

VINTAGE HEIGHTS 15TH ADDITION

FINAL PLAT BASED ON VINTAGE HEIGHTS 2ND
ADDITION PRELIMINARY PLAT #99002



03107829

\$103.50

INST NO 2003

2003 OCT 28 A 11:04 107829

LANCASTER COUNTY, NC

#3890

BLOCK

CON

CHS

CHS

CHS

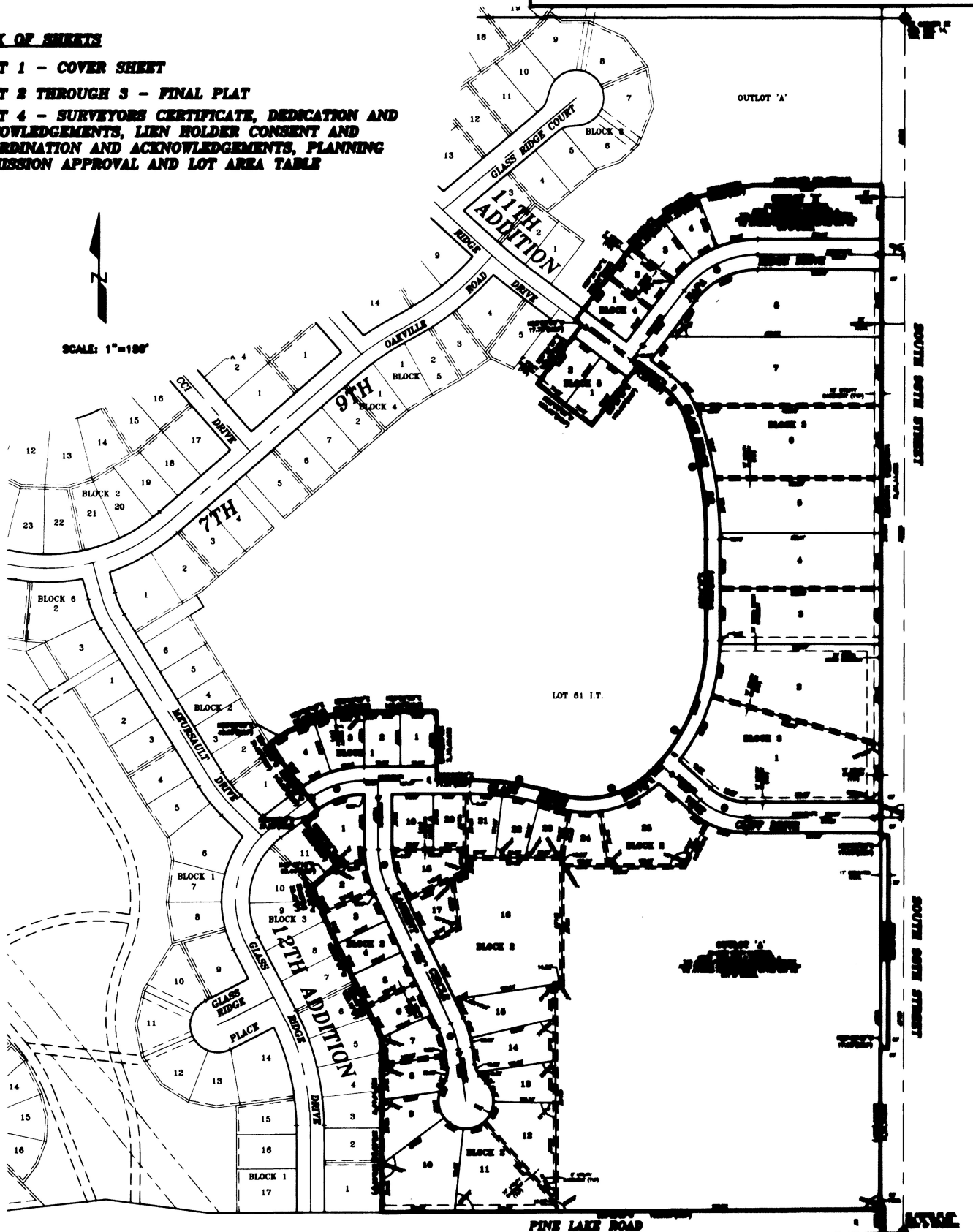
CHS

INDEX OF SHEETS

SHEET 1 - COVER SHEET

SHEET 2 THROUGH 3 - FINAL PLAT

SHEET 4 - SURVEYORS CERTIFICATE, DEDICATION AND
ACKNOWLEDGEMENTS, LIEN HOLDER CONSENT AND
SUBORDINATION AND ACKNOWLEDGEMENTS, PLANNING
COMMISSION APPROVAL AND LOT AREA TABLE



VINTAGE HEIGHTS 15TH ADDITION

FINAL PLAT BASED ON VINTAGE HEIGHTS 2ND
ADDITION PRELIMINARY PLAT #99002

LEGEND

- = CORNER FOUND
- = CORNER SET
- ⊙ = SECTION CORNER
- (M) = MEASURED DISTANCE
- (D) = DEEDED DISTANCE
- (P) = PLATTED DISTANCE

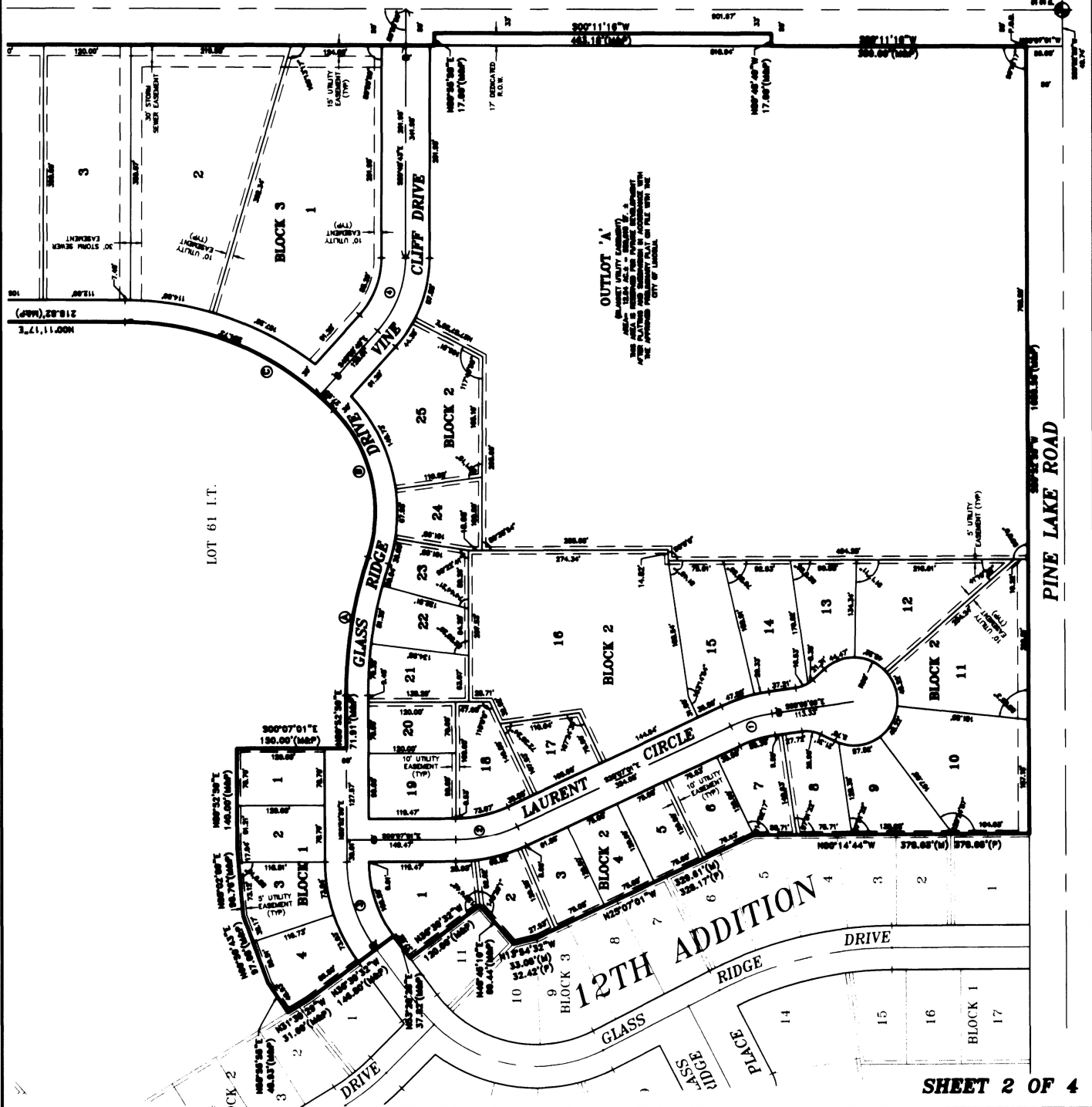
- = PLAT LIMITS
- = EASEMENT
- = CENTER LINE
- = SECTION LINE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
A	182°24'14"	800.00	182.38	181.88	S80°28'53"E
B	85°21'18"	200.00	217.70	207.11	N77°04'18"E
C	48°45'02"	400.00	319.08	310.88	N43°09'17"E
D	180°00'00"	800.00	284.71	284.48	N08°18'37"W
E	33°57'30"	180.00	88.47	87.18	N38°44'17"W
F	17°00'00"	200.00	88.39	88.18	N18°38'33"W
G	28°00'00"	200.00	87.27	86.88	N12°37'01"E
H	38°38'31"	200.00	127.58	125.40	N71°38'43"E
I	41°41'18"	180.00	168.17	165.78	S68°17'44"E
J	58°48'15"	200.00	184.38	177.82	S57°49'54"E



SCALE: 1"=100'

SOUTH 98TH STREET



VINTAGE HEIGHTS

15TH ADDITION

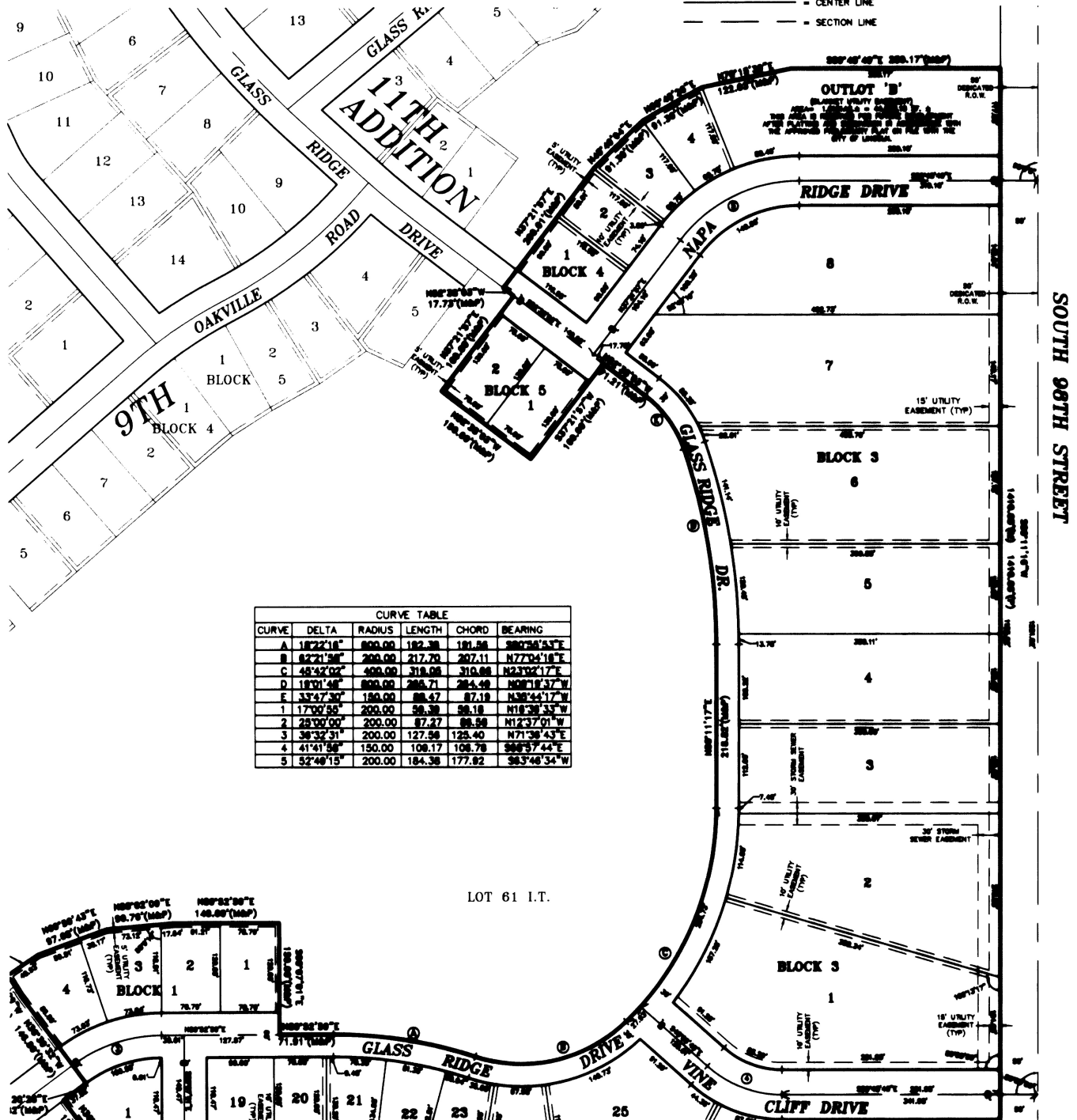
FINAL PLAT BASED ON VINTAGE HEIGHTS 2ND
ADDITION PRELIMINARY PLAT #99002



SCALE: 1"=100'

LEGEND

- = CORNER FOUND
- = CORNER SET
- ⊕ = SECTION CORNER
- (M) = MEASURED DISTANCE
- (D) = DEEDED DISTANCE
- (P) = PLATTED DISTANCE
- = PLAT LIMITS
- - - = EASEMENT
- = CENTER LINE
- - - = SECTION LINE



VINTAGE HEIGHTS 15TH ADDITION

FINAL PLAT BASED ON VINTAGE HEIGHTS 2ND ADDITION PRELIMINARY PLAT #99002

SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOTS 59 & 37 IRREGULAR TRACTS, & OUTLOT A, VINTAGE HEIGHTS 12TH ADDITION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER; THENCE ON THE SOUTH LINE OF SAID QUARTER ON AN ASSIGNED BEARING OF S89°52'59"W, A DISTANCE OF 49.74 FEET; THENCE N00°07'01"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD ALSO BEING THE POINT OF BEGINNING; THENCE S89°52'59"W, A DISTANCE OF 1080.56 FEET; THENCE N00°14'44"W, A DISTANCE OF 378.03 FEET; THENCE N25°07'01"W, A DISTANCE OF 329.81 FEET; THENCE N13°54'32"W, A DISTANCE OF 33.05 FEET; THENCE N48°45'10"E, A DISTANCE OF 60.44 FEET; THENCE N36°39'32"W, A DISTANCE OF 120.00 FEET; THENCE N53°20'28"E, A DISTANCE OF 37.82 FEET; THENCE N36°39'32"W, A DISTANCE OF 146.80 FEET; THENCE N31°39'28"W, A DISTANCE OF 31.69 FEET; THENCE N55°55'55"E, A DISTANCE OF 48.93 FEET; THENCE N89°50'43"E, A DISTANCE OF 87.68 FEET; THENCE N85°02'09"E, A DISTANCE OF 90.78 FEET; THENCE N89°52'59"E, A DISTANCE OF 140.00 FEET; THENCE S00°07'01"E, A DISTANCE OF 150.00 FEET; THENCE N89°52'59"E, A DISTANCE OF 71.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°22'16", A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 192.38 FEET, A CHORD LENGTH OF 191.56 FEET AND A CHORD BEARING OF S80°55'53"E; THENCE ON SAID CURVE, A DISTANCE OF 192.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 82°21'58", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 217.70 FEET, A CHORD LENGTH OF 207.11 FEET AND A CHORD BEARING OF N77°04'18"; THENCE ON SAID CURVE, A DISTANCE OF 217.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°42'02", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 319.05 FEET, A CHORD LENGTH OF 310.66 FEET AND A CHORD BEARING OF N23°02'17"; THENCE ON SAID CURVE, A DISTANCE OF 319.05 FEET TO THE POINT OF TANGENCY; THENCE N00°11'17"E, A DISTANCE OF 218.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°01'48", A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 285.71 FEET, A CHORD LENGTH OF 284.49 FEET AND A CHORD BEARING OF N09°19'37"W; THENCE ON SAID CURVE, A DISTANCE OF 285.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33°47'30", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 88.47 FEET, A CHORD LENGTH OF 87.19 FEET, AND A CHORD BEARING OF N35°44'17"W; THENCE ON SAID CURVE, A DISTANCE OF 88.47 FEET TO THE POINT OF TANGENCY; THENCE N52°38'03"W, A DISTANCE OF 71.21 FEET; THENCE S37°21'57"W, A DISTANCE OF 160.00 FEET; THENCE N52°38'03"W, A DISTANCE OF 150.00 FEET; THENCE N37°21'57"E, A DISTANCE OF 160.00 FEET; THENCE N52°38'03"W, A DISTANCE OF 17.73 FEET; THENCE N37°21'57"E, A DISTANCE OF 200.01 FEET; THENCE N45°49'04"E, A DISTANCE OF 91.30 FEET; THENCE N60°48'26"E, A DISTANCE OF 91.30 FEET; THENCE N78°15'30"E, A DISTANCE OF 122.03 FEET; THENCE S89°48'49"E, A DISTANCE OF 280.17 FEET; THENCE S00°11'18"W, A DISTANCE OF 1410.65 FEET; THENCE N89°55'58"E, A DISTANCE OF 17.00 FEET; THENCE S00°11'18"W, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 43 LOTS AND 2 OUTLOTS AND CONTAINING 39.66 ACRES, MORE OR LESS.

I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR IN NEBRASKA, AND UNDER THE GUIDELINES OF LAND SUBDIVISION TITLE 28-19.041, THAT I HAVE ACCURATELY SURVEYED THIS SUBDIVISION AND ATTEST TO THE ACCURACY OF THE SURVEY AND THE CORRECT LOCATION OF ALL PERMANENT SURVEY MONUMENTS SHOWN ON THIS PLAT, AND THAT THE LOTS, BLOCKS, STREETS, ALLEYS, PUBLIC WAYS AND GROUNDS ARE STAKED AND MARKED AS HEREIN REQUIRED. PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE OF EACH STREET WITHIN THE FINAL PLAT, OR ADJUTING THEREON, AT EACH STREET INTERSECTION, AT THE INTERSECTION OF EACH STREET AND RAILROAD RIGHT-OF-WAY, AND AT EACH POINT OF TANGENCY AND CURVATURE. TEMPORARY METAL STAKES HAVE BEEN PLACED AT ALL LOT AND BLOCK CORNERS. THE OWNER WILL FURNISH TO THE SURVEYOR A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT AND BLOCK CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

9-10-2003 *Kyle E. Catt*
DATE KYLE E. CATT



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS VINTAGE HEIGHTS 15TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2001-9928 AND NOTICE OF COMMENCEMENT FILED MARCH 2, 2001 AS INSTRUMENT NO. 2001-9929 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, 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.

Lynette Nelson 9-18-03
LYNETTE NELSON
PINNACLE BANK

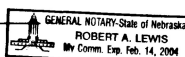
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF September 2003 BY LYNETTE NELSON, ON BEHALF OF SAID PINNACLE BANK.

MY COMMISSION EXPIRES ON THE 14 DAY OF February, 2004 A.D.

Robert A. Lewis
NOTARY PUBLIC



PLANNING DIRECTOR APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING DIRECTOR HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 2nd DAY OF October 2003.

ATTEST: *Donna C. O'Leary*
PLANNING DIRECTOR

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS VINTAGE HEIGHTS 15TH ADDITION, A SUBDIVISION COMPOSED OF LOTS 59 & 37 IRREGULAR TRACTS, & OUTLOT A, VINTAGE HEIGHTS 12TH ADDITION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., 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, ADVANCE ELECTRIC SYSTEM, ALLTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA INC., 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, TELEPHONE AND CABLE TELEVISION AND GAS; 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 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 STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

ACCESS TO SOUTH 98TH STREET FROM LOTS 1 THROUGH 8, BLOCK 3, AND OUTLOTS A & B IS HEREBY RELINQUISHED.

ACCESS TO PINE LAKE ROAD FROM LOTS 10 & 11, BLOCK 2 AND OUTLOT A IS HEREBY RELINQUISHED.

OWNER: LOT 57 I.T. & OUTLOT A, VINTAGE HEIGHTS 12TH ADD.

WITNESS MY HAND THIS 17 DAY OF September 2003.

Robert D. Hampton
ROBERT D. HAMPTON, MANAGING MEMBER
PINE LAKE DEVELOPMENT LLC
A NEBRASKA LIMITED LIABILITY COMPANY

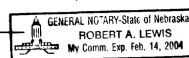
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 17 DAY OF September 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT D. HAMPTON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF PINE LAKE DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE 14 DAY OF February, 2004 A.D.

Robert A. Lewis
NOTARY PUBLIC



OWNER: LOT 37 I.T.

WITNESS MY HAND THIS 18 DAY OF September 2003.

Melvin F. Reiling
MELVIN F. REILING, TRUSTEE OF THE MELVIN F. REILING REVOCABLE TRUST
Dolores T. Reiling
DOLORES T. REILING, TRUSTEE OF THE MELVIN F. REILING REVOCABLE TRUST

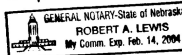
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 18 DAY OF September 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MELVIN F. REILING AND DOLORES T. REILING, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS PLAT AS TRUSTEES OF THE MELVIN F. REILING REVOCABLE TRUST AND THE DOLORES T. REILING REVOCABLE TRUST RESPECTIVELY.

MY COMMISSION EXPIRES ON THE 14 DAY OF February, 2004 A.D.

Robert A. Lewis
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS VINTAGE HEIGHTS 15TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2002-77694 AND ASSIGNED TO PRINCIPAL RESIDENTIAL MORTGAGE INC. BY ASSIGNMENT OF DEED OF TRUST AS INSTRUMENT NO. 2003-10734 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, 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.

Daniel O. Mahlum 9/16/03
DANIEL O. MAHLUM, VICE PRESIDENT
PRINCIPAL RESIDENTIAL MORTGAGE INC.

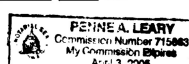
ACKNOWLEDGEMENT OF NOTARY

STATE OF Iowa
COUNTY OF Polk

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF September 2003, BY DANIEL O. MAHLUM, ON BEHALF OF SAID PRINCIPAL RESIDENTIAL MORTGAGE INC.

MY COMMISSION EXPIRES ON THE 3 DAY OF April, 2005 A.D.

Peirne A. Leary
NOTARY PUBLIC



LOT AREA TABLE

BLOCK 1

LOT NO.	AREA IN SF.
1	9,454.80 SF.
2	9,441.70 SF.
3	10,873.91 SF.
4	10,833.33 SF.

BLOCK 2

1	13,977.67 SF.
2	8,900.07 SF.
3	8,735.54 SF.
4	9,000.00 SF.
5	9,000.00 SF.
6	9,195.58 SF.
7	10,034.08 SF.
8	10,530.72 SF.
9	12,783.85 SF.
10	26,969.71 SF.
11	26,777.75 SF.
12	19,553.27 SF.
13	11,594.73 SF.
14	15,003.77 SF.
15	18,291.05 SF.
16	61,030.78 SF.
17	9,773.95 SF.
18	12,020.95 SF.
19	10,800.01 SF.
20	8,400.00 SF.
21	10,964.37 SF.
22	10,523.80 SF.
23	10,200.00 SF.
24	9,520.23 SF.
25	28,656.47 SF.

BLOCK 3

1	70,922.22 SF.
2	59,738.18 SF.
3	42,000.21 SF.
4	42,000.63 SF.
5	42,482.19 SF.
6	59,578.81 SF.
7	68,197.82 SF.
8	58,460.48 SF.

BLOCK 4

1	10,525.69 SF.
2	9,242.44 SF.
3	8,740.35 SF.
4	8,740.35 SF.

BLOCK 5

1	9,750.00 SF.
2	9,750.00 SF.



OUTLOT AREA TABLE		
OUTLOT	AREA IN SF.	AREA IN AC.
A	558,117.28 SF.	12.8126 AC.
B	44,087.24 SF.	1.0121 AC.