

# EDENTON 10TH ADDITION FINAL PLAT

- (A)**  $\Delta = 90^{\circ}01'55''$   
R=20.00  
L=31.43  
T=20.01  
LC=28.29  
CB=N 45^{\circ}00'57'' W
- (B)**  $\Delta = 122^{\circ}29'57''$   
R=430.00  
L=93.81  
T=47.09  
LC=93.62  
CB=N 83^{\circ}45'02'' E
- (C)**  $\Delta = 11^{\circ}35'03''$   
R=430.00  
L=86.94  
T=43.62  
LC=86.79  
CB=S 22^{\circ}17'32'' E
- (D)**  $\Delta = 90^{\circ}00'00''$   
R=200.00  
L=314.16  
T=200.00  
LC=282.84  
CB=S 73^{\circ}05'03'' E
- (1)**  $\Delta = 32^{\circ}00'10''$   
R=475.00  
L=265.31  
T=136.22  
LC=261.88  
CB=S 06^{\circ}15'09'' W
- (2)**  $\Delta = 47^{\circ}17'26''$   
R=125.00  
L=103.17  
T=54.73  
LC=100.27  
CB=S 51^{\circ}43'46'' E
- (3)**  $\Delta = 51^{\circ}17'08''$   
R=350.00  
L=313.29  
T=168.01  
LC=302.93  
CB=N 03^{\circ}23'21'' W
- (4)**  $\Delta = 29^{\circ}00'00''$   
R=160.00  
L=80.98  
T=41.38  
LC=80.12  
CB=N 14^{\circ}31'55'' W
- (5)**  $\Delta = 06^{\circ}04'10''$   
R=600.00  
L=63.56  
T=31.81  
LC=63.53  
CB=S 65^{\circ}02'05'' W

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS EDENTON 10TH ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF OUTLOT "B" BLOCK 2 EDENTON 1ST ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, 19N, R7E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT 50.00 FOOT EAST OF AND 70.01 FOOT NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST R.O.W. LINE OF SOUTH 70TH STREET A DISTANCE OF 370.21 FEET TO A POINT, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 180.00 FEET TO A POINT, THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT, THENCE NORTH 13 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 284.54 FEET TO A POINT, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 222.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF EDENTON ROAD, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF EDENTON ROAD A DISTANCE OF 71.19 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION ALONG THE SOUTH R.O.W. LINE OF EDENTON ROAD HAVING A DELTA ANGLE OF 12 DEGREES 29 MINUTES 57 SECONDS, AN ARC DISTANCE OF 93.81 FEET, A RADIUS OF 450.00 FEET, AND A CHORD OF NORTH 83 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 93.62 FEET TO A POINT, THENCE NORTH 77 DEGREES 30 MINUTES 03 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF EDENTON ROAD A DISTANCE OF 367.12 FEET TO THE INTERSECTION OF THE SOUTH R.O.W. LINE OF EDENTON ROAD, AND THE WEST R.O.W. LINE OF SOUTH 73RD STREET, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION ALONG THE WEST R.O.W. LINE OF SOUTH 73RD STREET HAVING A DELTA ANGLE OF 11 DEGREES 35 MINUTES 03 SECONDS, AN ARC DISTANCE OF 86.94 FEET, A RADIUS OF 430.00 FEET, AND A CHORD OF SOUTH 22 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 86.79 FEET TO A POINT, THENCE SOUTH 28 DEGREES 05 MINUTES 03 SECONDS EAST, ALONG THE WEST R.O.W. LINE OF SOUTH 73RD STREET A DISTANCE OF 612.68 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION ALONG THE WEST R.O.W. LINE OF SOUTH 73RD STREET HAVING A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 314.16 FEET, A RADIUS OF 200.00 FEET, AND A CHORD OF SOUTH 73 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 282.84 FEET TO A POINT, THENCE SOUTH 12 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID OUTLOT "B" A DISTANCE OF 343.44 FEET TO A POINT ON THE NORTH R.O.W. LINE OF OLD CHENEY ROAD, THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF OLD CHENEY ROAD A DISTANCE OF 1526.35 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 90 DEGREES 01 MINUTES 55 SECONDS, AN ARC DISTANCE OF 31.43 FEET, A RADIUS OF 20.00 FEET, AND A CHORD OF NORTH 45 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 28.29 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 23.09 ACRES MORE 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 ON 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.

**DEDICATION**

THE FOREGOING PLAT IS KNOWN AS EDENTON 10TH ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF OUTLOT "B", BLOCK 2 EDENTON 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 19N, 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, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., PEOPLES NATURAL GAS COMPANY, 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; WASTE-WATER 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, INCLUDING 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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 70TH STREET AND OLD CHENEY ROAD FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 28<sup>th</sup> DAY OF September 1994

*Gerald Maddox*  
GERALD MADDOX, PRESIDENT  
LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA

**EDENTON  
10TH ADDITION  
FINAL PLAT**

**PLANNING COMMISSION APPROVAL**

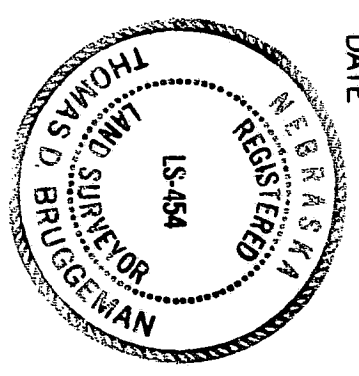
THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 12<sup>th</sup> DAY OF OCTOBER 1994 BY RESOLUTION NO. PC-00180

ATTEST: *David L. ...*  
CHAIR

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGMENT BEFORE ME THIS 22<sup>nd</sup> DAY OF September 1994, BY GERALD MADDOX, OF LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA, ON BEHALF OF THE BANK.

*Thomas D. Bruggerman*  
NOTARY PUBLIC  
A GENERAL NOTARY, State of Nebraska  
THOMAS D. BRUGGERMAN  
My Comm. Exp. June 26, 1997



*Thomas D. Bruggerman*  
THOMAS BRUGGERMAN  
OLSSON ASSOCIATES  
611 NBC CENTER  
LINCOLN, NE. 68508

DATE Sept. 19 1994  
L.S. NUMBER 454

Block: 4-369A  
# 28808  
LANCASTER COUNTY, NEB  
NOV 10 4 29 PM '94  
INST. NO. 94-68095