

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: FP#02001 Parker's Landing Addition

Date: June 27, 2002

PROPOSAL: A final plat consisting of 74 lots and three outlots.

LAND AREA: 44.23 Acres

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approve

GENERAL INFORMATION:

LEGAL DESCRIPTION: Attached.

LOCATION: Generally located at S. 80th Street midway between Pine Lake and Old Cheney Roads.

APPLICANT: Patrick Mooberry
Home Real Estate
225 N. Cotner Blvd., Suite 101
Lincoln, NE 68505 (402) 436-3333

Owners: Patrick Mooberry
Home Real Estate
225 N. Cotner Blvd., Suite 101
Lincoln, NE 68505 (402) 436-3333

City of Lincoln
555 South 10th Street
Lincoln, NE 68508

John and Andrea Schleich
6230 Doe Creek Circle
Lincoln, NE 68516 (402) 436-3444

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

EXISTING ZONING: R-1 and R-3 Residential

EXISTING LAND USE: Undeveloped and Phares Park

SURROUNDING LAND USE AND ZONING:

North: Residential R-3 Residential
South: Residential and Undeveloped AGR Agricultural Residential
East: Church AGR Agricultural Residential
West: Residential R-1, Residential

COMPREHENSIVE PLAN SPECIFICATIONS: The area is shown as Urban Residential in the Comprehensive Plan. All streets are public and classified as local streets in the Comprehensive Plan Street and Road Classification.

HISTORY: The preliminary plat for Parker's Landing and change of zone from AGR to R-1 and R-3 were approved February 20, 2002.

MISC#96028 - Accepted the dedication of land for Phares Park in **July, 1996**. However, the dedication did not follow existing lot lines, and it was determined that the inconsistency with the lot lines and ownership did not need to be corrected at that time but when surrounding lands were platted.

SP#1607 - Approved Edenton South 1st Addition CUP in **July, 1996**. The developer agreed to dedicate parkland off-site to provide for a neighborhood park in exchange for a waiver to the required recreation plan associated with the CUP located at South 70th Street and Old Cheney Road.

FP#96027 - Approved in **July, 1996**, Stevens Ridge First Addition created three lots and dedicated Doecreek Circle as a cul-de-sac.

PP#96004 - Approved in **May, 1996**, the preliminary plat of Stevens Ridge Estates 1st Addition revised the street layout created by the Stevens Ridge Estates final plat, and now showed Doecreek Drive as a cul-de-sac and Ashbrook Circle as a thru-street to the south boundary of the plat.

The area was zoned A-A, Rural and Public Use until it was changed to AGR, Agricultural Residential during the **1979** zoning update.

Stevens Ridge Estates Final Plat - Approved in **1976**, it created Ashbrook Circle as a cul-de-sac, and Doecreek Drive as a thru-street to the south limit of the plat.

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 sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Brian Will, AICP
Planner



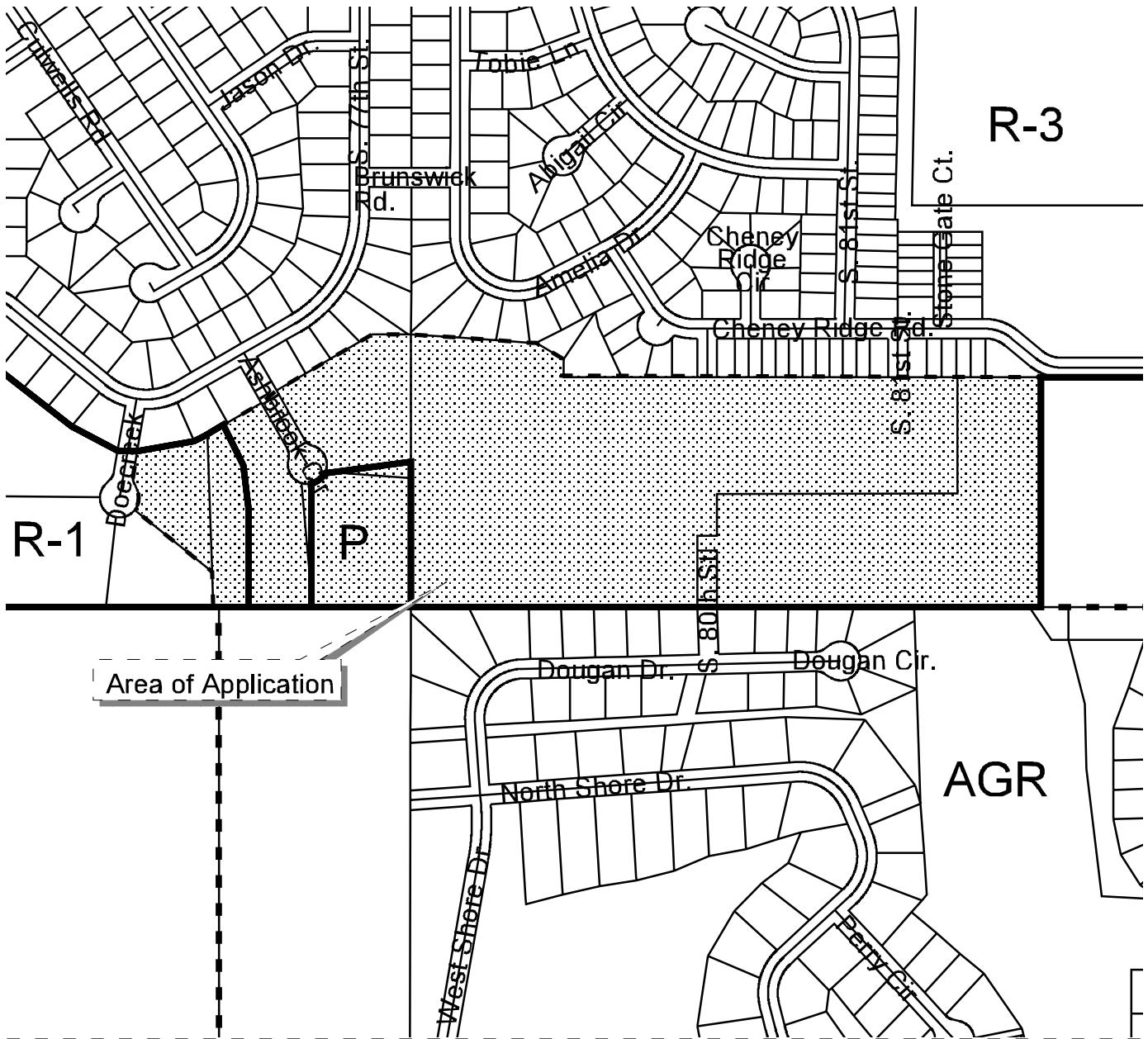
Area of Application

**Final Plat #02001
S. 80th & Cheney Ridge
Parker's Landing Addition**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

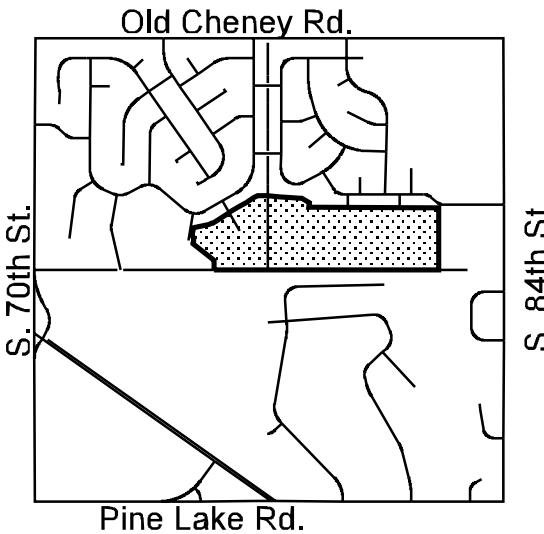


Final Plat #02001
S. 80th & Cheney Ridge
Parker's Landing Addition

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. 15 T9N R7E



PARKER'S LANDING ADDITION

FINAL PLAT

THIS PLAT BASED UPON PRELIMINARY PLAT
NO. 01014 FOR PARKER'S LANDING ADDITION

INDEX OF SHEETS

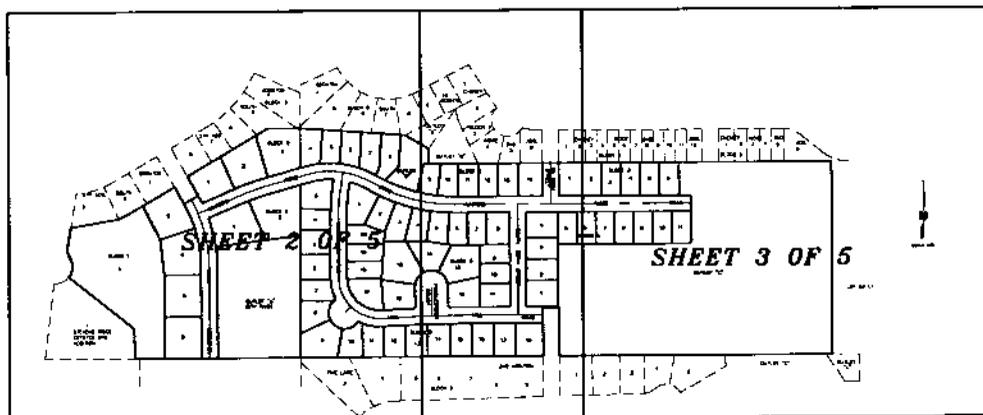
SHEET 1 OF 5: COVER SHEET, PLANNING COMMISSION APPROVAL

SHEET 2 OF 5: FINAL PLAT DRAWING

SHEET 3 OF 5: FINAL PLAT DRAWING, CURVE DATA

SHEET 4 OF 5: SURVEYOR'S CERTIFICATE, DEDICATION, NOTARY

SHEET 5 OF 5: LIEN HOLDERS CERTIFICATE, NOTARY, LOT AREA TABLE

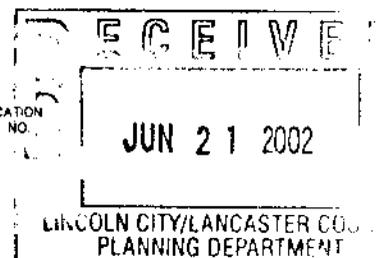


VICINITY SKETCH

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS
APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION
ON THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

ATTEST: _____
CHAIR

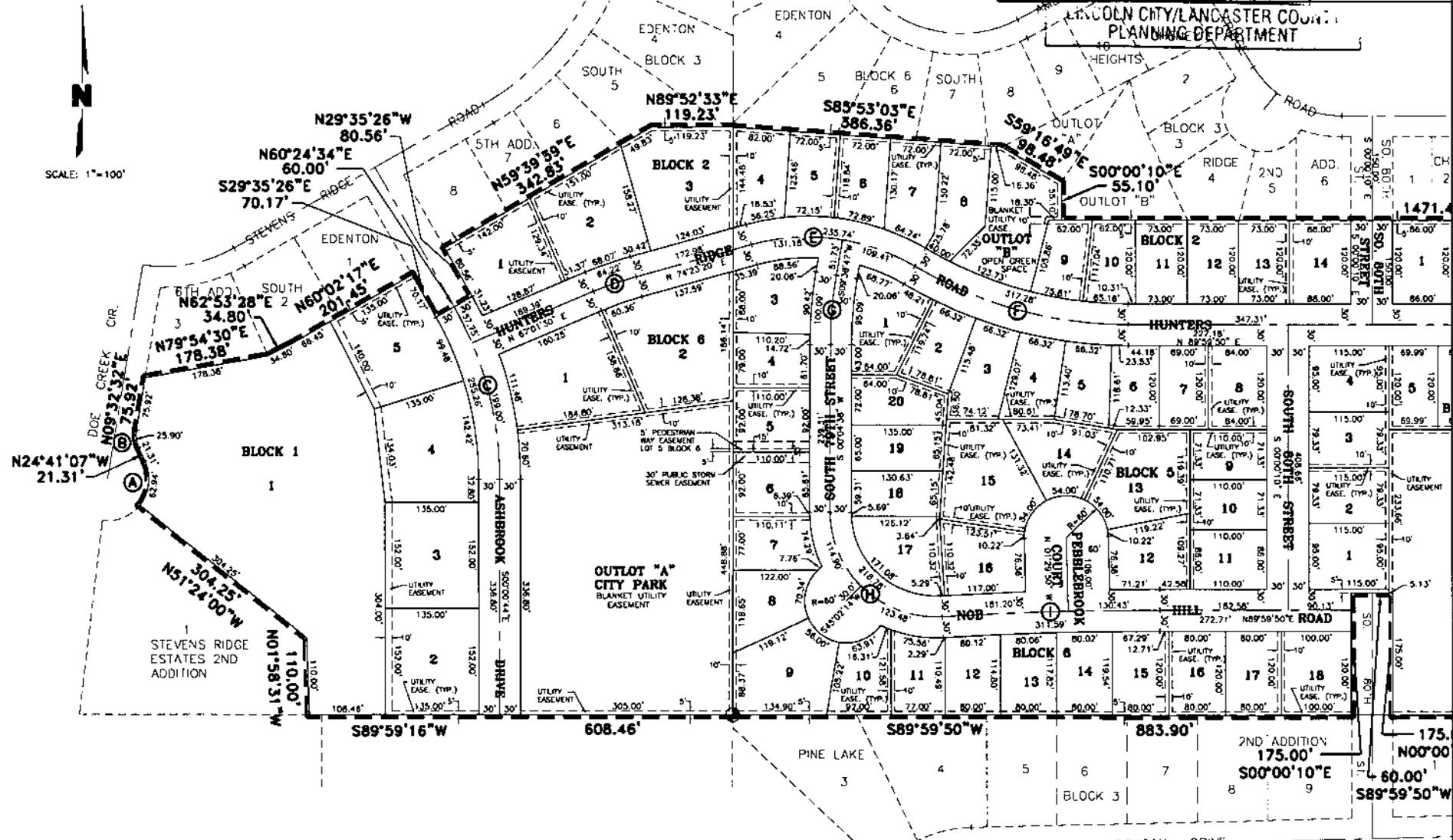


PARKER'S LANDING ADDITION

FINAL PLAT

RECEIVED
JUN 21 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

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SCALE: 1"=100'



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SHEET 2 OF 5

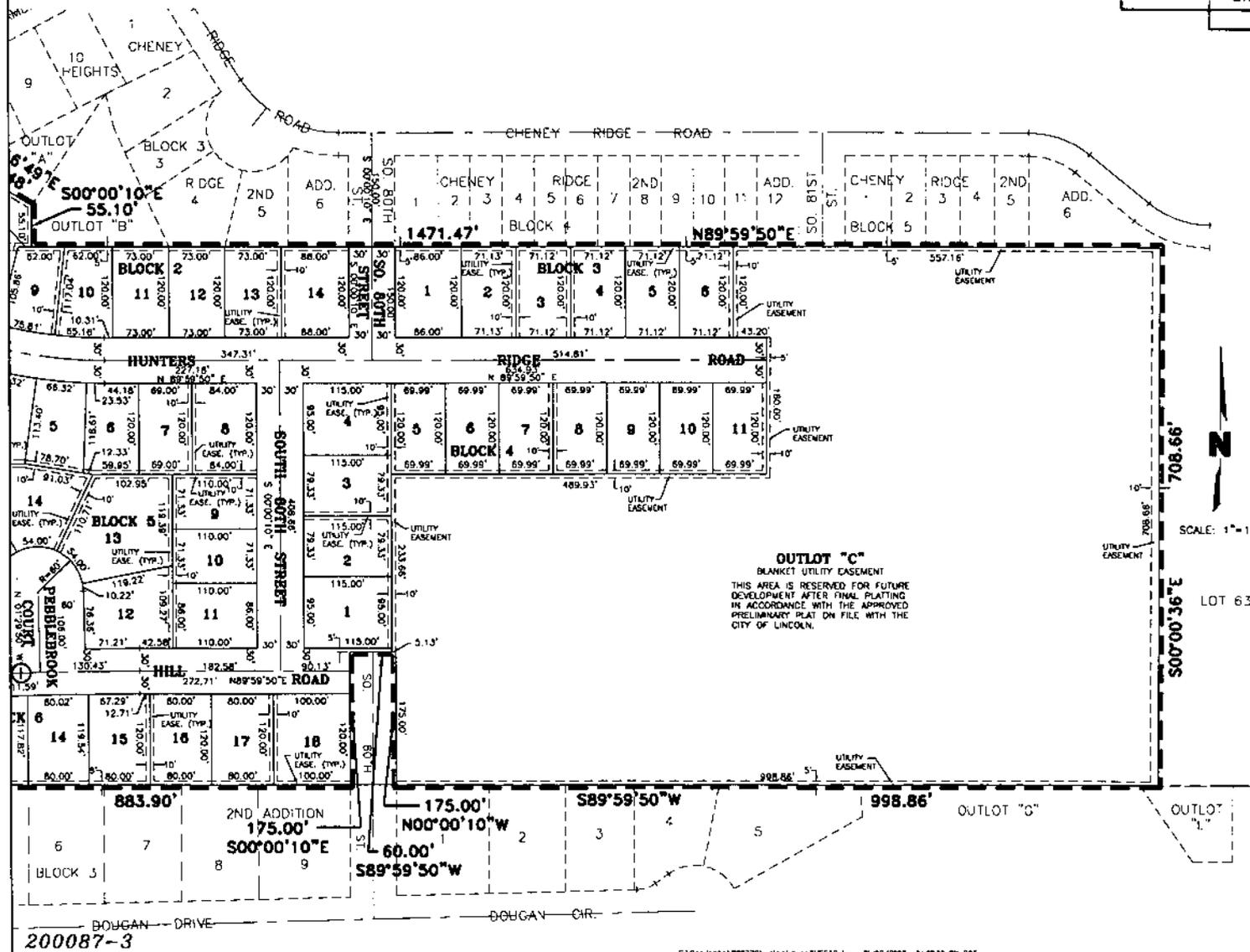
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PARKER'S LANDING ADDITION FINAL PLAT

RECEIVED

JUN 21 2002

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



CURVE DATA

<p>A = 631'08" R = 60.00 L = 66.26 T = 36.96 C = 62.94 CB = N06°56'57"E</p>	<p>F = 30°39'44" R = 600.00 L = 321.09 T = 164.49 C = 317.28 CB = S74°40'18"E</p>
<p>B = 34°13'39" R = 44.00 L = 26.28 T = 13.55 C = 25.90 CB = N07°34'18"W</p>	<p>G = 9°34'09" R = 600.00 L = 100.21 T = 50.22 C = 100.09 CB = S04°51'43"W</p>
<p>C = 29°34'42" R = 500.00 L = 258.12 T = 132.00 C = 255.26 CB = S14°48'05"E</p>	<p>H = 9°39'04" R = 150.00 L = 245.18 T = 159.88 C = 218.78 CB = S46°44'54"E</p>
<p>D = 72°1'50" R = 500.00 L = 64.26 T = 32.18 C = 64.22 CB = N70°42'25"E</p>	<p>I = 3°34'16" R = 5000.00 L = 311.84 T = 155.87 C = 311.59 CB = N88°12'42"E</p>
<p>E = 46°16'14" R = 300.00 L = 242.27 T = 128.18 C = 235.74 CB = S82°28'33"E</p>	

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SHEET 3 OF 5

PARKER'S LANDING ADDITION

FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PARKER'S LANDING, COMPOSED OF LOT 62 I.T., LOT 69 I.T., LOTS 3 AND 4 BLOCK 3 STEVENS RIDGE ESTATES, LOT 2 STEVENS RIDGE ESTATES 2ND ADDITION, LOT 5 EDENTON SOUTH 7TH ADDITION, AND A PORTION OF VACATED ASHBROOK DRIVE RIGHT-OF-WAY, ALL LOCATED IN THE NORTH HALF OF SECTION 15 T9N, R7E, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID LOT 69 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 69 I.T., A DISTANCE OF 998.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 69 I.T., THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID LOT 69 I.T., A DISTANCE OF 175.00 FEET TO A WEST CORNER OF SAID LOT 69 I.T., THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 69 I.T., A DISTANCE OF 60.00 FEET TO A WEST CORNER OF SAID LOT 69 I.T., SAID POINT BEING ON A EAST LINE OF LOT 62 I.T., THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST ALONG A EAST LINE OF SAID LOT 62 I.T., A DISTANCE OF 175.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 62 I.T., THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 62 I.T., A DISTANCE OF 883.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 62 I.T., THENCE SOUTH 89 DEGREES 59 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF LOT 3 BLOCK 3 STEVENS RIDGE ESTATES, AND THE SOUTH LINE OF LOT 5 EDENTON SOUTH 7TH ADDITION, A DISTANCE OF 608.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 01 DEGREES 58 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 STEVENS RIDGE ESTATES 2ND ADDITION, THENCE NORTH 51 DEGREES 24 MINUTES 00 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID LOT 2, A DISTANCE OF 304.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 60.00 FEET, ARC LENGTH OF 66.26 FEET, DELTA ANGLE OF 63 DEGREES 16 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 06 DEGREES 56 MINUTES 57 SECONDS EAST ALONG A WEST LINE OF SAID LOT 2, SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF DOE CREEK CIRCLE, AND A CHORD LENGTH OF 62.94 FEET TO A POINT OF TANGENCY, THENCE NORTH 24 DEGREES 41 MINUTES 07 SECONDS WEST ALONG A WEST LINE OF SAID LOT 2, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 21.31 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 44.00 FEET, ARC LENGTH OF 26.28 FEET, DELTA ANGLE OF 34 DEGREES 13 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 34 MINUTES 18 SECONDS WEST ALONG A WEST LINE OF SAID LOT 2, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 23.90 FEET TO A POINT OF TANGENCY, THENCE NORTH 09 DEGREES 32 MINUTES 32 SECONDS EAST ALONG A WEST LINE OF SAID LOT 2, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 75.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE NORTH 79 DEGREES 54 MINUTES 30 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 178.38 FEET TO A NORTH CORNER OF SAID LOT 2, THENCE NORTH 62 DEGREES 53 MINUTES 28 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 34.80 FEET TO A NORTH CORNER OF SAID LOT 2, THENCE NORTH 60 DEGREES 02 MINUTES 17 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 2, AND A NORTH LINE OF LOT 5 EDENTON SOUTH 7TH ADDITION, A DISTANCE OF 201.45 FEET TO A NORTH CORNER OF SAID LOT 5, THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 5, SAID LINE BEING A WEST LINE OF ASHBROOK DRIVE RIGHT-OF-WAY, A DISTANCE OF 70.17 FEET TO A NORTHWEST CORNER OF THE VACATED PORTION OF SAID RIGHT-OF-WAY, THENCE NORTH 60 DEGREES 24 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID VACATED RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 29 DEGREES 35 MINUTES 26 SECONDS WEST ALONG A SOUTHWEST LINE OF LOT 4 BLOCK 3 STEVENS RIDGE ESTATES, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 80.56 FEET TO A NORTHWEST CORNER OF SAID LOT 4, THENCE NORTH 59 DEGREES 39 MINUTES 39 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 342.83 FEET TO A NORTH CORNER OF SAID LOT 4, THENCE NORTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 4, A DISTANCE OF 119.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 85 DEGREES 53 MINUTES 03 SECONDS EAST ALONG A NORTH LINE OF LOT 62 I.T., A DISTANCE OF 386.36 FEET TO A NORTH CORNER OF SAID LOT 62 I.T., THENCE SOUTH 59 DEGREES 16 MINUTES 49 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 62 I.T., A DISTANCE OF 98.48 FEET TO A NORTH CORNER OF SAID LOT 62 I.T., THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST ALONG A EAST LINE OF SAID LOT 62 I.T., A DISTANCE OF 55.10 FEET TO A NORTH CORNER OF SAID LOT 62 I.T., THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 62 I.T., THENCE NORTH LINE OF LOT 69 I.T., A DISTANCE OF 1,471.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 69 I.T., THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 69 I.T., A DISTANCE OF 708.66 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS A CALCULATED AREA OF 1,926,857.12 SQUARE FEET 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 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.

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

RECEIVED
 JUN 21 2002
 CITY OF LINCOLN
 CLERK OF COURTS



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PARKER'S LANDING, A SUBDIVISION COMPOSED OF LOT 62 I.T., LOT 69 I.T., LOTS 3 AND 4 BLOCK 3 STEVENS RIDGE ESTATES, LOT 2 STEVENS RIDGE ESTATES 2ND ADDITION, LOT 5 EDENTON SOUTH 7TH ADDITION, AND A PORTION OF VACATED ASHBROOK DRIVE RIGHT-OF-WAY, ALL LOCATED IN THE NORTH HALF OF SECTION 15 T9N, R7E, OF THE 6TH 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, ALLEL 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 THEREON, 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 SHOWN 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 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 _____ DAY OF _____, 20____.

DON WESLEY, MAYOR
CITY OF LINCOLN,
A MUNICIPAL CORPORATION

JOHN F. SCHLEICH AND ANDREA SCHLEICH
HUSBAND AND WIFE AS JOINT TENANTS,
NOT AS TENANTS IN COMMON

PATRICK L. WOOBERRY, GENERAL PARTNER
PARKER GROUND PARTNERSHIP,
A NEBRASKA GENERAL PARTNERSHIP

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY DON WESLEY, MAYOR OF THE CITY OF LINCOLN, A MUNICIPAL CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JOHN F. SCHLEICH AND ANDREA SCHLEICH, HUSBAND AND WIFE AS JOINT TENANTS, NOT AS TENANTS IN COMMON.

NOTARY PUBLIC

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 PATRICK L. WOOBERRY WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A GENERAL PARTNER, FOR PARKER GROUND PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP.

NOTARY PUBLIC

PARKER'S LANDING ADDITION FINAL PLAT

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARKER'S LANDING (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 99-52001, 2001-52802, 98-50272, 2000-59052 2001-72795, 2001-72796 (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.

PINNACLE BANK, A.K.A. HAVELOCK BANK
TRUSTEE AND BENEFICIARY

BY: _____
NAME: _____
TITLE: _____

LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA,
TRUSTEE AND BENEFICIARY

BY: _____
NAME: _____
TITLE: _____

UNION BANK AND TRUST COMPANY
TRUSTEE

BY: _____
NAME: _____
TITLE: _____

UNION BANK AND TRUST COMPANY LINCOLN
BRANCH, BENEFICIARY

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20____, BY (NAME: _____
_____, TITLE: _____), PINNACLE BANK, A.K.A.
HAVELOCK BANK, TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID
(BANK)

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20____, BY (NAME: _____
_____, TITLE: _____), LINCOLN FEDERAL SAVINGS
BANK OF NEBRASKA, TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID
(BANK)

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20____, BY (NAME: _____
_____, TITLE: _____), UNION BANK AND TRUST
COMPANY, TRUSTEE, ON BEHALF OF SAID (BANK).

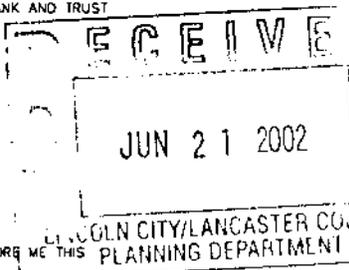
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20____, BY (NAME: _____
_____, TITLE: _____), UNION BANK AND TRUST
COMPANY LINCOLN BRANCH, BENEFICIARY, ON BEHALF OF SAID (BANK).

NOTARY PUBLIC



LOT AREA TABLE

BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	126,147.46 SF	2.8959 AC
LOT 2	20,520.00 SF	0.4711 AC
LOT 3	20,520.00 SF	0.4711 AC
LOT 4	21,471.90 SF	0.4929 AC
LOT 5	21,284.83 SF	0.4886 AC
BLOCK 2		
LOT 1	16,226.19 SF	0.3725 AC
LOT 2	19,683.35 SF	0.4519 AC
LOT 3	23,027.45 SF	0.5286 AC
LOT 4	10,253.34 SF	0.2354 AC
LOT 5	8,627.72 SF	0.1981 AC
LOT 6	8,866.35 SF	0.2035 AC
LOT 7	10,135.98 SF	0.2327 AC
LOT 8	10,970.05 SF	0.2518 AC
LOT 9	7,672.12 SF	0.1761 AC
LOT 10	8,185.66 SF	0.1879 AC
LOT 11	8,760.00 SF	0.2011 AC
LOT 12	8,760.00 SF	0.2011 AC
LOT 13	8,760.00 SF	0.2011 AC
LOT 14	10,560.00 SF	0.2424 AC
BLOCK 3		
LOT 1	10,320.00 SF	0.2369 AC
LOT 2	8,536.13 SF	0.1950 AC
LOT 3	8,534.40 SF	0.1959 AC
LOT 4	8,534.40 SF	0.1959 AC
LOT 5	8,534.40 SF	0.1959 AC
LOT 6	8,534.40 SF	0.1959 AC
BLOCK 4		
LOT 1	10,925.00 SF	0.2508 AC
LOT 2	9,123.13 SF	0.2094 AC
LOT 3	9,123.13 SF	0.2094 AC
LOT 4	10,925.00 SF	0.2508 AC
LOT 5	8,399.11 SF	0.1928 AC
LOT 6	8,398.80 SF	0.1928 AC
LOT 7	8,398.80 SF	0.1928 AC
LOT 8	8,398.80 SF	0.1928 AC
LOT 9	8,398.80 SF	0.1928 AC
LOT 10	8,398.80 SF	0.1928 AC
LOT 11	8,398.80 SF	0.1928 AC
BLOCK 5		
LOT 1	12,719.62 SF	0.2920 AC
LOT 2	8,477.04 SF	0.1946 AC
LOT 3	10,191.70 SF	0.2340 AC
LOT 4	8,759.41 SF	0.2011 AC
LOT 5	8,350.65 SF	0.1917 AC
LOT 6	8,386.99 SF	0.1925 AC
LOT 7	8,280.00 SF	0.1901 AC
LOT 8	10,089.00 SF	0.2314 AC
LOT 9	7,846.64 SF	0.1801 AC
LOT 10	7,846.30 SF	0.1801 AC
LOT 11	9,460.00 SF	0.2172 AC
LOT 12	11,258.30 SF	0.2585 AC
LOT 13	16,760.33 SF	0.3848 AC
LOT 14	11,964.28 SF	0.2747 AC
LOT 15	18,208.18 SF	0.4180 AC
LOT 16	11,667.81 SF	0.2679 AC
LOT 17	11,693.22 SF	0.2684 AC
LOT 18	8,348.43 SF	0.1917 AC
LOT 19	8,632.89 SF	0.1982 AC
LOT 20	8,868.27 SF	0.2036 AC
BLOCK 6		
LOT 1	22,253.42 SF	0.5223 AC
LOT 2	27,768.42 SF	0.6375 AC
LOT 3	11,749.43 SF	0.2696 AC
LOT 4	8,549.41 SF	0.1963 AC
LOT 5	10,120.00 SF	0.2323 AC
LOT 6	10,120.24 SF	0.2323 AC
LOT 7	9,004.06 SF	0.2067 AC
LOT 8	10,086.37 SF	0.2316 AC
LOT 9	16,426.96 SF	0.3771 AC
LOT 10	9,243.95 SF	0.2122 AC
LOT 11	8,714.07 SF	0.2000 AC
LOT 12	9,020.28 SF	0.2071 AC
LOT 13	9,313.29 SF	0.2138 AC
LOT 14	9,503.05 SF	0.2182 AC
LOT 15	9,589.78 SF	0.2202 AC
LOT 16	9,600.00 SF	0.2204 AC
LOT 17	9,600.00 SF	0.2204 AC
LOT 18	12,000.00 SF	0.2755 AC
OUTLOTS		
LOT A	130,910.66 SF	3.0053 AC
LOT B	18,216.39 SF	0.4182 AC
LOT C	550,736.60 SF	12.6432 AC