



WESTERN MANOR 1ST. ADDITION FINAL PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WESTERN MANOR 1ST ADDITION A SUBDIVISION COMPOSED OF LOTS 14, 15 I.T.'S AND A PORTION OF LOT 78 I.T., LOCATED IN THE SW4 OF SECTION 21, T10N, R6E OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 I.T., SAID POINT BEING THE TIME POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF 89°39'44" E ALONG THE WEST LINE OF SAID LOT 14 I.T. A DISTANCE OF 661.68', THENCE N89°50'08" E ALONG THE NORTH LINE OF SAID LOTS 14, 13, I.T.'S AND A PORTION OF LOT 78 I.T., A DISTANCE OF 851.64', THENCE S00°54'28" W, A DISTANCE OF 660.27' TO A POINT ON THE SOUTH LINE OF SAID LOT 78 I.T., THENCE N50°00'00" W ALONG THE SOUTH LINE OF SAID LOTS 78, 13 AND 14 I.T.'S A DISTANCE OF 848.84' TO THE POINT OF BEGINNING. SAID LOT CONTAINS A CALCULATED AREA OF 12.89 ACRES. PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. SURVEY MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE May 21 1984 Roger K. Severin 334
 L.S. NUMBER

DEDICATION

THE FOREGOING PLAT, KNOWN AS WESTERN MANOR 1ST ADDITION, A SUBDIVISION OF LOTS 13 AND 14 I.T., AND A PORTION OF LOT 78 I.T., LOCATED IN THE SW4 OF SECTION 21, T10N, R6E OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND 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., MTWEGASCO, 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 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 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 29TH DAY OF MAY 1984.

Shirley A. Hatfield
 HUSBAND
Virginia J. Stettinger
 WIFE
 ASVA
 6/20/84
 2042
 47-73
 4-67
 '84 AUG 23 A11:23
 INST. NO. 84-20390

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF LANCASTER

ON THIS 29th DAY OF May 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PHILLIP R. AND VIRGINIA J. STETTINGER, HUSBAND AND WIFE, TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE 18th DAY OF March 1987 A.D.

Shirley A. Hatfield
 NOTARY PUBLIC

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN-CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF May 1984.

ATTEST: *Eleanor J. Hamann*
 CHAIRMAN

ACCEPTANCE

THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA BY ORDINANCE NO. 13899 PASSED THE 30TH DAY OF May 1984.

ATTEST: *Robert W. Wagner*
 CITY CLERK



LEGEND

- CORNER FOUND
- TEMPORARY CORNER
- CORNER ESTABLISHED

CURVE DATA

- ① Δ: 110° 31' 39"
- R: 125.00'
- C: 25.11'
- T: 12.62'
- L: 25.15'
- D: 45.8366°
- M: 24.98'
- K: 2.52