Margin line and ½” white space around border

16” x 22” inch sheets

Accurately, clearly, and legibly drawn in black waterproof India ink or photographed upon tracing cloth or clear mylar which is a minimum of three thousandths of an inch thick, 24 lb. white paper, or its equivalent.

Imaginary Heights Final Plat

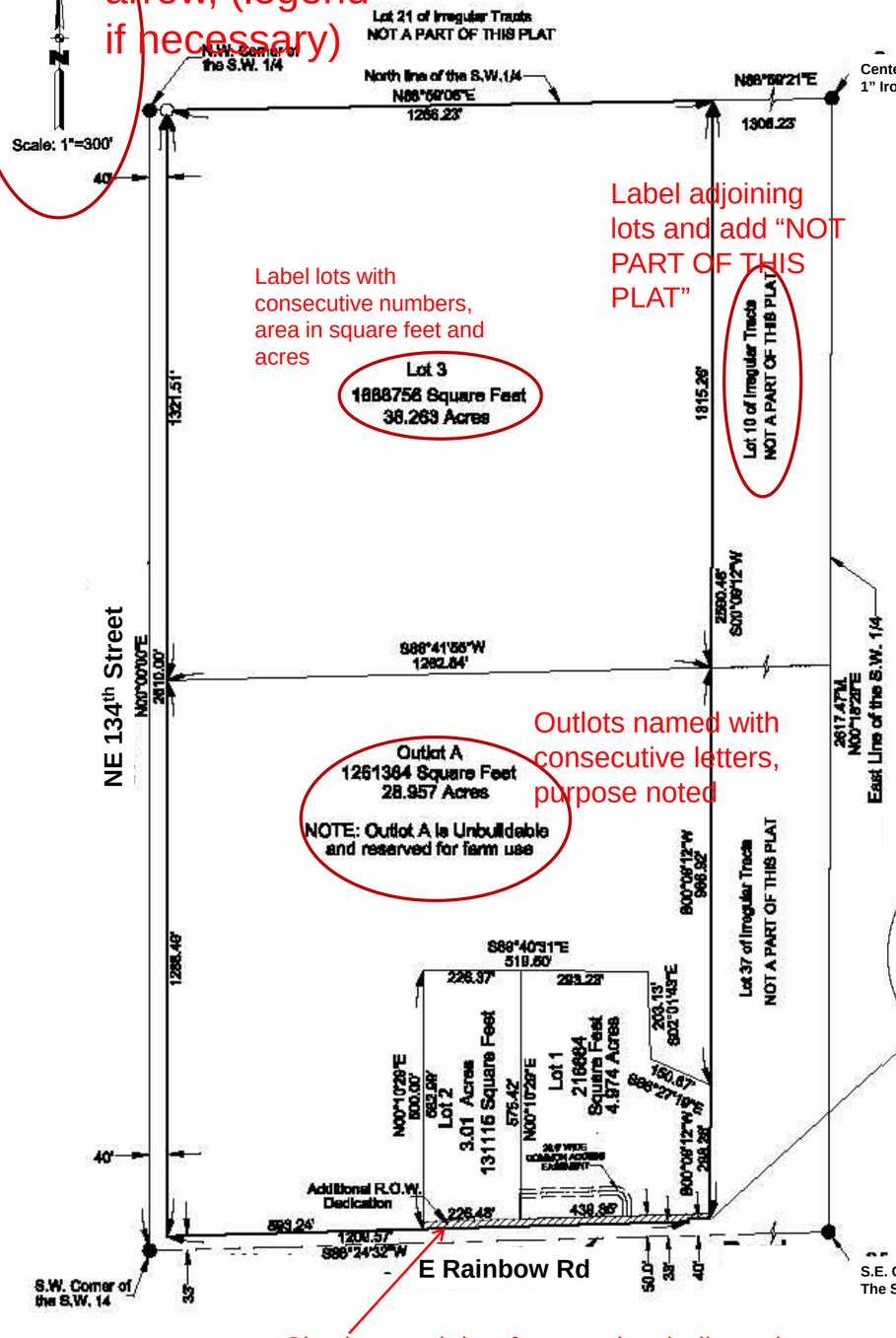
Based on Imaginary Heights Preliminary Plat #08125

Blank Space at least
2 ½” by 6 ½” for Register of Deeds recording purposes

Scale, N arrow, (legend if necessary)

Name of subdivision

Do not include Prelim. Plat name if none exists



Label adjoining lots and add “NOT PART OF THIS PLAT”

Label lots with consecutive numbers, area in square feet and acres

Outlots named with consecutive letters, purpose noted

If necessary, include magnified areas of detail

Shade any right of way to be dedicated and label as “Dedicated to the Public”

Surveyor’s Certificate

SURVEYORS CERTIFICATE:

I hereby certify that I have caused to be surveyed the subdivision to be known as BRANDT ADDITION, a subdivision of Lot 36 of Irregular Tracts located in the Southwest Quarter of Section 9, Township 8 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska more particularly described as follows:

Referring to the Northwest Corner of the Southwest Quarter of said Section 9, thence in an Easterly direction on the North line of the Southwest Quarter of said Section 9 and on an assumed bearing of North 88°59'06" East for a distance of 40.00 feet to the Northwest Corner of Lot 38 of Irregular Tracts and the POINT OF BEGINNING.

THENCE continuing in an Easterly direction on the North line of the Southwest Quarter of said Section 9 and on the North line of said Lot 38 for a distance of 1266.23 feet to the Northeast Corner of said Lot 38 of Irregular Tracts.

THENCE South 00°09'12" West on the East line of said Lot 36 for a distance of 2590.46 feet to the Southeast Corner of said Lot 38.

THENCE South 88°24'41" West on the South line of said Lot 38 for a distance of 50.00 feet.

THENCE South 00°09'10" West for a distance of 7.00 feet.

THENCE South 88°24'32" West on the South line of said Lot 36 for a distance of 1209.57 feet to the Southwest Corner of said Lot 38.

THENCE North 00°00'00" East on the West line of said Lot 38 for a distance of 2610.00 feet to the POINT OF BEGINNING and containing a calculated area of 75.45 acres more or less.

Permanent monuments have been found or set at all Boundary corners, Lot Corners, Street intersections, Block Corners, points of Tangency and Curvature as shown on This Final 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 _____ day of _____ 2012

_____

Rodney Surveze L.S. 12345

Use this language if monuments have been placed, otherwise bond may be required for placement

Dedication

FINAL PLAT DEDICATION

The foregoing plat, known as _____, 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 (or LANCASTER COUNTY)**, **Windstream Nebraska Inc., Time Warner Entertainment- Advance/Newhouse, Black Hills Energy, and Lincoln Electric System (or Norris Public Power District)**, their successors and assigns, 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.

(**When plat includes storm drain or drainage easements**) The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

The City of Lincoln, Nebraska, (or Lancaster County), its successors and 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 thereon are hereby dedicated to the public.

(**When plat includes access or pedestrian way easements**) 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.

(**When plat includes relinquishment of access**) The right of direct vehicular access to _____ is hereby relinquished.

(**When plat includes private roadways**) A public access easement is hereby granted over the private road(s) to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway.

(**When plat includes common access easements**) "THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOT 1 AND LOT 2 AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE."

WITNESS MY HAND this ____ day of _____, ____.

_____
(name of owner)

Customize this language for your application, and eliminate any language that doesn’t apply

One line for each owner. Add “husband”, “wife”, “joint tenant” or other term as shown on Certificate of Title

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

ON THIS ____ DAY OF _____, ____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME _____ TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT (AS _____ OF SAID COMPANY), AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED (AND THE VOLUNTARY ACT AND DEED OF SAID _____ COMPANY)

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE ____ DAY OF _____, ____.

(NOTE: NOTARY SEAL MUST BE READABLE)

Acknowledgement of Notary – Separate for each owner

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holder of that certain lien against the real property described in the plat known as _____(hereinafter “Plat”), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. _____ (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.

Lienholders as they appear on Certificate of Title, add names, titles, corporations, trusts, etc… as appropriate

_____
(Name of Lien Holder)

By:_____

_____
(Print the Name of Individual)

Title:_____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, ____, by _____, _____ on behalf of said _____.

_____
Notary Public

Approval Certificate For signature of Planning Director

FINAL PLAT APPROVAL CERTIFICATES

PLANNING DIRECTOR’S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO (SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE,)**or**(SECTION 3.16 OF THE LANCASTER COUNTY LAND SUBDIVISION REGULATIONS) HEREBY APPROVES THIS FINAL PLAT.

_____ _____

PLANNING DIRECTOR DATE

Use either City or County language here, depending on jurisdiction

Page number and total number of pages

Sheet 1 of 2

Margin line and ½” white space around border

16” x 22” inch sheets

You may include a file name, vertically oriented, outside the margin

Q:\PC\CZ\11000\County Zoning and Sub Changes\FP Mock Up.ppt