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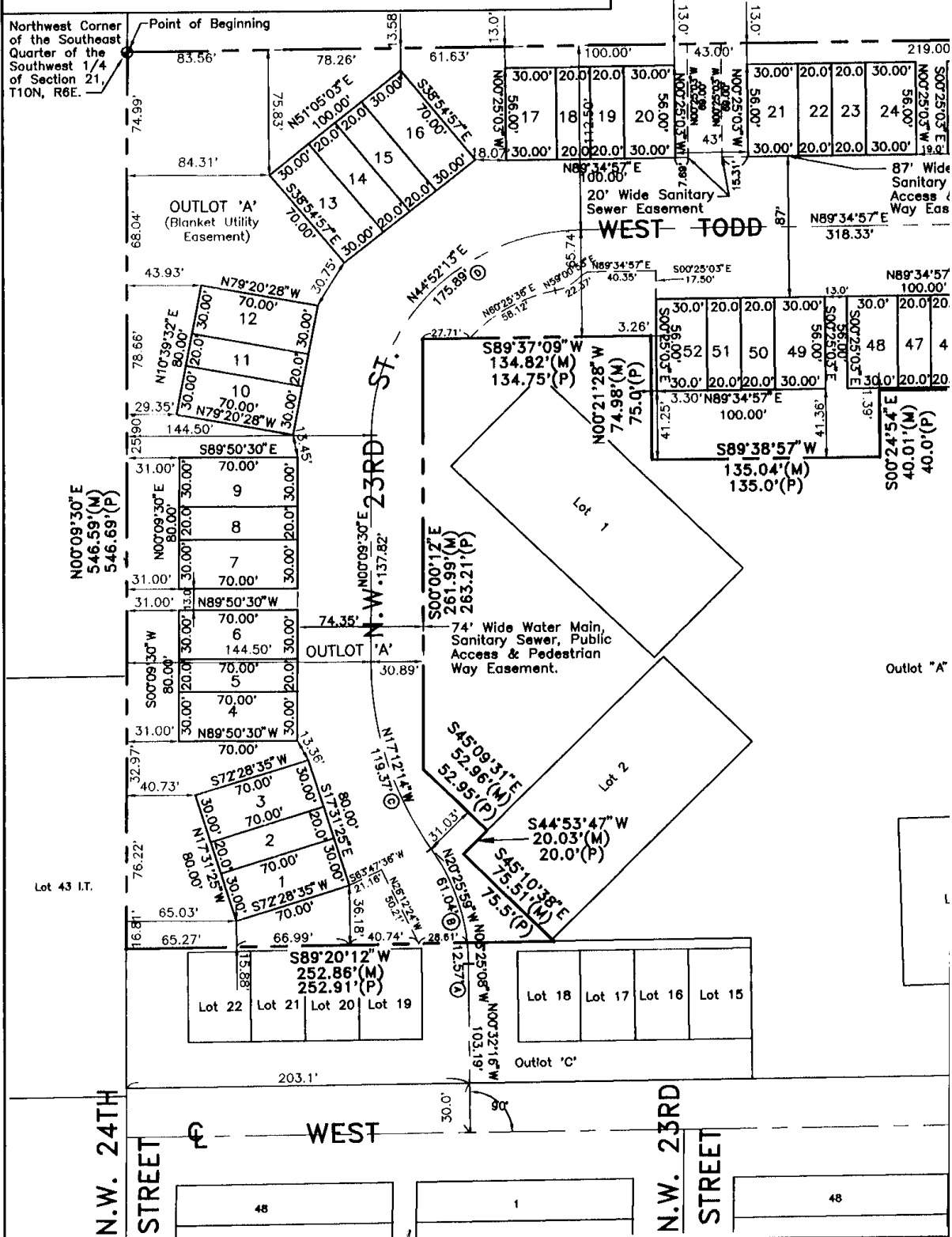
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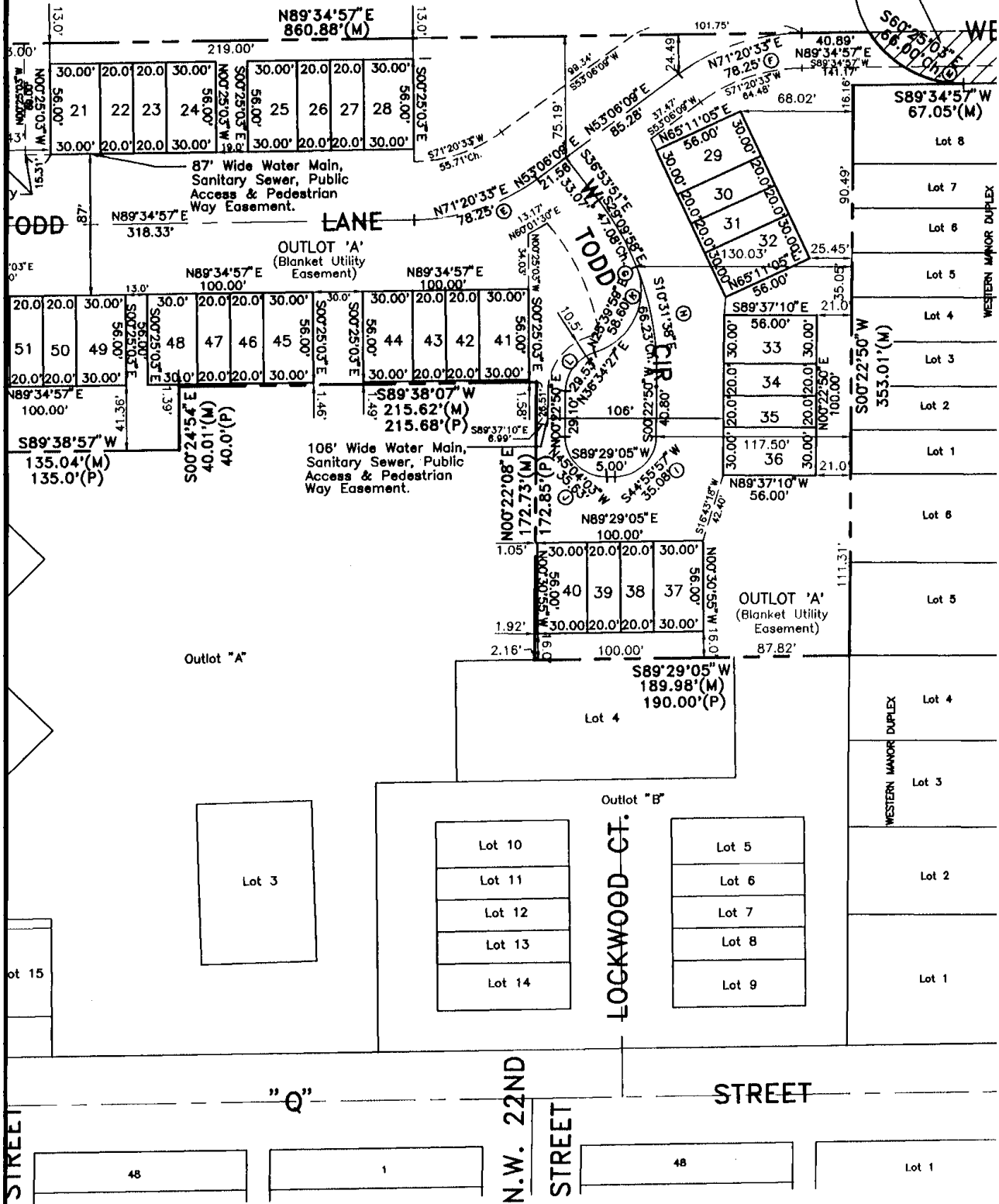
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WESTERN MANOR SECOND ADDITION FINAL PLAT

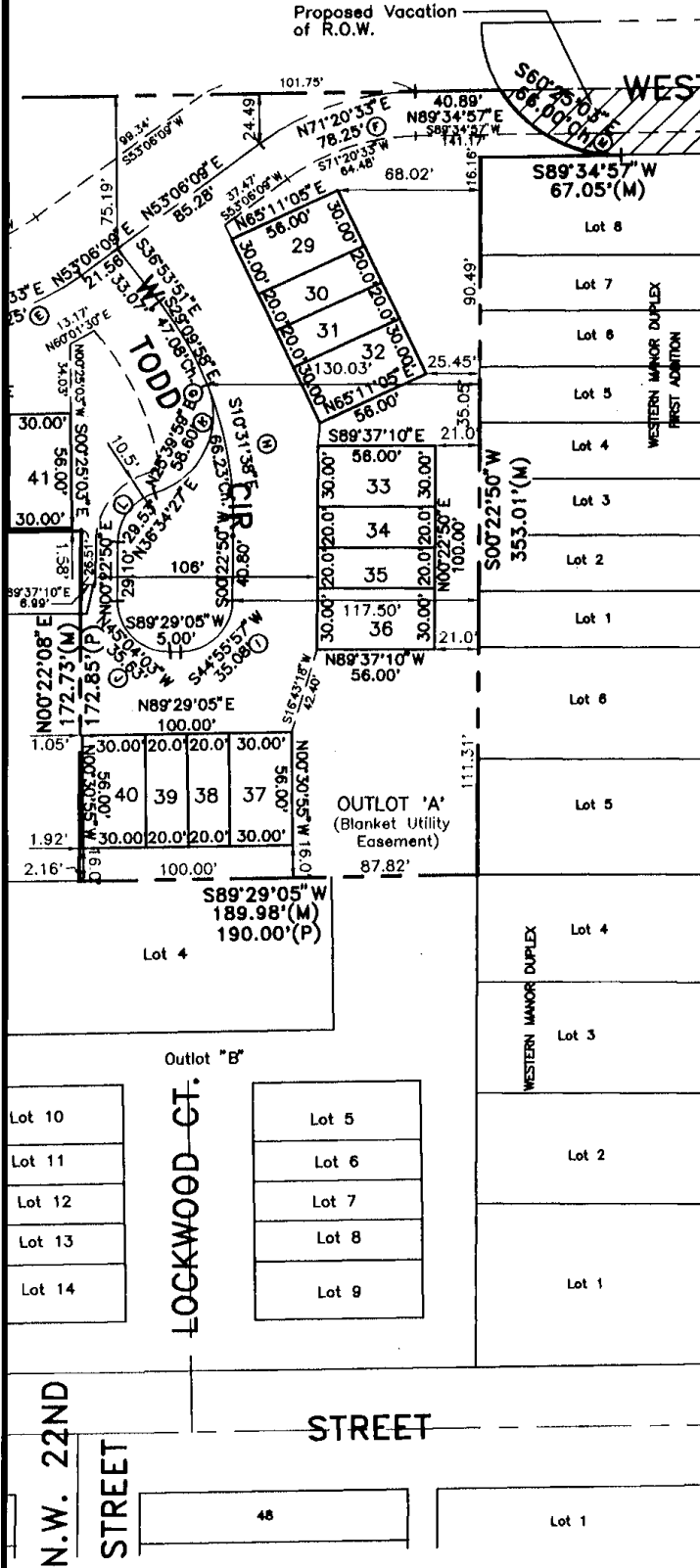
Proposed Vacation
of R.O.W.



OR
ION



Scale: 1" = 60'



WEST 'S' STREET LOT AREAS

LOT #	SQUARE FEET	LOT #	SQUARE FEET
1	2,100.00	26	1,680.00
2	1,400.00	29	1,680.00
3	2,100.00	30	1,120.00
4	2,100.00	31	1,120.00
5	1,400.00	32	1,680.00
6	2,100.00	33	1,680.00
7	2,100.00	34	1,120.00
8	1,400.00	35	1,120.00
9	2,100.00	36	1,680.00
10	2,100.00	37	1,680.00
11	1,400.00	38	1,120.00
12	2,100.00	39	1,120.00
13	2,100.00	40	1,680.00
14	1,400.00	41	1,680.00
15	1,400.00	42	1,120.00
16	2,100.00	43	1,120.00
17	1,680.00	44	1,680.00
18	1,120.00	45	1,680.00
19	1,120.00	46	1,120.00
20	1,680.00	47	1,120.00
21	1,680.00	48	1,680.00
22	1,120.00	49	1,680.00
23	1,120.00	50	1,120.00
24	1,680.00	51	1,120.00
25	1,680.00	52	1,680.00
26	1,120.00	OUTLET 'A'	198,371.84
27	1,120.00		

CURVE DATA

(A) Δ = 05°45'44" R = 125.00' T = 6.29' L = 12.57' C = 12.57'	(B) Δ = 28°15'58" R = 125.00' T = 31.48' L = 61.87' C = 61.04'	(C) Δ = 34°43'29" R = 200.00' T = 62.53' L = 121.21' C = 119.37'
(D) Δ = 89°25'51" R = 125.00' T = 123.75' L = 195.09' C = 175.89'	(E) Δ = 36°28'47" R = 125.00' T = 41.19' L = 79.59' C = 78.25'	(F) Δ = 36°28'47" R = 125.00' T = 41.19' L = 79.59' C = 78.25'
(G) Δ = 37°16'40" R = 175.00' T = 59.03' L = 113.86' C = 111.86'	(H) Δ = 21°48'56" R = 175.00' T = 33.72' L = 66.63' C = 66.23'	(I) Δ = 89°06'15" R = 25.00' T = 24.61' L = 38.88' C = 35.08'
(J) Δ = 90°53'45" R = 25.00' T = 25.39' L = 39.66' C = 35.63'	(K) Δ = 94°12'9" R = 40.00' T = 43.05' L = 65.77' C = 58.60'	(L) Δ = 72°23'14" R = 25.00' T = 18.29' L = 31.59' C = 29.53'
(M) Δ = 60°00'00" R = 66.00' T = 38.11' L = 69.12' C = 66.00'		

LEGEND

- ⊙ = Section & 1/4 Corner
- = Corner Found
- = Corner Set
- (P) = Platted Distance / Angle
- (M) = Measured Distance / Angle
- (D) = Deeded Distance / Angle
- (R) = Recorded Distance
- = Fence Line

REV: 02/28/97

SURVEYOR'S CERTIFICATE

WEST SECO FI

I hereby certify that I have accurately surveyed and staked the foregoing Plat, to be known as Western Manor Second Addition.

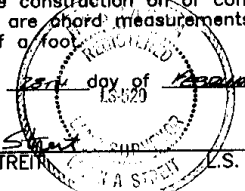
A Legal description of Outlots "D", "E", "F", "G" and "H", Western Manor First Addition to the City of Lincoln, and part of the vacated portion of West "S" Street (Ordinance #16680), all located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Beginning at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; Thence N 89°34'57" E, (an assumed bearing), and on the North Line of the Southeast Quarter of the Southwest Quarter of said Section 21 and also on the centerline of Vacated West "S" Street, Ordinance #16680, a distance of 860.88 feet to a point on a curve to the left; Thence on a curve to the left, having a radius of 66.00 feet, an arc length of 69.12 feet and central angle of 60°00'00", with a chord bearing of S 60°25'03" E, a chord distance of 66.00 feet to a point on the Northerly Line of Lot 8, Western Manor Duplex First Addition to the City of Lincoln, Lancaster County, Nebraska and also said point is on the Southerly Right-of-way Line of West "S" Street; Thence S 89°34'57" W, and on the Northerly Line of Lot 8 of said Western Manor Duplex First Addition or the Southerly Line of said Vacated West "S" Street, a distance of 67.05 feet to the Northeasterly Corner of Outlot "G", Western Manor First Addition to the City of Lincoln, Lancaster County, Nebraska or the Northwesterly Corner of said Western Manor Duplex First Addition; Thence S 00°22'50" W, and on the Easterly Line of Outlot "G" of said Western Manor First Addition or the Westerly Line of said Western Manor Duplex First Addition and also the Westerly Line of Western Manor Duplex to the City of Lincoln, Lancaster County, Nebraska, a distance of 353.01 feet to the Southeasterly Corner of Outlot "G" or the Northeasterly Corner of Outlot "B" of said Western Manor First Addition; Thence S 89°29'05" W, and on the Southerly Line of Outlot "G" or the Northerly Line of Outlot "B" of said Western Manor First Addition, a distance of 189.98 feet to the East-Southeasterly Corner of Outlot "A" of said Western Manor First Addition; Thence N 00°22'08" E, and on the Westerly Line of Outlot "G" or the Easterly Line of Outlot "A" of said Western Manor First Addition, a distance of 172.73 feet to the Northeasterly Corner of Outlot "A" of said Western Manor First Addition; Thence S 89°38'07" W, and on the Southerly Line of Outlot "G" and Outlot "F" or the Northerly Line of Outlot "A" of said Western Manor First Addition, a distance of 215.62 feet to a point of the Easterly Line of Outlot "E" of said Western Manor First Addition or the Southwesterly Corner of Outlot "F" of said Western Manor First Addition; Thence S 00°24'54" E, and on the Easterly Line of Outlot "E" or the Westerly Line of Outlot "A" of said Western Manor First Addition, a distance of 40.01 feet to the Southeasterly Corner of Outlot "E" of said Western Manor First Addition; Thence S 89°38'57" W, and on the Southerly Line of Outlot "E" or the Northerly Line of Outlot "A" of said Western Manor First Addition, a distance of 135.04 feet to the Southwesterly Corner of Outlot "E" of said Western Manor First Addition; Thence N 00°21'28" W, and on the Westerly Line of Outlot "E" or the Easterly Line of Outlot "A" of said Western Manor First Addition, a distance of 74.98 feet; Thence S 89°37'09" W, and on the Southerly Line of Outlot "E" and Outlot "D" or the Northerly Line of Outlot "A" of said Western Manor First Addition, a distance of 134.82 feet to the Northwesterly Corner of Outlot "A" of said Western Manor First Addition; Thence S 00°00'12" E, and on the Easterly Line of Outlot "D" and Outlot "H" or the Westerly Line of Outlot "A" of said Western Manor First Addition, a distance of 261.99 feet; Thence S 45°09'31" E, and on the Easterly Line of Outlot "H" or the Westerly Line of Outlot "A" of said Western Manor First Addition, a distance of 52.96 feet to a point on the Westerly Line of Lot 2 of said Western Manor First Addition; Thence S 44°53'47" W, and on the Easterly Line of Outlot "H" or the Westerly Line of Lot 2 of said Western Manor First Addition, a distance of 20.03 feet to the Northwesterly Corner of Lot 2 of said Western Manor First Addition; Thence S 45°10'38" E, and on the Easterly Line of Outlot "H" or the Westerly Line of Lot 2 of said Western Manor First Addition, a distance of 75.51 feet to the Southeasterly Corner of Outlot "H" or the Southwesterly Corner of Lot 2 of said Western Manor First Addition; Thence S 89°20'12" W, and on the Southerly Line of Outlot "H" or the Northerly Line of Outlot "A" of said Western Manor First Addition, a distance of 252.86 feet to the Southwesterly Corner of Outlot "H" or the Northwesterly Corner of Outlot "A" of said Western Manor First Addition and also said point is on the Easterly Line of Lot 43 Irregular Tract or the West Line of the Southeast Quarter of the Southwest Quarter of said Section 21; Thence N 00°09'30" E, and on the Westerly Line of Outlot "H" and Outlot "D" of said Western Manor First Addition and the West Line of the Southeast Quarter of the Southwest Quarter of said Section 21 or the Easterly Line of Lots 43 and 81 Irregular Tracts of said Section 21, a distance of 546.59 feet to the point of beginning and containing a calculated area of 278,171.90 square feet or 6.386 acres.

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 Block 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 or conveyance of any lot shown on this Plat. All dimensions are chord measurements unless otherwise shown and are in feet and decimals of a foot.

Signed this 20th day of August, 1992.

Mark A. Streim, Surveyor #520
MARK A. STREIM, S.A.S. No. 520



The foregoing Plat of West Outlots "D", "E", "F", "G" Lincoln, and part of the vacated portion of West "S" Street (Ordinance #16680), all located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more fully with free consent and in consideration of the easements the City of Lincoln, Nebraska Communications, T.V. Trans and assigns, to allow entry replacement, repair, operation of fixtures, poles, towers, pipes, gas, telephone, cable television mains, and all appurtenances shown on the foregoing Plat structure, excluding fences thereon shall be prohibited

The City of Lincoln, its successors, to the cost of replacement or destruction or under any easement shown thereon shall be prohibited

Public Access Easements shall be prohibited

WITNESS MY HAND this 18th day of August, 1992, at Lincoln, Nebraska, I, Phillip R. Stettinger, Husband of Phillip R. Stettinger, Husband

Phillip R. Stettinger
Phillip R. Stettinger, Husband

ACKNOWLEDGE

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument is acknowledged before me this 18th day of August, 1992, by

James S. Mase
Notary Public

ACKNOWLEDGE

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument is acknowledged before me this 18th day of August, 1992, by

James S. Mase
Notary Public

WESTERN MANOR SECOND ADDITION FINAL PLAT

DEDICATION


The foregoing Plat of Western Manor Second Addition, being a subdivision of Outlots "D", "E", "F", "G" and "H", Western Manor First Addition to the City of Lincoln, and part of the vacated portion of West "S" Street (Ordinance #16680), all located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more fully described in the Surveyor's Certificate is made with free consent and in accordance with the desires of the undersigned, sole owners and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation the Aliant Communications, T.V. Transmission, Inc., People's 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, gas, telephone, cable television, wastewater collectors, storm drains, water mains, and all appurtenances thereto, over, upon, or under any easements shown on the foregoing Plat. The construction or location of any building or structure, excluding fences, over, upon, or under any easements shown thereon shall be prohibited.

The City of Lincoln, its successors or assign are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

Public Access Easements hereby dedicated to the Public.

WITNESS MY HAND this 1st day of March, 1997.
Owner of Record: Phillip R. Stettinger & Virginia J. Stettinger, Husband & Wife, Outlots "D", "E", "F", "G" and "H", Western Manor First Addition, located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.


Phillip R. Stettinger, Husband

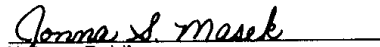

Virginia J. Stettinger, Wife

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS



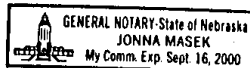
The foregoing instrument was acknowledged before me this 1st day of March, 1997, by Phillip R. Stettinger, Husband.


Notary Public

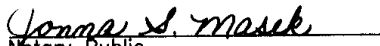
Sept. 16, 2000
Commission Expiration

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS




The foregoing instrument was acknowledged before me this 1st day of March, 1997, by Virginia R. Stettinger, Wife.


Notary Public

Sept. 16, 2000
Commission Expiration

PLANNING COMM

The Lincoln City-Lancaster County Plat and accepted the offer of dedication (1997 by Resolution No. PL-1003

Attest: 

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PLANNING COMMISSION APPROVAL

being a subdivision of
Addition to the City of
street (Ordinance
Southwest Quarter of
th P.M., Lancaster
s Certificate is made
of the undersigned, sole
granted in perpetuity to
the Aliant
al Gas, their successors
ction, reconstruction,
s, cables, conduits,
tribution of electricity,
storm drains, water
nder any easements
tion of any building or
asements shown

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication on this 12th day of March, 1997 by Resolution No. PC-003512.

Attest: [Signature]
Chair

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97.
ettinger, Husband &
r First Addition, located
Section 21, Township 10
, Nebraska.

[Signature]
Stettinger, Wife

TARY

this 1st day of
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2000
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TARY

this 1st day of
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16, 2000
piration