

Change of Zone 04048

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps attached to and  
 2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the  
 3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown  
 4 thereon.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That the "Lincoln Zoning District Maps" attached to and made a part  
 7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
 8 boundaries of the districts established and shown on said Maps as follows:

9           A portion of Outlot A, Wilderness Woods Office Park Addition,  
 10 located in the Northwest Quarter of Section 25, Township 9 North,  
 11 Range 6 East of the 6th P.M., City of Lincoln, Lancaster County,  
 12 Nebraska, and more particularly described as follows:

13           Beginning at a southeast corner of said Outlot A, said point also  
 14 being the northeast corner of Lot 1, Wilderness Woods Office  
 15 Park Addition; thence westerly along the north line of said Lot 1  
 16 on an assumed bearing of north 64 degrees 40 minutes 15  
 17 seconds west, a distance of 190.75 feet; thence north 32 degrees  
 18 36 minutes 24 seconds east, a distance of 23.57 feet; thence  
 19 around a curve in a counter clockwise direction, having a radius of  
 20 264.00 feet, a delta angle of 32 degrees 36 minutes 24 seconds,  
 21 an arc length of 150.24 feet, a chord bearing of north 16 degrees  
 22 18 minutes 12 seconds east and a chord length of 148.22 feet;  
 23 thence north 00 degrees 00 minutes 00 seconds east, a distance  
 24 of 41.94 feet; thence south 64 degrees 15 minutes 00 seconds  
 25 east, a distance of 267.71 feet to the easterly line of said Outlot A;  
 26 thence around a curve in a counter clockwise direction, along said  
 27 easterly line, said line also being the westerly line of Lot 1,  
 28 Wilderness Ridge 1st Addition, having a radius of 725.00 feet, a  
 29 delta angle of 16 degrees 36 minutes 03 seconds, an arc length  
 30 of 210.06 feet, a chord bearing of south 35 degrees 59 minutes  
 31 48 seconds west, and a chord length of 209.33 feet to the point of

1 beginning; said tract contain a calculated area of 43,636.23  
2 square feet or 1.00 acres, more or less;

3 be and it hereby is transferred from the O-3 Office Park District to the R-3 Residential District  
4 and is hereby made a part of the R-3 Residential District and governed by all the provisions and  
5 regulations pertaining to the R-3 Residential District.

6 Section 2. That this ordinance shall take effect and be in force from and after its  
7 passage and publication according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2004:

\_\_\_\_\_  
Mayor