

**VILLAGE WEST 1ST ADDITION
FINAL PLAT
(THIS PLAT BASED UPON CHANGE OF
ZONE NO. 07063B)**

DEDICATION

THE FOREGOING PLAT, KNOWN AS VILLAGE WEST 1ST 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 OWNERS, AND THE EASEMENTS SHOWN THERE ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, THEIR SUCCESSORS, ASSIGNS AND PERMITTEES, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE 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, ASSIGNS AND PERMITTEES 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-WAY SHOWN THEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

DIRECT VEHICULAR ACCESS TO NORTH WEST 48TH STREET IS RELINQUISHED.

THE PEDESTRIAN WAY EASEMENT SHOWN THEREON SHALL BE FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

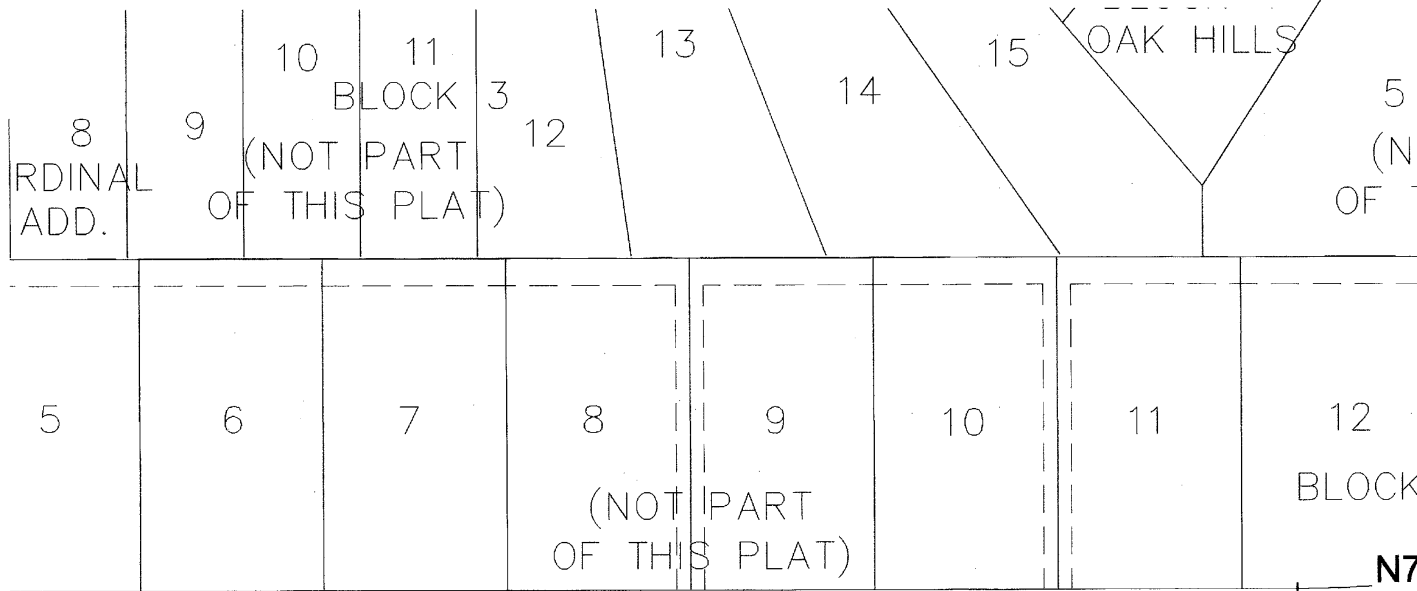
WITNESS MY HAND

**RINGNECK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: MIDWEST FIRST FINANCIAL, INC., A NEBRASKA CORPORATION, MEMBER**

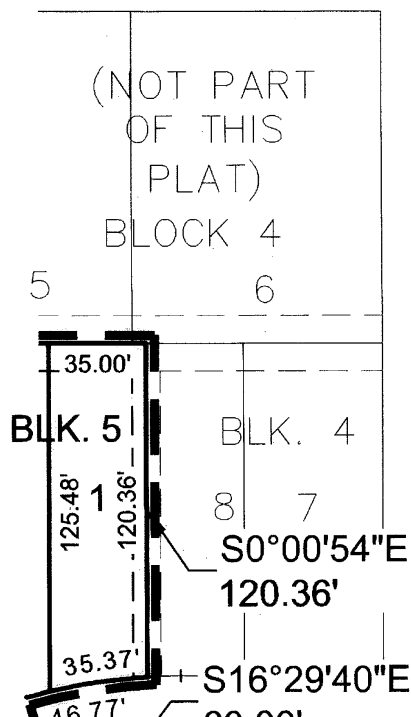
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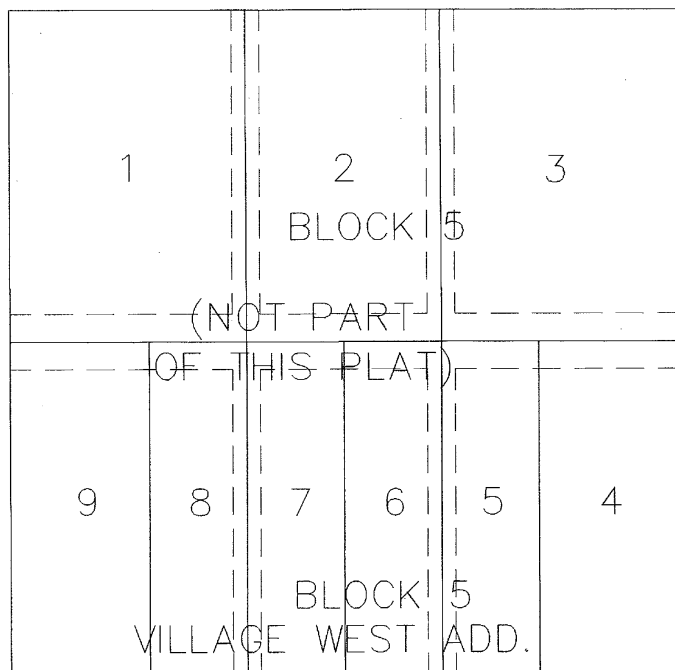
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~~GARY GATELY ST.~~ ~~W. GARY GATELY ST.~~



N.W. GATELY DR.



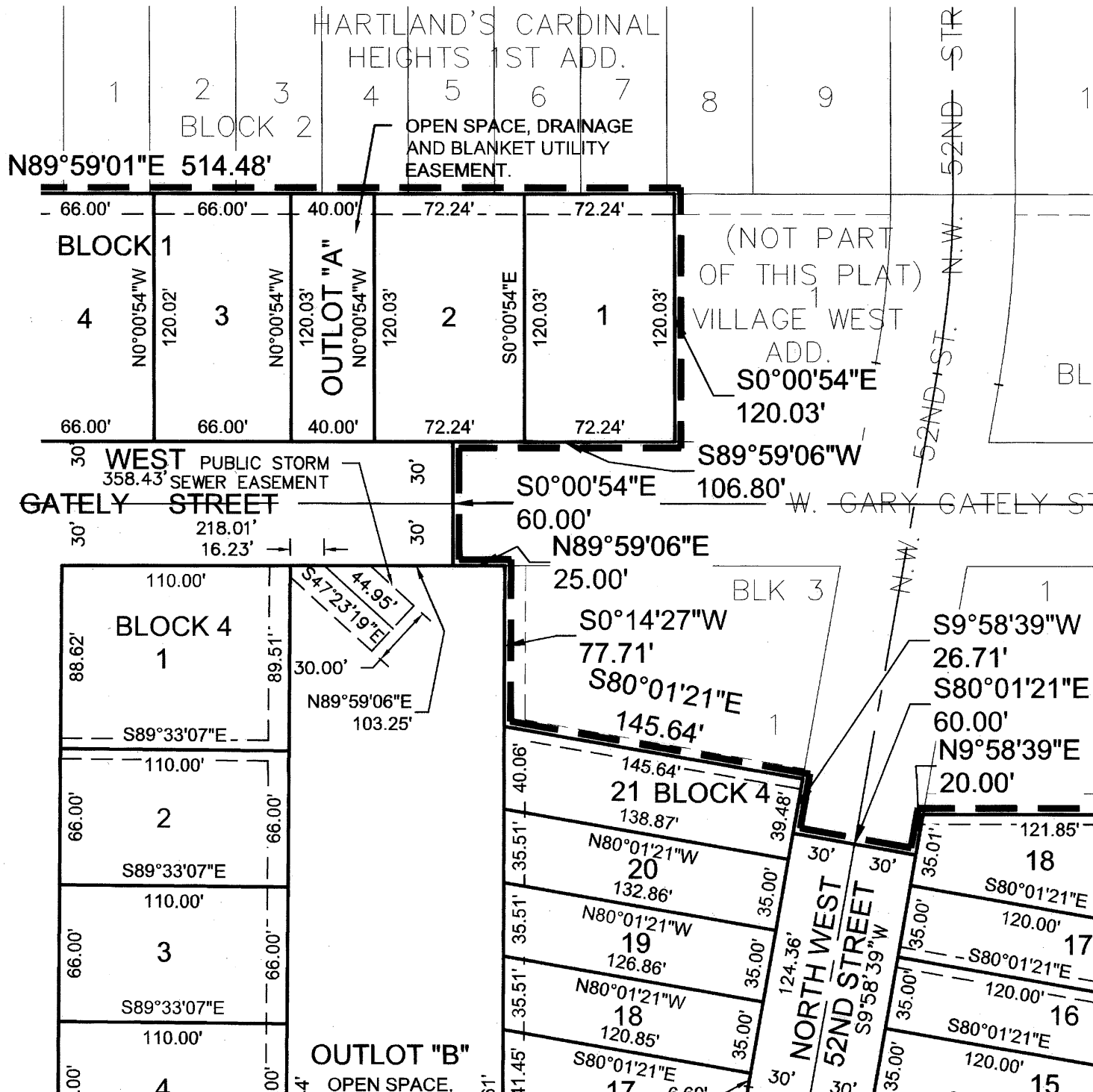
N.W. 50TH ST.

1'27"E 460.75'

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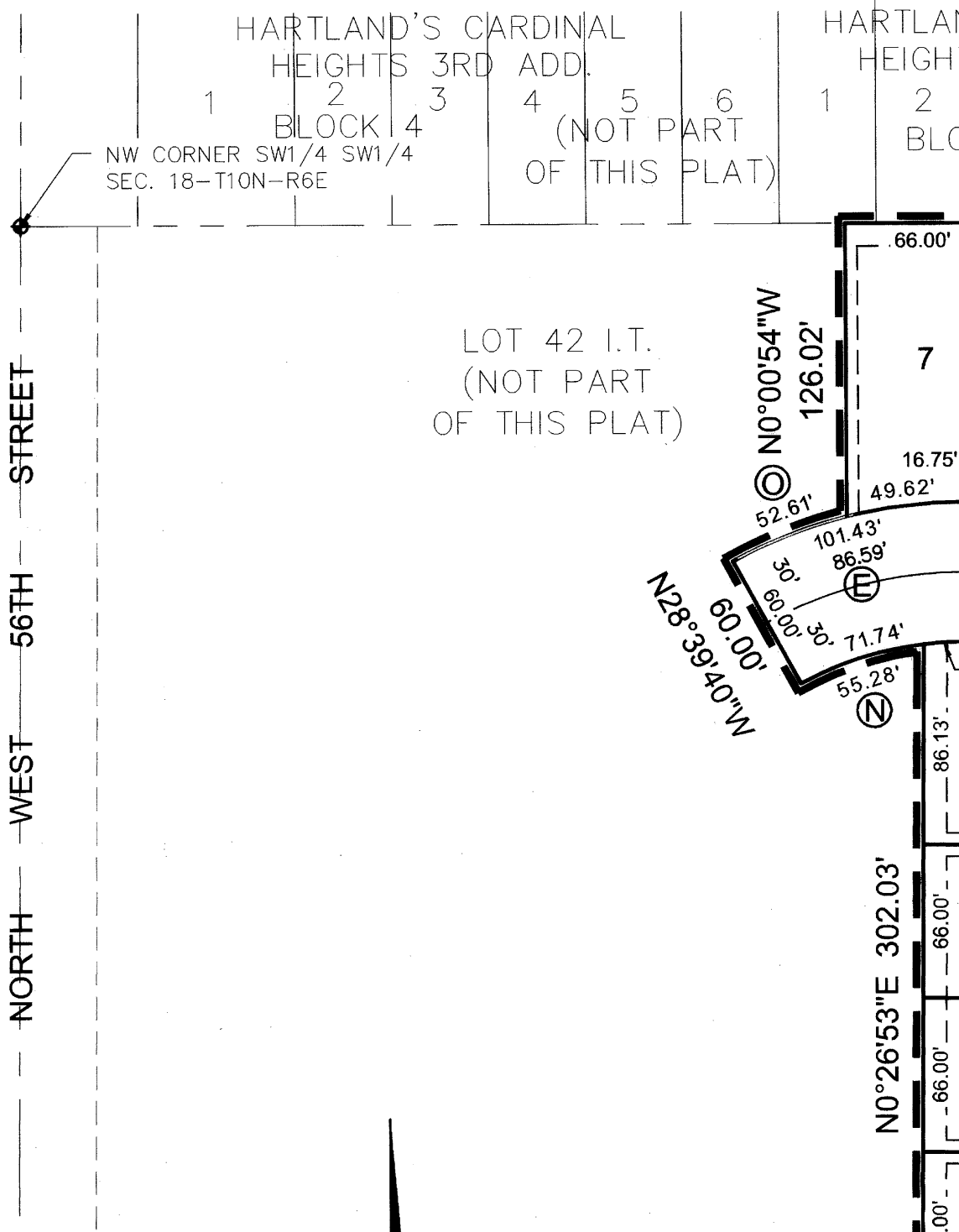
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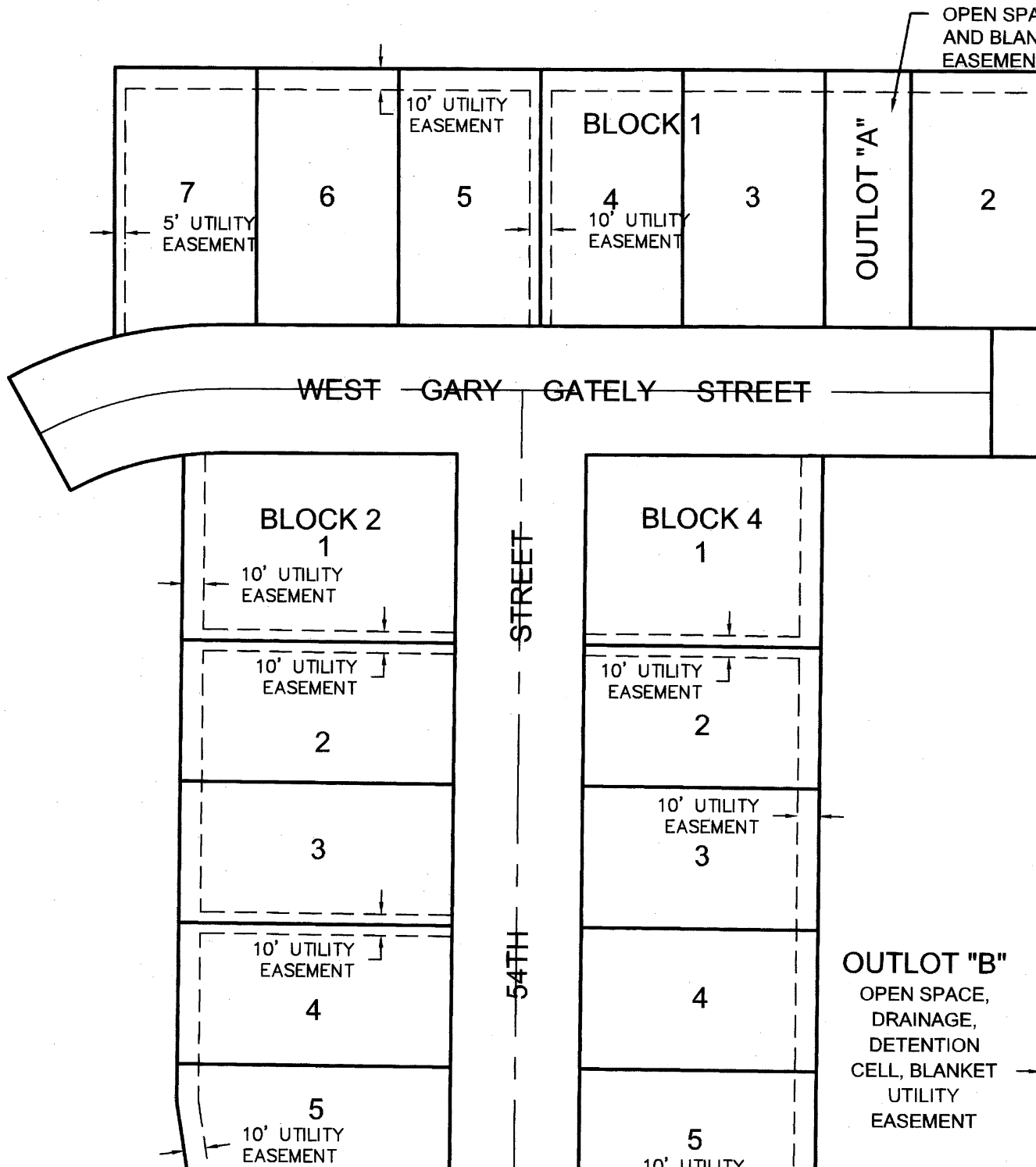
NOTE:

SEE SHEET 1 FOR BLOCK 5, LOTS 6 THROUGH 18, REAR LOT DIMENSIONING DETAIL.

SEE SHEET 5 FOR UTILITY EASEMENT LOCATION AND SIZE DETAILS.

SEE SHEET 6 FOR CURVE DATA.

SEE SHEET 6 FOR PUBLIC STORM SEWER EASEMENT LOCATION DETAILS.



LOT AREA TABLE			LOT AREA TABLE		
BLOCK 1			BLOCK 5		
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AR
LOT 1	8,670.78 SF.±	0.20 AC.±	LOT 1	4,284.10 SF.±	0.10
LOT 2	8,670.78 SF.±	0.20 AC.±	LOT 2	4,575.57 SF.±	0.11
LOT 3	7,921.63 SF.±	0.18 AC.±	LOT 3	4,780.17 SF.±	0.11
LOT 4	7,921.51 SF.±	0.18 AC.±	LOT 4	4,251.45 SF.±	0.10
LOT 5	7,921.40 SF.±	0.18 AC.±	LOT 5	7,630.23 SF.±	0.18
LOT 6	7,921.29 SF.±	0.18 AC.±	LOT 6	9,102.12 SF.±	0.21
LOT 7	8,029.19 SF.±	0.18 AC.±	LOT 7	6,303.78 SF.±	0.14
BLOCK 2			LOT 8	4,810.92 SF.±	0.11
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT 9	4,691.10 SF.±	0.11
LOT 1	11,122.59 SF.±	0.26 AC.±	LOT 10	7,502.87 SF.±	0.17
LOT 2	8,381.96 SF.±	0.19 AC.±	LOT 11	5,686.18 SF.±	0.13
LOT 3	8,381.96 SF.±	0.19 AC.±	LOT 12	4,059.01 SF.±	0.09
LOT 4	8,381.96 SF.±	0.19 AC.±	LOT 13	3,852.76 SF.±	0.09
LOT 5	8,198.70 SF.±	0.19 AC.±	LOT 14	3,978.56 SF.±	0.09
LOT 6	7,763.42 SF.±	0.18 AC.±	LOT 15	4,200.00 SF.±	0.10
LOT 7	7,751.64 SF.±	0.18 AC.±	LOT 16	4,200.00 SF.±	0.10
LOT 8	10,496.91 SF.±	0.24 AC.±	LOT 17	4,200.00 SF.±	0.10
BLOCK 3			LOT 18	5,469.92 SF.±	0.13
LOT NUMBER	AREA IN SF.	AREA IN AC.	BLOCK 6		
LOT 1	10,924.17 SF.±	0.25 AC.±	LOT NUMBER	AREA IN SF.	AR
LOT 2	8,923.70 SF.±	0.20 AC.±	LOT 1	7,377.48 SF.±	0.11
LOT 3	8,587.68 SF.±	0.20 AC.±	LOT 2	6,439.40 SF.±	0.11
LOT 4	10,032.79 SF.±	0.23 AC.±	BLOCK 7		
LOT 5	9,258.03 SF.±	0.21 AC.±	LOT NUMBER	AREA IN SF.	AR
LOT 6	9,257.75 SF.±	0.21 AC.±	LOT 1	8,160.00 SF.±	0.11
LOT 7	8,702.17 SF.±	0.20 AC.±	LOT 2	8,160.00.00 SF.±	0.11
LOT 8	8,260.00 SF.±	0.17 AC.±	LOT 3	8,160.00 SF.±	0.11
LOT 9	9,278.42 SF.±	0.21 AC.±	LOT 4	8,160.00 SF.±	0.11
LOT 10	8,926.35 SF.±	0.20 AC.±	LOT 5	8,160.00 SF.±	0.11
LOT 11	7,040.00 SF.±	0.16 AC.±	LOT 6	8,160.00 SF.±	0.11
LOT 12	7,040.00 SF.±	0.16 AC.±	LOT 7	4,200.00 SF.±	0.10
LOT 13	7,040.00 SF.±	0.16 AC.±	LOT 8	5,792.12 SF.±	0.11
LOT 14	7,040.00 SF.±	0.16 AC.±	LOT 9	6,696.42 SF.±	0.11
BLOCK 4			LOT 10	4,200.03 SF.±	0.10
LOT NUMBER	AREA IN SF.	AREA IN AC.	BLOCK 8		
LOT 1	9,797.15 SF.±	0.22 AC.±	LOT NUMBER	AREA IN SF.	AR
LOT 2	7,259.97 SF.±	0.17 AC.±	LOT 1	338,851.87 SF.±	7.70
LOT 3	7,259.97 SF.±	0.17 AC.±	OUTLOTS		
LOT 4	7,259.97 SF.±	0.17 AC.±			

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS VILLAGE WEST 1ST ADDITION, A SUBDIVISION COMPOSED OF LOT 41 I.T., OUTLOTS "B" AND "C", VILLAGE WEST ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M.; THENCE WESTERLY ON THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N89°54'57"W, A DISTANCE OF 107.20' TO THE SOUTHEAST CORNER OF LOT 41 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING N89°54'57"W ON SAID LINE, A DISTANCE OF 1,801.86' TO THE SOUTHWEST CORNER OF SAID LOT 41 I.T., THENCE N00°05'03"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 65.98' TO A POINT; THENCE N19°24'58"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 87.24' TO A POINT; THENCE N76°56'47"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 65.46' TO A POINT; THENCE N54°06'49"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 69.13' TO A POINT; THENCE N30°39'00"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 69.13' TO A POINT; THENCE N10°41'27"W, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 48.65' TO A POINT; THENCE N05°45'50"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 47.60' TO A POINT; THENCE N28°33'17"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 75.08' TO A POINT; THENCE N00°26'53"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 84.73' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 14°05'44", A RADIUS OF 180.00', AN ARC LENGTH OF 44.28' ON A SOUTH LINE OF SAID LOT 41 I.T., A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.25', AND A CHORD BEARING OF N77°42'06"W TO A POINT; THENCE N19°20'46"E, ON A WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 17°41'41", A