

# VINTAGE HEIGHTS 8TH ADDITION

FINAL PLAT

## COVER SHEET

*Dan Jolte*  
REGISTER OF DEEDS  
2000 OCT 11 A 10:23  
LANCASTER COUNTY, NE

#151.50  
INST. NO 2000  
044605  
#3537

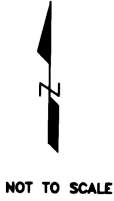
BLOCK  
CODE VINTAGE  
CHECKED  
ENTERED  
EDITED x

**INDEX OF SHEETS**

- SHEET 1 - COVER SHEET
- SHEETS 2 THRU 4 - FINAL PLAT
- SHEET 5 - SURVEYORS CERTIFICATE AND LOT AREA TABLE
- SHEET 6 - DEDICATION AND ACKNOWLEDGEMENTS, LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGEMENTS, PLANNING COMMISSION APPROVAL

SHEET 4 OF 6

OUTLOT 'B'



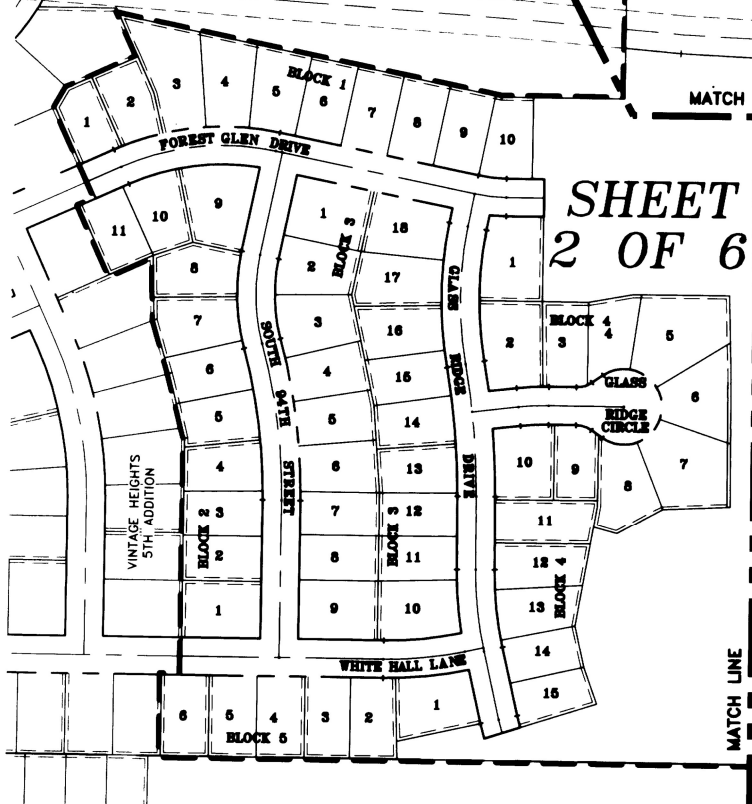
SOUTH STREET

MATCH LINE

MATCH LINE

SHEET 2 OF 6

OUTLOT 'A'



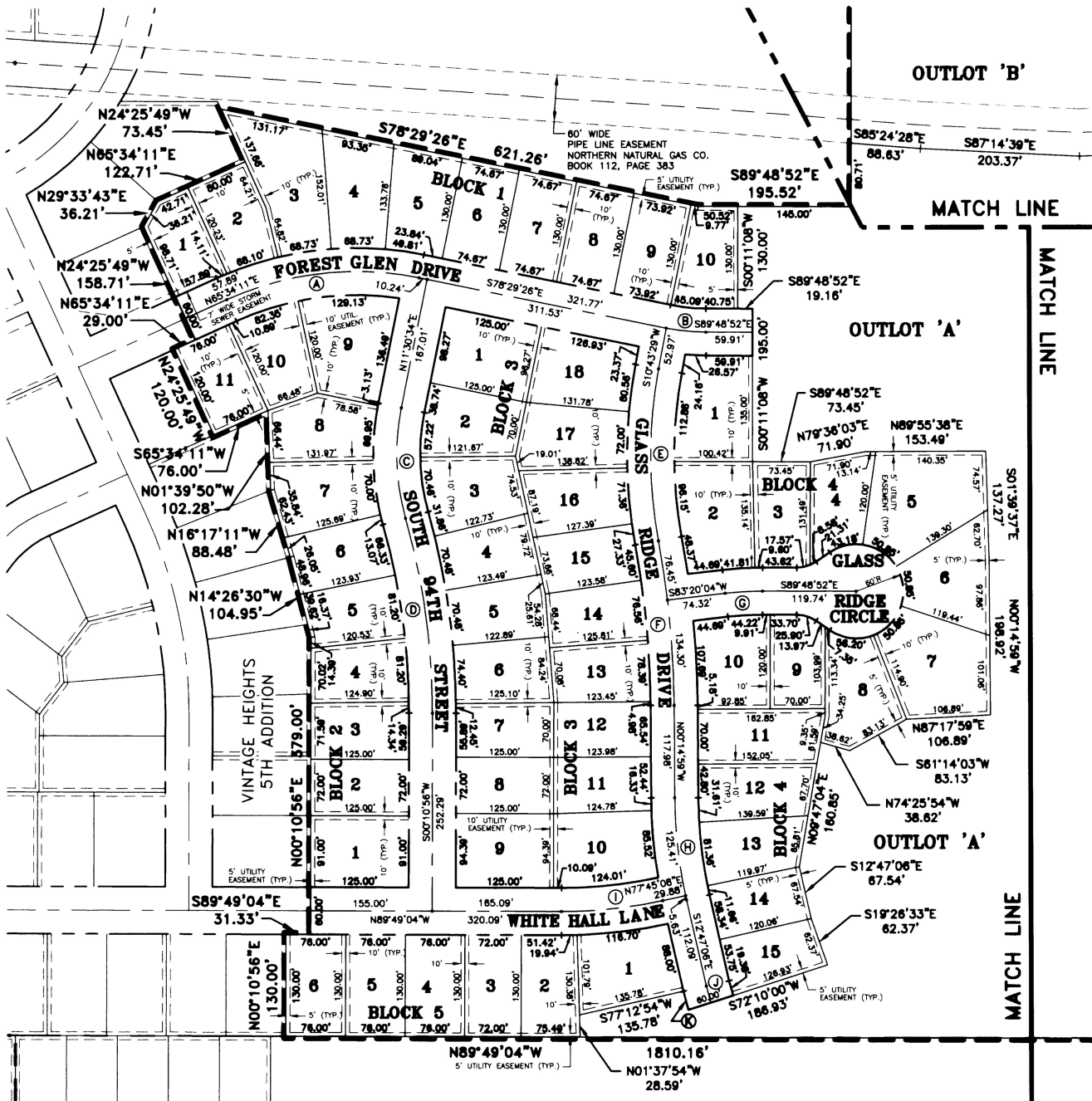
98TH

SOUTH

SHEET 3 OF 6

# VINTAGE HEIGHTS 8TH ADDITION

FINAL PLAT



### CURVE DATA

<b>A</b> Δ=35°56'23" R=400.00' T=129.74' L=250.91' CB=S83°32'22"W CH=246.81'	<b>B</b> Δ=11°19'26" R=258.50' T=25.63' L=51.09' CB=S84°09'09"E CH=51.01'	<b>C</b> Δ=27°09'31" R=300.00' T=72.46' L=142.20' CB=S02°04'11"E CH=140.87'	<b>D</b> Δ=15°49'52" R=910.00' T=126.53' L=251.44' CB=N07°44'01"W CH=250.64'	<b>E</b> Δ=21°02'28" R=800.00' T=111.43' L=220.34' CB=S00°12'15"W CH=219.11'	<b>F</b> Δ=10°04'00" R=1200.00' T=105.69' L=210.84' CB=N05°16'59"W CH=210.57'
<b>G</b> Δ=6°51'04" R=400.00' T=23.94' L=47.83' CB=S86°45'36"W CH=47.80'	<b>H</b> Δ=12°32'07" R=800.00' T=65.90' L=131.27' CB=S06°31'03"E CH=131.01'	<b>I</b> Δ=12°25'47" R=800.00' T=65.34' L=130.16' CB=N83°58'02"E CH=129.91'	<b>J</b> Δ=5°02'54" R=250.00' T=11.02' L=22.03' CB=S15°18'33"E CH=22.02'	<b>K</b> Δ=5°02'54" R=280.00' T=12.34' L=24.67' CB=S15°18'33"E CH=24.66'	

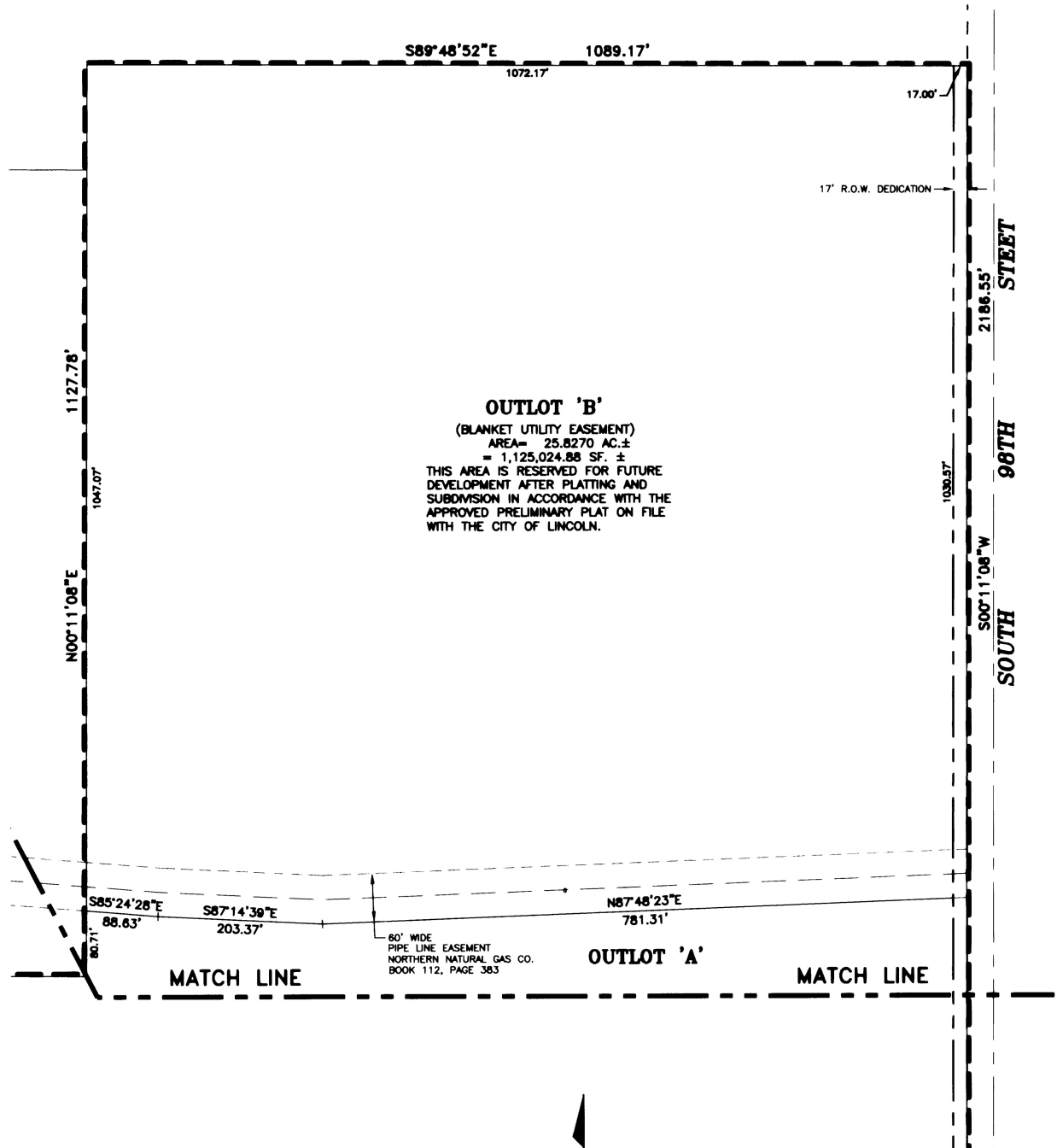


SCALE: 1"=100'



# VINTAGE HEIGHTS 8TH ADDITION

FINAL PLAT



SCALE: 1"=100'



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## FINAL PLAT

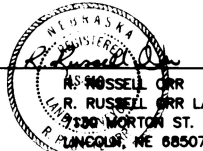
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS VINTAGE HEIGHTS 8TH ADDITION, A SUBDIVISION OF LOT 49 IRREGULAR TRACT AND A PORTION OF LOT 50 IRREGULAR TRACT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6th P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE: N89°49'04"W, (AN ASSUMED BEARING), A DISTANCE OF 33.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, THE WEST RIGHT-OF-WAY LINE OF SOUTH 98TH STREET AND THE POINT OF BEGINNING; THENCE: CONTINUING N89°49'04"W, ON SAID SOUTH LINE A DISTANCE OF 1810.16 FEET; THENCE: N00°10'56"E, A DISTANCE OF 130.00 FEET; THENCE: S89°49'04"E, A DISTANCE OF 31.33 FEET; THENCE: N00°10'56"E, A DISTANCE OF 379.00 FEET; THENCE: N14°26'30"W, A DISTANCE OF 104.95 FEET; THENCE: N16°17'11"W, A DISTANCE OF 88.48 FEET; THENCE: N01°39'50"W, A DISTANCE OF 102.28 FEET; THENCE: S85°34'11"W, A DISTANCE OF 78.00 FEET; THENCE: N24°25'49"W, A DISTANCE OF 120.00 FEET; THENCE: N65°34'11"E, A DISTANCE OF 29.00 FEET; THENCE: N24°25'49"W, A DISTANCE OF 158.71 FEET; THENCE: N29°33'43"E, A DISTANCE OF 36.21 FEET; THENCE: N65°34'11"E, A DISTANCE OF 122.71 FEET; THENCE: N24°25'49"W, A DISTANCE OF 73.45 FEET; THENCE: S78°29'28"E, A DISTANCE OF 821.26 FEET; THENCE: S89°48'52"E, A DISTANCE OF 195.52 FEET; THENCE: N00°11'08"E, A DISTANCE OF 1127.78 FEET; THENCE: S89°48'52"E, A DISTANCE OF 1089.17 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 98TH STREET; THENCE: S00°11'08"W, ON SAID LINE, A DISTANCE OF 2186.55 FEET, TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 73.711 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY 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. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

August 23, 2000  
DATE



LS 516  
L.S. NO. 516

R. RUSSELL ORR  
LAND SURVEYING  
3300 WORTON ST.  
LINCOLN, NE 68507

### LOT AREA TABLE

BLOCK 1		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	8,329.10 SF.	0.1912 AC.
LOT 2	9,516.86 SF.	0.2185 AC.
LOT 3	15,458.90 SF.	0.3549 AC.
LOT 4	11,346.45 SF.	0.2605 AC.
LOT 5	10,639.89 SF.	0.2443 AC.
LOT 6	9,706.71 SF.	0.2228 AC.
LOT 7	9,706.71 SF.	0.2228 AC.
LOT 8	9,706.58 SF.	0.2228 AC.
LOT 9	9,810.20 SF.	0.2206 AC.
LOT 10	9,495.55 SF.	0.2180 AC.
BLOCK 2		
LOT 1	11,375.06 SF.	0.2611 AC.
LOT 2	9,000.11 SF.	0.2066 AC.
LOT 3	9,076.11 SF.	0.2084 AC.
LOT 4	9,310.97 SF.	0.2138 AC.
LOT 5	9,175.11 SF.	0.2106 AC.
LOT 6	9,641.48 SF.	0.2213 AC.
LOT 7	10,912.16 SF.	0.2505 AC.
LOT 8	10,481.28 SF.	0.2406 AC.
LOT 9	13,603.47 SF.	0.3123 AC.
LOT 10	9,694.86 SF.	0.2226 AC.
LOT 11	9,120.00 SF.	0.2094 AC.
BLOCK 3		
LOT 1	12,283.86 SF.	0.2820 AC.
LOT 2	10,315.64 SF.	0.2368 AC.
LOT 3	10,935.01 SF.	0.2510 AC.
LOT 4	9,207.68 SF.	0.2114 AC.
LOT 5	9,307.93 SF.	0.2137 AC.
LOT 6	9,685.08 SF.	0.2223 AC.
LOT 7	8,750.07 SF.	0.2009 AC.
LOT 8	8,999.89 SF.	0.2066 AC.
LOT 9	11,799.08 SF.	0.2709 AC.
LOT 10	11,882.37 SF.	0.2726 AC.
LOT 11	8,746.21 SF.	0.2006 AC.
LOT 12	8,692.35 SF.	0.1995 AC.
LOT 13	9,277.81 SF.	0.2130 AC.
LOT 14	9,065.31 SF.	0.2081 AC.
LOT 15	9,187.32 SF.	0.2109 AC.
LOT 16	10,435.16 SF.	0.2396 AC.
LOT 17	10,986.57 SF.	0.2522 AC.
LOT 18	11,692.41 SF.	0.2684 AC.
BLOCK 4		
LOT 1	12,978.56 SF.	0.2979 AC.
LOT 2	13,240.21 SF.	0.3040 AC.
LOT 3	9,692.52 SF.	0.2225 AC.
LOT 4	9,052.05 SF.	0.2078 AC.
LOT 5	17,482.38 SF.	0.4013 AC.
LOT 6	12,151.28 SF.	0.2790 AC.
LOT 7	15,866.52 SF.	0.3642 AC.
LOT 8	11,529.94 SF.	0.2647 AC.
LOT 9	8,187.51 SF.	0.1880 AC.
LOT 10	11,161.58 SF.	0.2562 AC.
LOT 11	11,069.48 SF.	0.2541 AC.
LOT 12	10,279.16 SF.	0.2360 AC.
LOT 13	9,418.18 SF.	0.2182 AC.
LOT 14	8,256.24 SF.	0.1895 AC.
LOT 15	8,371.10 SF.	0.1922 AC.
BLOCK 5		
LOT 1	11,677.42 SF.	0.2681 AC.
LOT 2	9,548.45 SF.	0.2192 AC.
LOT 3	9,380.18 SF.	0.2149 AC.
LOT 4	9,880.18 SF.	0.2268 AC.
LOT 5	9,880.18 SF.	0.2268 AC.
LOT 6	9,880.17 SF.	0.2268 AC.
OUTLOTS		
A	1,236,037.23 SF.	28.3755 AC.
B	1,125,024.88 SF.	25.8270 AC.

# VINTAGE HEIGHTS 8TH ADDITION

## FINAL PLAT

### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS VINTAGE HEIGHTS 8TH ADDITION, A SUBDIVISION COMPOSED OF LOT 49 IRREGULAR TRACT AND A PORTION OF LOT 50 IRREGULAR TRACT, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 8TH 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, ALLTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, 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.

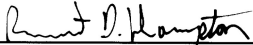
THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT THEREON.

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 98TH STREET FROM OUTLOTS A AND B IS HEREBY RELINQUISHED.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

WITNESS MY HAND THIS 1 DAY OF MAY 2000.



ROBERT D. HAMPTON, MANAGING MEMBER  
PINE LAKE L.L.C.  
A NEBRASKA LIMITED LIABILITY COMPANY

### ACKNOWLEDGEMENT OF NOTARY

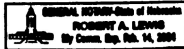
STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 1st DAY OF May 2000, 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 MANAGING MEMBER OF PINE LAKE L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE 14<sup>th</sup> DAY OF February 2004 A.D.



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 8TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 98-32230, 98-54800, AND 99-55471 (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.

UNION BANK AND TRUST COMPANY

BY:   
CHRIS WAGNER

TITLE: VICE PRESIDENT

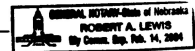
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF May 2000, BY CHRIS WAGNER, VICE PRESIDENT OF UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID (BANK).

MY COMMISSION EXPIRES ON THE 14<sup>th</sup> DAY OF February 2004 A.D.

  
NOTARY PUBLIC



### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 20<sup>th</sup> DAY OF September 2000 BY RESOLUTION NO. PC-00631.

ATTEST:   
CHAIR