

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02040
Nebraska Heart Hospital

DATE: December 2, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: December 11, 2002

PROPOSAL: A final plat consisting of one lot.

LAND AREA: 20.69 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 97 I.T. and a portion of Lot 98 I. T.; located in the northeast quarter of Section 23, Township 9 North, Range 7 East of the 6th P.M.; Lancaster County, Nebraska.

LOCATION: S. 91st St. & Heritage Lakes Dr.

APPLICANT: Nebraska Heart Hospital
1500 S. 48th St. Suite 712
Lincoln, NE 68506
(402) 483-8566

OWNER: same as applicant

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Hospital under construction.

SURROUNDING LAND USE AND ZONING:

North:	R-3 Residential	Platted residential lots and vacant space.
South:	AG Agriculture	Agriculture/vacant
East:	R-3 Residential	Platted residential lots.
West:	B-5 Planned Regional Business	Appian Way-Commercial shopping center under construction.

HISTORY: Special Permit #1939A was approved on April 15, 2002 by City Council.

UTILITIES: Available

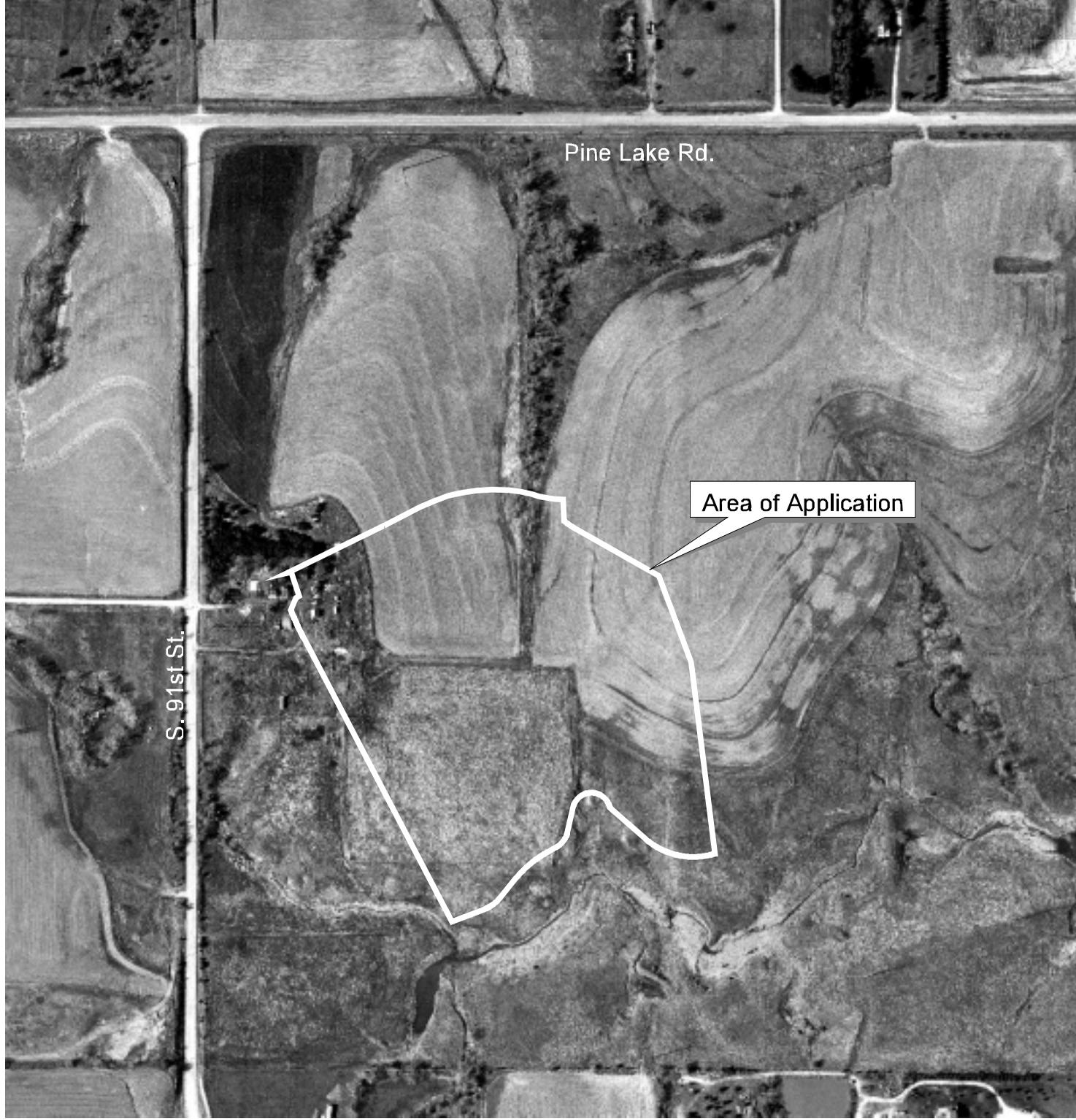
TRAFFIC ANALYSIS: S. 91st St. is classified as a minor arterial.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner

attachments: Information from the applicant.
Technical information.



Pine Lake Rd.

Area of Application

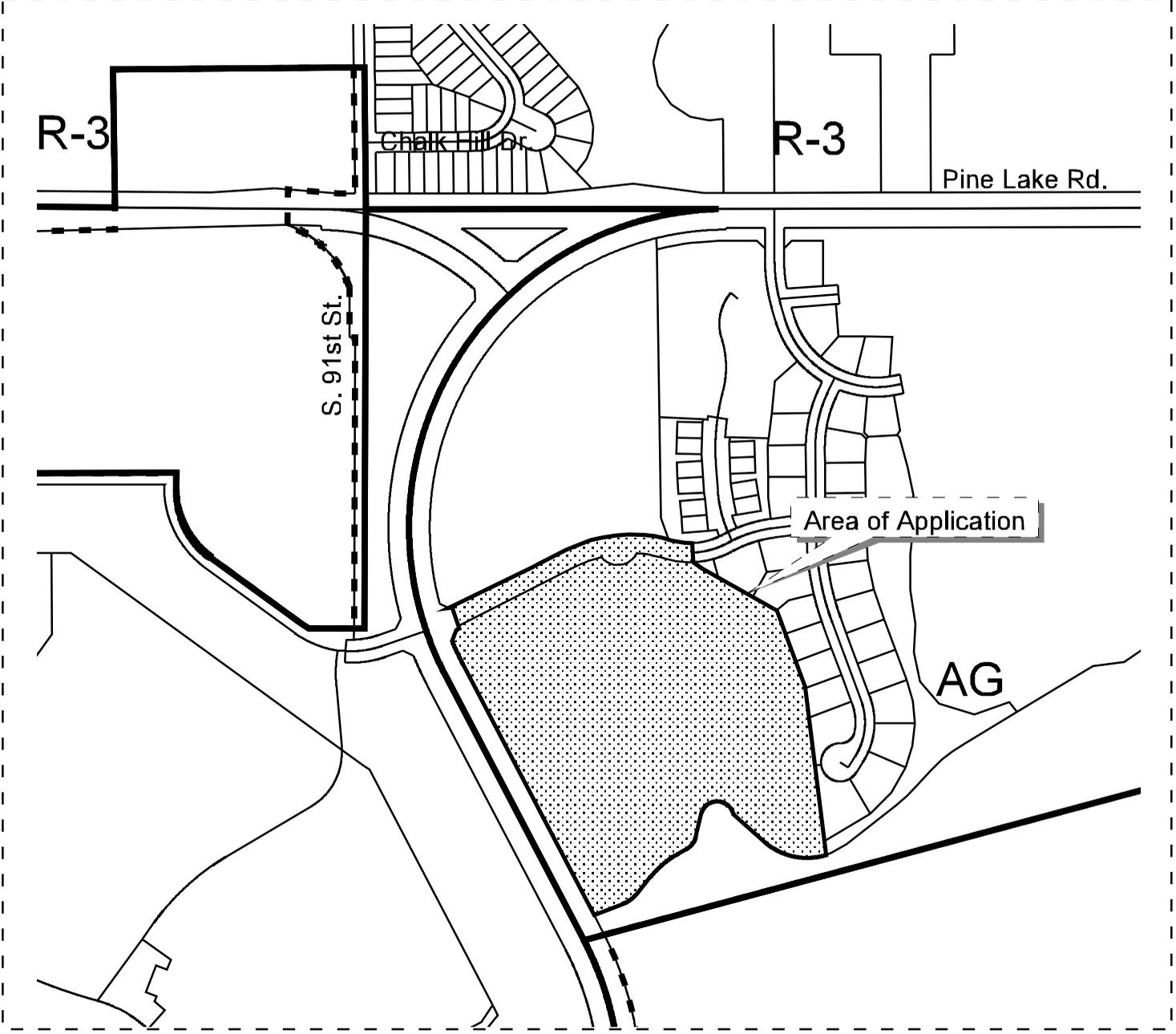
S. 91st St.

**Final Plat #02040
S. 98th & Pine Lake Rd.
Nebraska Heart Hospital**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

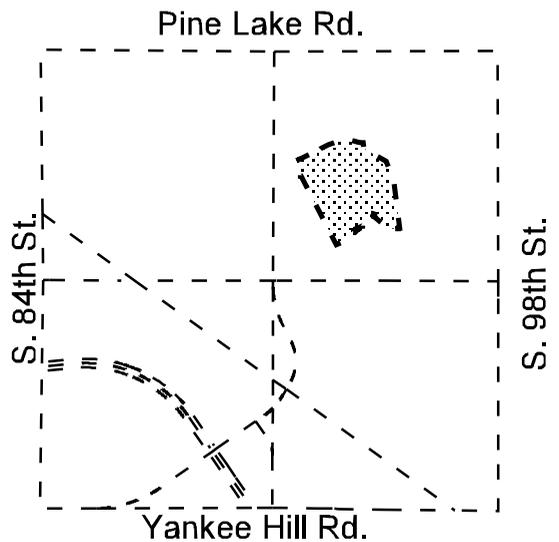


Final Plat #02040
S. 98th & Pine Lake Rd.
Nebraska Heart Hospital

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 23 T9N R7E



NEBRASKA HEART HOSPITAL ADDITION

FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS NEBRASKA HEART HOSPITAL ADDITION, A SUBDIVISION COMPOSED OF LOT 97 I.T., AND A PORTION OF LOT 98 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 97 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 202.52 FEET, ARC LENGTH OF 207.18 FEET, DELTA ANGLE OF 58 DEGREES 36 MINUTES 52 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 02 MINUTES 59 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., AND A CHORD LENGTH OF 198.26 FEET TO A POINT, THENCE NORTH 48 DEGREES 44 MINUTES 34 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., A DISTANCE OF 130.81 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 52.25 FEET, ARC LENGTH OF 140.97 FEET, DELTA ANGLE OF 154 DEGREES 34 MINUTES 56 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 55 MINUTES 32 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., AND A CHORD LENGTH OF 101.94 FEET TO A POINT, THENCE SOUTH 12 DEGREES 48 MINUTES 19 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., A DISTANCE OF 69.78 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 63.99 FEET, ARC LENGTH OF 54.10 FEET, DELTA ANGLE OF 48 DEGREES 28 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 00 MINUTES 13 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., AND A CHORD LENGTH OF 52.50 FEET TO A POINT, THENCE SOUTH 61 DEGREES 13 MINUTES 26 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., A DISTANCE OF 25.77 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 308.32 FEET, ARC LENGTH OF 117.51 FEET, DELTA ANGLE OF 21 DEGREES 50 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 50 DEGREES 18 MINUTES 20 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., AND A CHORD LENGTH OF 116.80 FEET TO A POINT, THENCE SOUTH 39 DEGREES 43 MINUTES 14 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., A DISTANCE OF 87.74 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 107.86 FEET, ARC LENGTH OF 55.30 FEET, DELTA ANGLE OF 29 DEGREES 22 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 54 DEGREES 04 MINUTES 33 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., AND A CHORD LENGTH OF 54.70 FEET TO A POINT, THENCE SOUTH 48 DEGREES 43 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 97 I.T., A DISTANCE OF 98.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 97 I.T., THENCE NORTH 27 DEGREES 39 MINUTES 47 SECONDS WEST ALONG A WEST LINE OF SAID LOT 97 I.T., SAID LINE BEING THE EAST LINE OF SOUTH 91ST STREET RIGHT-OF-WAY, A DISTANCE OF 883.32 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, ARC LENGTH OF 87.23 FEET, DELTA ANGLE OF 05 DEGREES 20 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 24 DEGREES 59 MINUTES 24 SECONDS WEST ALONG A WEST LINE OF SAID LOT 97 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 87.20 FEET TO A POINT, THENCE NORTH 22 DEGREES 15 MINUTES 03 SECONDS EAST ALONG A WEST LINE OF SAID LOT 97 I.T., SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 38.08 FEET TO A POINT, THENCE NORTH 88 DEGREES 05 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 97 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.04 FEET TO A POINT, THENCE NORTH 84 DEGREES 48 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 98 I.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 2.51 FEET TO A POINT, THENCE NORTH 83 DEGREES 04 MINUTES 54 SECONDS EAST, A DISTANCE OF 418.29 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 433.00 FEET, ARC LENGTH OF 203.19 FEET, DELTA ANGLE OF 26 DEGREES 53 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 31 MINUTES 28 SECONDS EAST, AND A CHORD LENGTH OF 201.33 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 431.35 FEET, ARC LENGTH OF 113.31 FEET, DELTA ANGLE OF 15 DEGREES 03 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 81 DEGREES 00 MINUTES 14 SECONDS EAST, AND A CHORD LENGTH OF 112.98 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 430.00 FEET, ARC LENGTH OF 16.51 FEET, DELTA ANGLE OF 02 DEGREES 12 MINUTES 00 SECONDS, A CHORD BEARING OF SOUTH 73 DEGREES 53 MINUTES 32 SECONDS EAST ALONG A NORTH LINE OF LOT 98 I.T., AND ITS EXTENSION, AND A CHORD LENGTH OF 16.51 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 220.00 FEET, ARC LENGTH OF 74.61 FEET, DELTA ANGLE OF 19 DEGREES 25 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 50 MINUTES 29 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 98 I.T., AND A CHORD LENGTH OF 74.26 FEET TO A POINT, THENCE SOUTH 02 DEGREES 13 MINUTES 19 SECONDS EAST ALONG A EAST LINE OF SAID LOT 98 I.T., A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 98 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 97 I.T., THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 285.52 FEET, ARC LENGTH OF 34.58 FEET, DELTA ANGLE OF 06 DEGREES 58 MINUTES 23 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 10 MINUTES 13 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 97 I.T., AND A CHORD LENGTH OF 34.58 FEET TO A POINT, THENCE SOUTH 60 DEGREES 46 MINUTES 13 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 97 I.T., A DISTANCE OF 289.25 FEET TO A POINT, THENCE SOUTH 20 DEGREES 22 MINUTES 02 SECONDS EAST ALONG A EAST LINE OF SAID LOT 97 I.T., A DISTANCE OF 225.87 FEET TO A POINT, THENCE SOUTH 07 DEGREES 09 MINUTES 57 SECONDS EAST ALONG A EAST LINE OF SAID LOT 97 I.T., A DISTANCE OF 532.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 901,183.82 SQUARE FEET OR 20.69 ACRES, MORE OR LESS.

DATE: MICHAEL R. JOHNSON, L.S. NUMBER: DUSON ASSOCIATES, 1111 LINCOLN MALL, LINCOLN, NE 68508

WITNESS MY HAND THIS DAY OF 20

NEBRASKA HEART HOSPITAL, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

SHERYL OODS
CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SHERYL OODS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS CHIEF EXECUTIVE OFFICER OF NEBRASKA HEART HOSPITAL LLC, A NEBRASKA LIMITED LIABILITY COMPANY

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS NEBRASKA HEART HOSPITAL ADDITION (HEREINAFTER "PLAT") SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT

(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 CERTIFIES THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

NAME OF BANK

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

RECEIVED

AUG 14 2002

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

SHEET 2 OF 2

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