

LEGENDS ADDITION
FINAL PLAT
(THIS PLAT BASED UPON
PRELIMINARY PLAT #16007)

Inst. # 2019013176 Mon Apr 22 15:31:34 CDT 2019
Lancaster County, Nebraska
Plat # 5686

LEGENDS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS LEGENDS ADDITION, A SUBDIVISION OF OUTLOT '1' KOOSER ADDITION AND LOTS 17 AND 22 IRREGULAR TRACTS, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT '1', SAID POINT BEING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE FOR ALVO ROAD AND THE WEST RIGHT OF WAY LINE FOR NORTH 11th STREET;

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE FOR THE NEXT FOUR (4) COURSES, S 0°21'02"W 271.50'; THENCE S 1°04'53"E 120.04'; THENCE S 0°21'02"W 201.32'; TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00', A CENTRAL ANGLE OF 9°35'02" AND AN ARC LENGTH OF 88.65'; THENCE ON SAID CURVE, HAVING A CHORD OF S 4°26'30"E 88.55', TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE FOR KOOSER DRIVE; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES, S 77°31'18"W 71.02'; TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 470.00', A CENTRAL ANGLE OF 5°57'38" AND AN ARC LENGTH OF 48.89'; THENCE ON SAID CURVE, HAVING A CHORD OF S 80°30'07"W 48.87', TO A POINT ON THE EAST LINE OF SAID LOT 17; THENCE SOUTHERLY ON SAID EAST LINE, S 0°21'02"W 483.69', TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 17, N 89°54'18"W 1249.95', TO A POINT ON THE EAST RIGHT OF WAY LINE FOR NORTH 7th STREET; THENCE ON SAID EAST RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, N 0°25'01"E 873.35'; THENCE S 89°34'59"E 7.00'; THENCE N 0°25'01"E 411.76', TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE FOR ALVO ROAD; THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR (4) COURSES, S 86°12'06"E 929.29'; THENCE S 0°05'35"W 10.02'; THENCE S 86°12'06"E 367.50', TO A POINT ON A CIRCULAR CURVE TURNING IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 2376.00', A CENTRAL ANGLE OF 1°18'10" AND AN ARC LENGTH OF 54.02'; THENCE ON SAID CURVE, HAVING A CHORD OF S 86°51'11"E 54.02', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1,625,351.27 SQUARE FEET OR 37.31 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. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 22nd DAY OF March 2019.

BILLY JOE KERR, LS #483
K&M LAND SURVEYING INC
LINCOLN, NE



PLANNING DIRECTOR'S APPROVAL
The planning director pursuant to Section 26.11.060 of the L.M.C., hereby approves this final plat.
PLANNING DIRECTOR
DATE APRIL 22 2019

LIEN HOLDER CONSENT and SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the lot known as LEGENDS ADDITION (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2017007069 (hereinafter "Lien"), does hereby consent to the dedication of 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.

Frontier Bank, Trustee and Beneficiary

By: *[Signature]*
Title: Vice President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
LANCASTER COUNTY } ss.

The foregoing instrument was acknowledged before me this 22nd day of March, 2019, by *Bailey Coyette, Vice President of Frontier Bank, Trustee and Beneficiary*

Notary Public *Jessica Guenther*
GENERAL NOTARY - State of Nebraska
JESSICA GUENTHER
My Comm. Exp. Sept. 12, 2021

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
LANCASTER COUNTY } ss.

On this 23rd day of March 2019, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me *Steven Champagne*, I, known to be the identical person whose name is fixed to the dedication to the foregoing plat and he/she acknowledge the same to be his/her voluntary act and deed.
My Commission Expires the 1st day of July 2019

Tammie J Tyler
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
TAMMIE J TYLER
My Comm. Exp. July 16, 2019

DEDICATION

THE FOREGOING PLAT, KNOWN AS LEGENDS ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, THEIR SUCCESSORS, ASSIGNS AND PERMITTEES, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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 THERETO, 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, NEBRASKA, ITS SUCCESSORS, ASSIGNS AND PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON OR UNDER ANY EASEMENT SHOWN THEREON. RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER/DEVELOPERS EXPENSE.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

THE PEDESTRIAN WAY EASEMENT SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF USE.

THE DIRECT VEHICULAR ACCESS TO ALVO ROAD IS HEREBY RELINQUISHED.

WITNESS my hand
LEGENDS VENTURE LLC

LANCASTER COUNTY SCHOOL DIST 1
A/K/A LINCOLN PUBLIC SCHOOLS

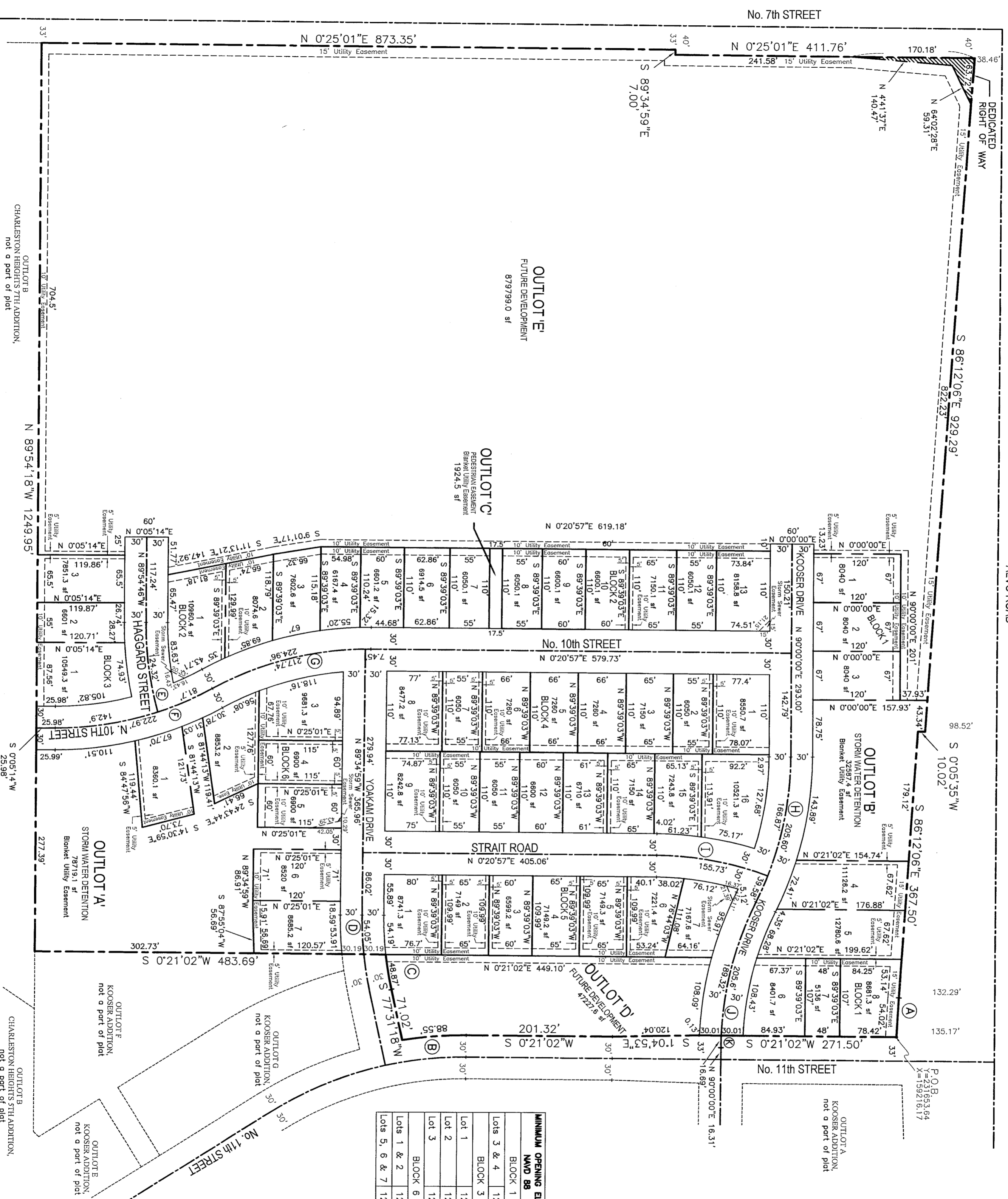
BY: *Mark Champagne*
NAME: Mark Champagne
TITLE: Managing Member
BY: *Liz Standish*
NAME: Liz Standish
TITLE: Associate Superintendent Business Affairs

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
LANCASTER COUNTY } ss.

On this 1st day of April 2019, before me the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came to me *Liz Standish*, I, known to be the identical person whose name is fixed to the dedication to the foregoing plat and he/she acknowledge the same to be his/her voluntary act and deed.
My Commission Expires the 13th day of October 2019

Kimberly A Davidson
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
KIMBERLY A DAVIDSON
My Comm. Exp. October 23, 2019



**LEGENDS ADDITION
FINAL PLAT**
(THIS PLAT BASED UPON
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CURVE DATA

- Ⓐ R=2376.00'
Δ=118.10"
L=54.02'
Chord=54.02'
S 86°11'11"E
- Ⓑ R=530.00'
Δ=9°35'02"
L=88.65'
Chord=88.65'
S 4°28'30"E
- Ⓒ R=470.00'
Δ=0°57'38"
L=48.89'
Chord=48.87'
S 80°30'07"W
- Ⓓ R=500.00'
Δ=20°11'48"
L=190.74'
Chord=189.32'
N 75°43'54"W
- Ⓔ R=450.00'
Δ=24°17'09"
L=190.74'
Chord=189.32'
N 75°43'54"W
- Ⓕ R=450.00'
Δ=0°07'31"
L=16.69'
Chord=16.69'
N 88°56'14"W
- Ⓖ R=450.00'
Δ=28°41'18"
L=225.32'
Chord=222.97'
S 14°15'26"E
- Ⓙ R=450.00'
Δ=118.10"
L=227.38'
Chord=224.96'
N 14°07'34"W
- Ⓚ R=450.00'
Δ=28°41'18"
L=225.32'
Chord=222.97'
S 14°15'26"E
- Ⓛ R=450.00'
Δ=0°07'31"
L=16.69'
Chord=16.69'
N 88°56'14"W

MINIMUM OPENING ELEVATION	
MWD 88	
BLOCK 1	1235.25
Lot 1	1231.66
Lot 2	1232.00
Lot 3	1235.00
BLOCK 6	1224.25
Lot 1 & 2	1224.25
Lot 3	1224.25

BLOCK	Lot	Sq. Ft.
BLOCK 1	1	8040
	2	8040
	3	8040
BLOCK 3	1	10549.3
	2	6601
	3	7851.3
BLOCK 4	1	11126.2
	2	1280.6
	3	8401.7
BLOCK 6	1	8681.3
	2	7260
	3	7150
BLOCK 5	1	8360.1
	2	8853.2
	3	6900
OUTLOTS		
A	78719.1	
B	32587.4	
C	1924.5	
D	47227.6	
E	879799.0	