

KENSINGTON OFFICE PARK 3RD ADDITION FINAL PLAT

(THIS PLAT BASED UPON KENSINGTON OFFICE
PARK USE PERMIT NO. 64A)

Inst # 2012035775 Thu Jul 26 15:28:52 CDT 2012
 Filing Fee: \$43.00
 Lancaster County, NE Assessor/Register of Deeds Office PLAT
 Pages 2



KEOPPA3 #4871

PLANNING DIRECTOR'S APPROVAL

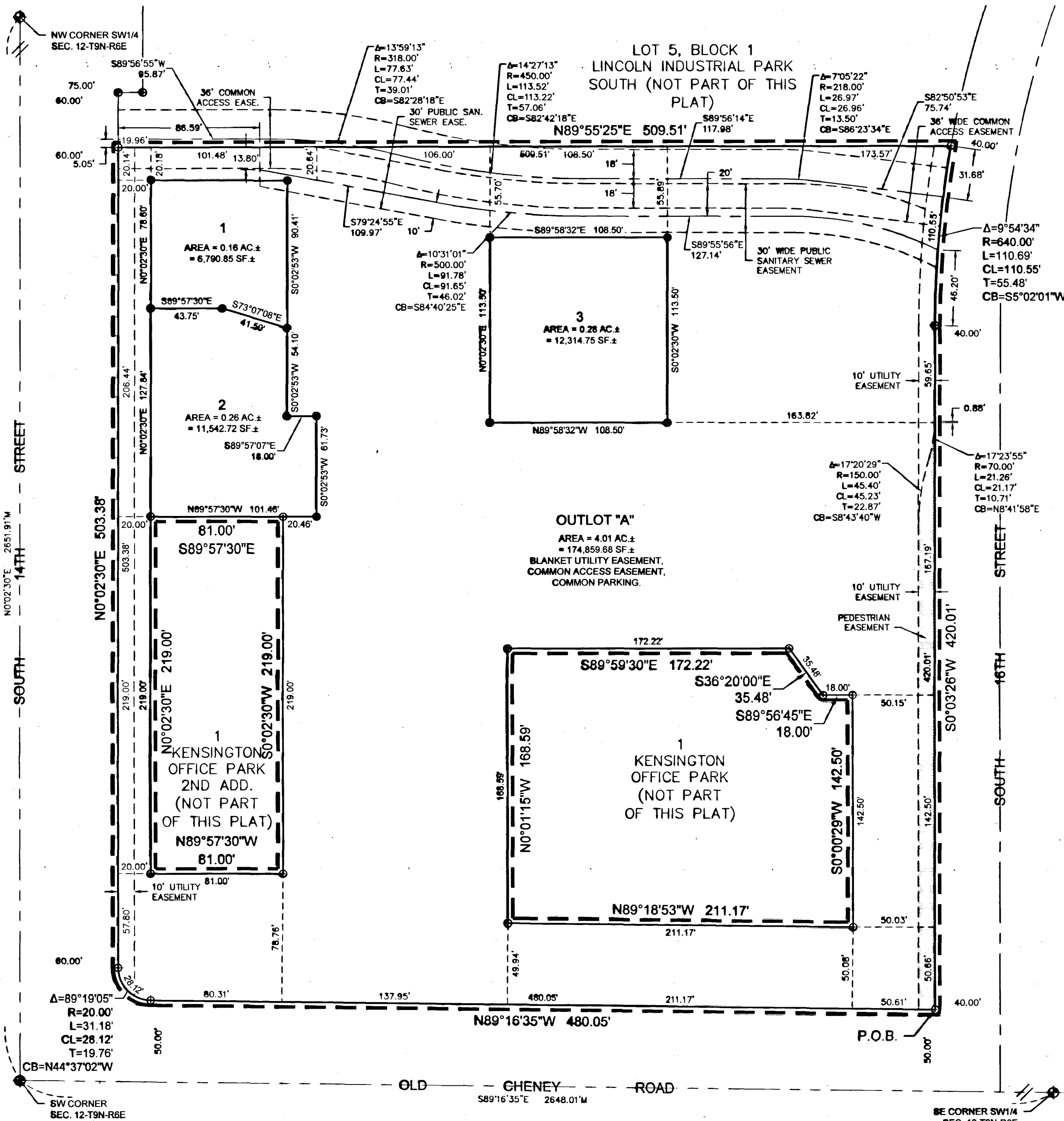
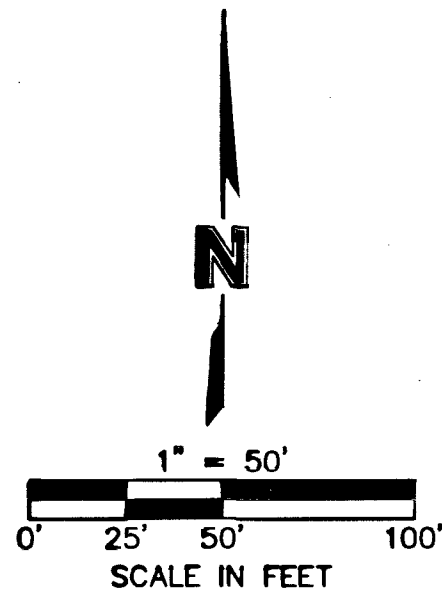
THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE,
HEREBY APPROVES THIS FINAL PLAT.

Steph H... ..
PLANNING DIRECTOR

July 26, 2012
DATE

LEGEND:

- CORNER FOUND
- CORNER SET
- SECTION CORNER
- PEDESTRIAN EASEMENT



DWG: F:\Projects\012-0920-S\100\Western\3rd ADD\Drawings\012-0920-FINAL\03A.dwg
 DATE: Jul 16, 2012 12:09pm
 USER: Mjpm
 XREFS: MICHAEL JOHNSON_LIS.LIN

**KENSINGTON OFFICE PARK
3RD ADDITION
FINAL PLAT
(THIS PLAT BASED UPON KENSINGTON OFFICE
PARK USE PERMIT NO. 64A)**

SURVEYOR'S CERTIFICATE

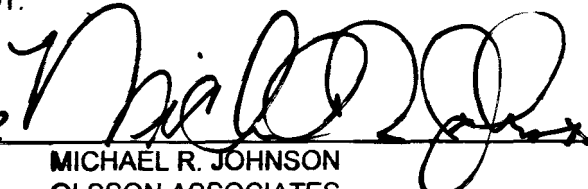
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS KENSINGTON OFFICE PARK 3RD ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", KENSINGTON OFFICE PARK 2ND ADDITION, AND LOT 6, BLOCK 1, LINCOLN INDUSTRIAL PARK SOUTH, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

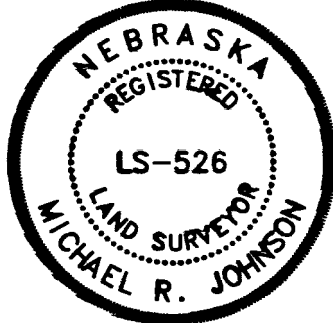
COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT "A", KENSINGTON OFFICE PARK 2ND ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 16TH STREET, AND ON THE NORTH RIGHT-OF-WAY LINE OF OLD CHENEY ROAD, SAID POINT BEING 50.00' NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF OLD CHENEY ROAD, SAID LINE BEING 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N89°16'35"W, A DISTANCE OF 480.05' TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 89°19'05", A RADIUS OF 20.00', AN ARC LENGTH OF 31.18' ALONG A SOUTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A TANGENT LENGTH OF 19.76', A CHORD DISTANCE OF 28.12', AND A CHORD BEARING OF N44°37'02"W TO A WEST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET, SAID POINT BEING 60.00' EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°02'30"E ALONG THE WEST LINE OF SAID OUTLOT "A", AND THE WEST LINE OF LOT 6, BLOCK 1, LINCOLN INDUSTRIAL PARK SOUTH, SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 503.38' TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N89°55'25"E ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 509.51' TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 16TH STREET, SAID POINT BEING THE POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°54'34", A RADIUS OF 640.00', AN ARC LENGTH OF 110.89' ALONG A EAST LINE OF SAID LOT 6, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A TANGENT LENGTH OF 55.48', A CHORD LENGTH OF 110.55', AND A CHORD BEARING OF S05°02'01"W TO A EAST CORNER OF SAID LOT 6; THENCE S00°03'26"W ALONG A EAST LINE OF SAID LOT 6, AND THE EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 420.01' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 210,709.48 SQUARE FEET OR 4.84 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO ENSURE THE PLACING OF THE METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

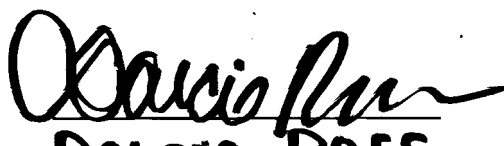
July 18th, 2012  526
DATE MICHAEL R. JOHNSON L.S. NUMBER
OLSSON ASSOCIATES
1111 LINCOLN MALL
SUITE 111
LINCOLN, NE. 68508



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS KENSINGTON OFFICE PARK 3RD ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2009014118 (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.

WEST GATE BANK

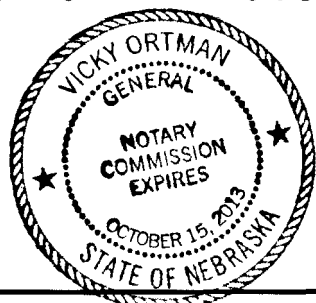
BY: 
NAME: **Darci Ross**
TITLE: **Vice President**

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2012 BY Darci Ross, Vice President WEST GATE BANK, ON BEHALF OF SAID BANK.


NOTARY PUBLIC



200710-2

DEDICATION

THE FOREGOING PLAT, KNOWN AS KENSINGTON OFFICE PARK 3RD ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", KENSINGTON OFFICE PARK 2ND ADDITION, AND LOT 6, BLOCK 1, LINCOLN INDUSTRIAL PARK SOUTH, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, 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, WINDSTREAM NEBRASKA INC., TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, BLACK HILLS ENERGY, AND LINCOLN ELECTRIC SYSTEM, 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.

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


THE 36' WIDE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2, 3 AND OUTLOT "A", KENSINGTON OFFICE PARK 3RD ADDITION, THE OWNERS OF LOT 1, KENSINGTON OFFICE PARK 2ND ADDITION, THE OWNERS OF LOT 1, KENSINGTON OFFICE PARK, AND THE OWNERS OF LOT 5, BLOCK 1, LINCOLN OFFICE PARK SOUTH, AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT AND PARKING SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2, 3 AND OUTLOT "A", KENSINGTON OFFICE PARK 3RD ADDITION, THE OWNERS OF LOT 1, KENSINGTON OFFICE PARK 2ND ADDITION, AND THE OWNERS OF LOT 1, KENSINGTON OFFICE PARK, AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

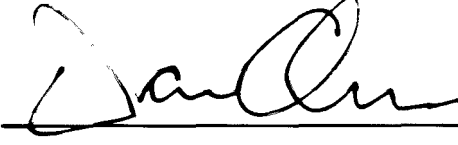
DIRECT VEHICULAR ACCESS FROM OUTLOT "A" TO SOUTH 14TH STREET IS RELINQUISHED EXCEPT AS SHOWN.

WITNESS MY HAND THIS 19th DAY OF July, 2012

KENSINGTON CORP., A NEBRASKA CORPORATION

BY: 
DAVID S. OLSON, PRESIDENT

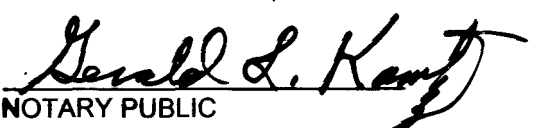
KENSINGTON OFFICE PARK ASSOCIATION, A NEBRASKA NONPROFIT CORPORATION

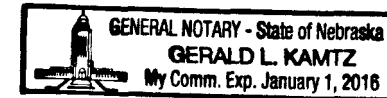
BY: 
DAVID S. OLSON, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 19th DAY OF July, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME DAVID S. OLSON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF KENSINGTON CORP., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

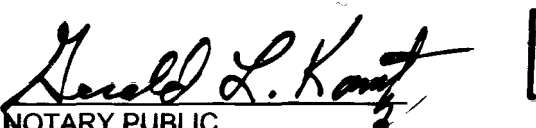

NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

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NOTARY PUBLIC

