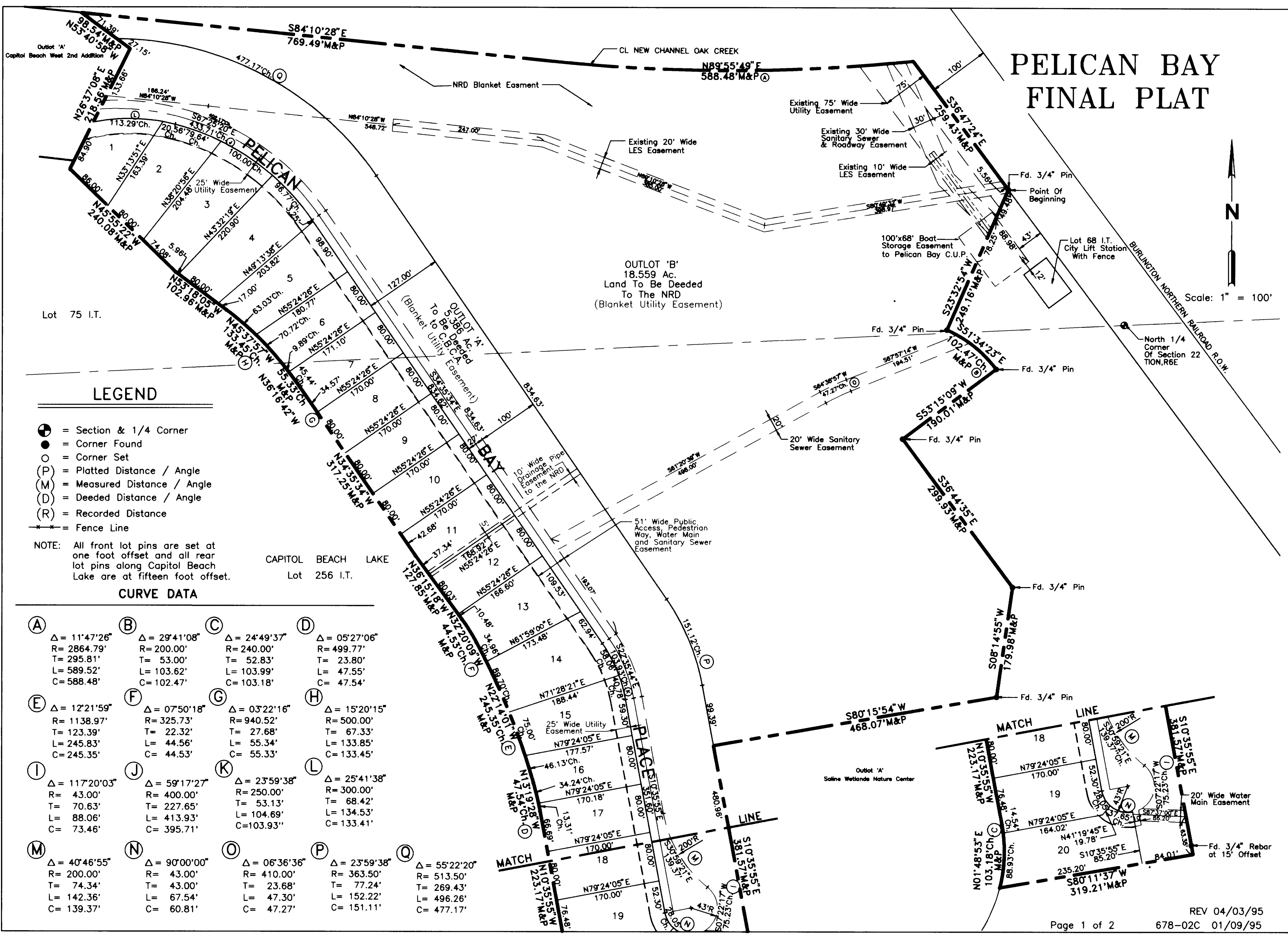


PELICAN BAY FINAL PLAT



Scale: 1" = 100'



LEGEND

- ⊕ = Section & 1/4 Corner
- = Corner Found
- = Corner Set
- (P) = Platted Distance / Angle
- (M) = Measured Distance / Angle
- (D) = Deeded Distance / Angle
- (R) = Recorded Distance
- = Fence Line

NOTE: All front lot pins are set at one foot offset and all rear lot pins along Capitol Beach Lake are at fifteen foot offset.

CAPITOL BEACH LAKE
Lot 256 I.T.

CURVE DATA

<p>(A) $\Delta = 11^{\circ}47'26''$ $R = 2864.79'$ $T = 295.81'$ $L = 589.52'$ $C = 588.48'$</p>	<p>(B) $\Delta = 29^{\circ}41'08''$ $R = 200.00'$ $T = 53.00'$ $L = 103.62'$ $C = 102.47'$</p>	<p>(C) $\Delta = 24^{\circ}49'37''$ $R = 240.00'$ $T = 52.83'$ $L = 103.99'$ $C = 103.18'$</p>	<p>(D) $\Delta = 05^{\circ}27'06''$ $R = 499.77'$ $T = 23.80'$ $L = 47.55'$ $C = 47.54'$</p>
<p>(E) $\Delta = 12^{\circ}21'59''$ $R = 1138.97'$ $T = 123.39'$ $L = 245.83'$ $C = 245.35'$</p>	<p>(F) $\Delta = 07^{\circ}50'18''$ $R = 325.73'$ $T = 22.32'$ $L = 44.56'$ $C = 44.53'$</p>	<p>(G) $\Delta = 03^{\circ}22'16''$ $R = 940.52'$ $T = 27.68'$ $L = 55.34'$ $C = 55.33'$</p>	<p>(H) $\Delta = 15^{\circ}20'15''$ $R = 500.00'$ $T = 67.33'$ $L = 133.85'$ $C = 133.45'$</p>
<p>(I) $\Delta = 117^{\circ}20'03''$ $R = 43.00'$ $T = 70.63'$ $L = 88.06'$ $C = 73.46'$</p>	<p>(J) $\Delta = 59^{\circ}17'27''$ $R = 400.00'$ $T = 227.65'$ $L = 413.93'$ $C = 395.71'$</p>	<p>(K) $\Delta = 23^{\circ}59'38''$ $R = 250.00'$ $T = 53.13'$ $L = 104.69'$ $C = 103.93''$</p>	<p>(L) $\Delta = 25^{\circ}41'38''$ $R = 300.00'$ $T = 68.42'$ $L = 134.53'$ $C = 133.41'$</p>
<p>(M) $\Delta = 40^{\circ}46'55''$ $R = 200.00'$ $T = 74.34'$ $L = 142.36'$ $C = 139.37'$</p>	<p>(N) $\Delta = 90^{\circ}00'00''$ $R = 43.00'$ $T = 43.00'$ $L = 67.54'$ $C = 60.81'$</p>	<p>(O) $\Delta = 06^{\circ}36'36''$ $R = 410.00'$ $T = 23.68'$ $L = 47.30'$ $C = 47.27'$</p>	<p>(P) $\Delta = 23^{\circ}59'38''$ $R = 363.50'$ $T = 77.24'$ $L = 152.22'$ $C = 151.11'$</p>
<p>(Q) $\Delta = 55^{\circ}22'20''$ $R = 513.50'$ $T = 269.43'$ $L = 496.26'$ $C = 477.17'$</p>			

LEGAL DESCRIPTION

I hereby certify that I have accurately surveyed and staked the foregoing Plat, to be known as Pelican Bay.

A legal description of Outlots "B" and "E", Lincoln Saline Wetland Nature Center Addition to the City of Lincoln, located in the North One Half of Section 22, Township 10 North, Range 6 East and also located in the Southwest One-Quarter of Section 15, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described by metes and bounds as follows:

Beginning at the Northeasterly Corner of Outlot "A" or the Easterly Corner of Outlot "E", Lincoln Saline Wetland Nature Center Addition to the City of Lincoln, located in the North One Half of Section 22, Township 10 North, Range 6 East and also located in the Southwest One-Quarter of Section 15, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and also said point is on the Westerly Right-of-way Line of the Burlington Northern Railroad; Thence S 23° 32' 54" W, (an assumed bearing), and on the Southerly Line of Outlot "E" or the Northerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance of 249.16 feet to a point being on a curve to the right; Thence on a curve to the right, and on the Easterly Line of Outlot "E" or the Westerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 200.00 feet, an arc length of 103.62 feet, and central angle of 29°41'08", with a chord bearing of S 51°34'23" E, a chord distance of 102.47 feet; Thence S 53° 15' 09" W, and on the Southerly Line of Outlot "E" or the Northerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance of 190.01 feet; Thence S 36° 44' 35" E, and on the Easterly Line of Outlot "E" or the Westerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance of 299.93 feet; Thence S 08° 14' 55" W, and on the Easterly Line of Outlot "E" or the Westerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance of 179.98 feet; Thence S 80° 15' 54" W, and on the Southerly Line of Outlot "E" or the Northerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance of 468.07 feet to a point on the Northeasterly Corner of Outlot "B" of said Lincoln Saline Wetland Nature Center Addition; Thence S 10°35'55" E, and on the Easterly Line of Outlot "B" or the Westerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance 381.57 feet; Thence S 80° 11' 37" W, and on the Southerly Line of Outlot "B" or the Northerly Line of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition, a distance of 319.21 feet to a point on a curve to the left and the Southwesterly Corner of Outlot "B" or the Northwesterly Corner of Outlot "A" of said Lincoln Saline Wetland Nature Center Addition and also said point on the Easterly Line of the remaining portion of Lot 256 Irregular Tract of said Section 22; Thence on a curve to the left, and on the Easterly Line of the remaining portion of part of Lot 256 Irregular Tract of said Section 22 for the next (8) eight courses and also on the Westerly Line of Outlot "B" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 240.00 feet, an arc length of 103.99 feet, and a central angle of 24°49'37", with a chord bearing of N 01°48'53" E, a chord distance of 103.18 feet to the Point of Tangency; Thence N 10°35'55" W, and on the Westerly Line of Outlot "B" and Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance 223.17 feet to the Point of Curvature; Thence on a curve to the left, and on the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 499.77 feet, an arc length of 47.55 feet, and a central angle of 05°27'06", with a chord bearing of N 13°19'28" W, a chord distance of 47.54 feet to the Point of Compound Curvature; Thence continuing on a curve to the left, and on the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 1138.97 feet, an arc length of 245.83 feet, and a central angle of 12°21'59", with a chord bearing of N 22°14'01" W, a chord distance of 245.35 feet to the Point of Compound Curvature; Thence continuing on a curve to the left, and on the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 325.73 feet, an arc length of 44.56 feet, and a central angle of 07°50'18", with a chord bearing of N 32°20'09" W, a chord distance of 44.53 feet to the Point of Tangency; Thence N 36°15'18" W, and on the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 127.85 feet; Thence N 34°35'34" W, and on the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 317.25 feet to the Point of Curvature; Thence on a curve to the left, and on the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 940.52 feet, an arc length of 55.34 feet, and a central angle of 03°22'16", with a chord bearing of N 36°16'42" W, a chord distance of 55.33 feet to the Point of Compound Curvature; Thence continuing on a curve to the left, and on the Easterly Line of the remaining portion of Lot 75 Irregular Tract, Section 15, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and the remaining portion of Lot 256 Irregular Tract of said Section 22 or the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 500.00 feet, an arc length of 133.85 feet, and a central angle of 15°20'15", with a chord bearing of N 45°37'57" W, a chord distance of 133.45 feet to the Point of Tangency; Thence N 53°18'05" W, and on the Easterly Line of the remaining portion of Lot 75 Irregular Tract of said Section 15 or the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 102.96 feet; Thence N 45°55'22" W, and on the Easterly Line of the remaining portion of Lot 75 Irregular Tract of said Section 15 or the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 240.08 feet; Thence N 26°37'08" E, and on the Easterly Line of Outlot "A", Capitol Beach West Second Addition to the City of Lincoln, Lancaster County, Nebraska or the

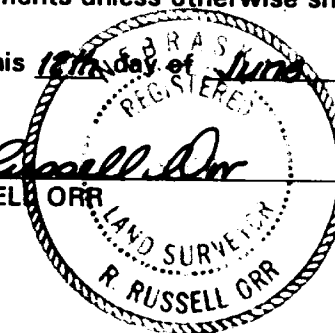
**PELICAN BAY
FINAL PLAT**

Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 218.56 feet to a the Northeasterly Corner of Outlot "A" of said Capitol Beach West Second Addition; Thence N 53°40'58" W, and on the Easterly Line of Outlot "A" of said Capitol Beach West Second Addition or the Westerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 98.54 feet to a point on the centerline of Oak Creek and also said point is on the Northerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition; Thence S 84°10'28" E, and on the centerline of said Oak Creek and also on the Northerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, a distance of 769.49 feet to the Point of Curvature; Thence on a curve to the left and on the centerline of said Oak Creek and also on the Northerly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition, having a radius of 2864.79 feet, an arc length of 589.52 feet, and a central angle of 11°47'26", with a chord bearing of N 89°55'49" E, a chord distance of 588.48 feet to the Northeasterly Corner of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition and also said point being on the Westerly Right-of-way Line of said Burlington Northern Railroad; Thence S 36° 47' 24" E, on the Easterly Line of Outlot "E" of said Lincoln Saline Wetland Nature Center Addition and also on the Westerly Right-of-way Line of said Burlington Northern Railroad, a distance of 259.43 feet to the point of beginning and containing a calculated area of 1,350,054.06 Square Feet or 30.993 Acres, more or less, which also includes 233,885.25 Square Feet or 5.369 Acres, more or less of Oak Creek Easement, located in Section 15, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

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 Block 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 Plat. All dimensions are chord measurements unless otherwise shown and are in feet and decimals of a foot.

Signed this 15th day of June, 1995.

R. Russell Orr
R. RUSSELL ORR L.S. No. 516



DEDICATION

The foregoing Plat of Pelican Bay, being a subdivision of Outlots "B" and "E", Lincoln Saline Wetland Nature Center Addition, located in the North One Half of Section 22, Township 10 North, Range 6 East and also located in the Southwest One-Quarter of Section 15, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more fully described in the Surveyor's Certificate is made with free consent and in accordance with the desires of the undersigned, sole owners 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, T.V. Transmission, Inc., People's 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, gas, telephone, cable television, wastewater collectors, storm drains, water mains, and all appurtenances thereto, over, upon, or under any easements shown on the foregoing Plat. The construction or location of any building or structure, excluding fences, over, upon, or under any easements shown thereon shall be prohibited.

The City of Lincoln, its successors or assign 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 Public Access and Pedestrian Way Easements shown on the Plat are hereby Dedicated to the Public.

WITNESS MY HAND this 2 day of May, 1995.
Owner of Record: WTK Co., a Nebraska Corporation, Outlots "B" and "E", Lincoln Saline Wetland Nature Center Addition, located in the North One Half of Section 22, Township 10 North, Range 6 East and also located in the Southwest One-Quarter of Section 15, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

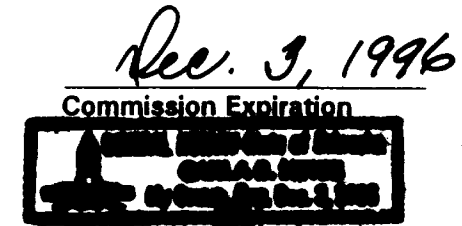
William T. Kimball Jr.
WTK Co., a Nebraska Corporation
William T. Kimball Jr., President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 2nd day of May, 1995, by William T. Kimball Jr., President of WTK Co., a Nebraska corporation, on behalf of the corporation.

Carla B. Lined
Notary Public



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as Pelican Bay (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 94-45280 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electrical, 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 of the Lien and has not assigned the Lien to any other person.

West Gate Bank
By: Robert J. Johnson
Robert J. Johnson, Executive Vice-President - Secretary

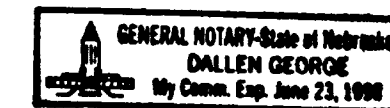
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 14th day of April, 1995, by Robert J. Johnson, Executive Vice-President, Secretary.

Dale J. ...
Notary Public

June 23, 1998
Commission Expiration



PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication on this 5th day of July, 1995 by Resolution No. PC-00003.

Attest: Ann Solomon Bleed
Chair

LANCASTER COUNTY, NEB
Dan Jette
REGISTER OF DEEDS #52

Jun 20 3 37 PM '95

INST. NO 95 20907

#288
A 402
B 402
BLOCK
NO
CODE
PEBA
CHECKED
CO
ENTERED
CO
EDITED