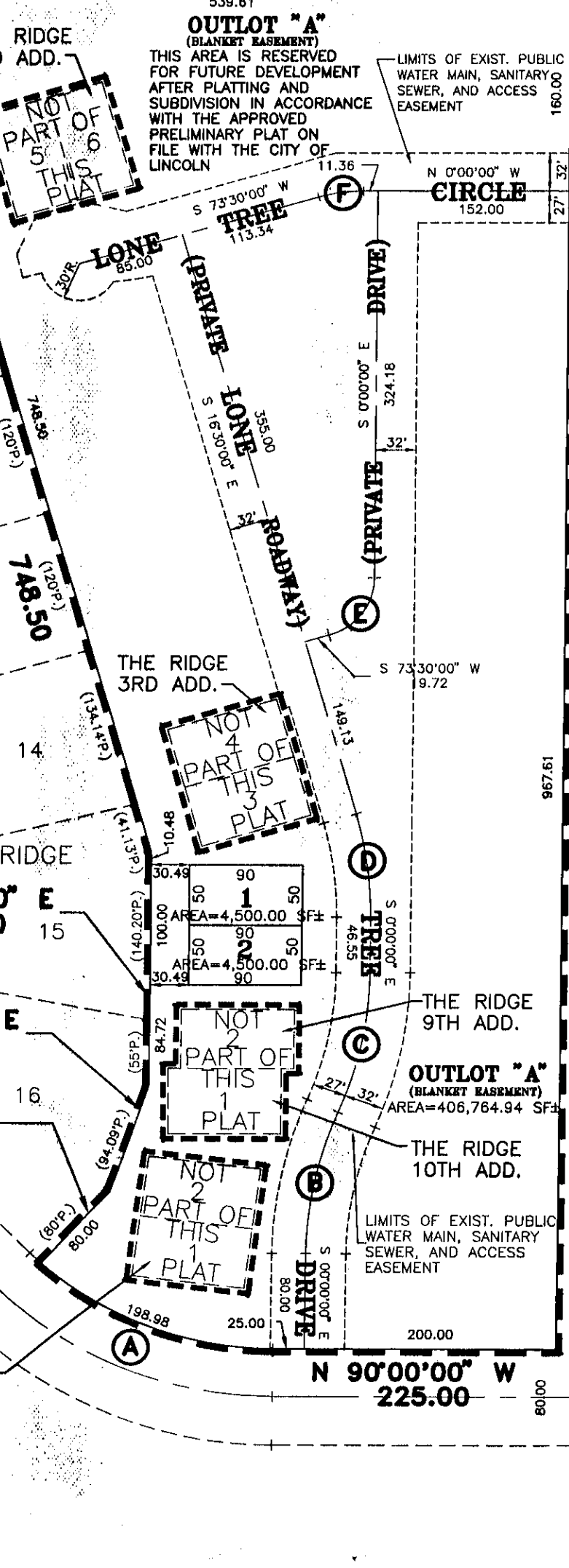
NOT PART OF THIS PLAT

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NOT PART OF THIS PLAT



STREET

CORONADO DRIVE

S 0°00'00" E

27TH

1127.61

SOUTH

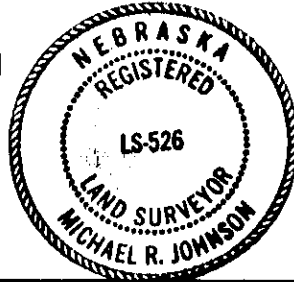
LAREDO DRIVE

15

I HEREBY CERTIFY BE KNOWN AS THE "A" THE RIDGE 10 QUARTER OF SECTION CITY OF LINCOLN, DESCRIBED AS FO

COMMENCING FROM SAID SECTION 13, MINUTES 33 SECO OF SAID SECTION SAID OUTLOT "A", SOUTH 0 DEGREE OUTLOT "A", SAID LINE OF SAID SEC OF SAID OUTLOT ALONG THE SOUTH POINT OF CURVAT HAVING A DELTA OF SAID SECTION 203 DEGREES 00 MINU "A", A DISTANCE SAID POINT BEING THENCE NORTH 4 OF SAID OUTLOT RIDGE, A DISTANCE DEGREES 45 MINU "A", SAID LINE BE OF 94.09 FEET TO 00 SECONDS EAST THE EAST LINE OF TO A POINT OF DE WEST ALONG THE OF LOTS 15 THRU NORTHWEST CORNE CORNER OF LOT 1 33 SECONDS EAST THE NORTH LINE OF OF 539.61 FEET T CALCULATED AREA

PERMANENT MONU CORNERS, LOT CO TANGENCY AND CU ACCORDANCE WITH ARE CHORD MEASU DECIMALS OF A FC



September 17th DATE

NORTHEAST CORNER  
OF THE SOUTHEAST 1/4  
SECTION 13, T 9 N, R 6 E

BLOCK	NO
CODE	15
CHECKED	<input checked="" type="checkbox"/>
ENTERED	<input checked="" type="checkbox"/>
CASH	<input type="checkbox"/>
CHECK	<input type="checkbox"/>

INST. NO 96

040298

#3018

\$42.00

LANCASTER COUNTY, NEB

*Dan Miller*  
REGISTERED SURVEYOR

Oct 3 3 58 PM '96

ONADO  
RIVE

# THE RIDGE 15TH ADDITION

## ADMINISTRATIVE FINAL PLAT

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS THE RIDGE 15TH ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "A" THE RIDGE 10TH ADDITION (CORRECTED), ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 27 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 1127.61 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 225.00 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 41 DEGREES 58 MINUTES 37 SECONDS, AN ARC DISTANCE OF 203.53 FEET, A RADIUS OF 277.76 FEET, AND A CHORD OF NORTH 69 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 198.98 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE SOUTHEAST CORNER OF LOT 16 BLOCK 1 THE RIDGE, THENCE NORTH 41 DEGREES 58 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF LOT 16 BLOCK 1 THE RIDGE, A DISTANCE OF 80.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 18 DEGREES 45 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF LOT 16 BLOCK 1 THE RIDGE, A DISTANCE OF 94.09 FEET TO A POINT OF DEFLECTION, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF LOTS 16 AND 15 BLOCK 1 THE RIDGE, A DISTANCE OF 195.20 FEET TO A POINT OF DEFLECTION, THENCE NORTH 16 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF LOTS 15 THRU 10 BLOCK 1 THE RIDGE, A DISTANCE OF 748.50 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE NORTHEAST CORNER OF LOT 10 BLOCK 1 THE RIDGE, THENCE SOUTH 89 DEGREES 27 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 539.61 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 9.54 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 THIS ADMINISTRATIVE FINAL 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.

EDO

E



September 17th 1996  
DATE

*Michael R. Johnson*

MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508

526  
L.S. NUMBER

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS THE RIDGE 15TH ADDITION A SUBDIVISION COMPOSED OF OUTLOT "A" THE RIDGE 10TH ADDITION (CORRECTED), LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH PM, CITY OF LINCOLN, 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.

THE RIGHT OF ACCESS TO A PRIVATE ROADWAY IS HEREBY GRANTED ACROSS OUTLOT "A" FOR ALL LOTS IN THIS SUBDIVISION.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 27TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

RELOCATION OF EXISTING UTILITY FACILITIES SHALL BE DONE AT THE OWNER/DEVELOPER'S EXPENSE.

WITNESS MY HAND THIS 17th DAY OF September 1996.

[Signature]  
JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION  
RIDGE DEVELOPMENT LIMITED PARTNERSHIP, A  
NEBRASKA LIMITED PARTNERSHIP

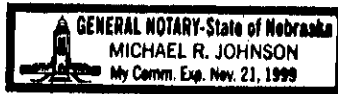
[Signature]  
THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT  
RIDGE DEVELOPMENT LIMITED PARTNERSHIP, A  
NEBRASKA LIMITED PARTNERSHIP

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September 1996, BY JOHN C. BRAGER PRESIDENT OF CONSTRUCTION, OF RIDGE DEVELOPMENT LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP BEHALF OF THE PARTNERSHIP.

[Signature]  
NOTARY PUBLIC

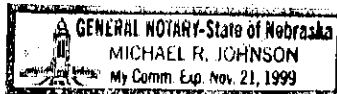


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September 1996, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT, OF RIDGE DEVELOPMENT LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP ON BEHALF OF THE PARTNERSHIP.

[Signature]  
NOTARY PUBLIC



9/17/1996 7:26 A.M. FILE: C:\960261\MIKEJ\LAFFTR15 SCALE: 100

# THE RIDGE 15TH ADDITION ADMINISTRATIVE FINAL PLAT

## PLANNING DIRECTOR'S APPROVAL

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

John Bradley, for  
PLANNING DIRECTOR

2 OCT 96  
DATE

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE RIDGE 15TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" THE RIDGE 10TH ADDITION (CORRECTED) (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO.90-15047, NO.92-39325, AND NO. 92-39326 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTIRC, 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.

HAVELOCK BANK  
Lynnette Nelson  
BY: LYNNETTE NELSON

TITLE: ESCROW AGENT AND LOAN OFFICER

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September, 1996, BY LYNNETTE NELSON, ESCROW AGENT AND LOAN OFFICER, HAVELOCK BANK, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 20 DAY OF OCTOBER, 1997 A.D.

Teri Mariscal  
NOTARY PUBLIC

