

COSTCO CENTER ADDITION FINAL PLAT

(THIS PLAT BASED UPON USE PERMIT NO. 16009 FOR COSTCO CENTER)

DEDICATION

THE FOREGOING PLAT, KNOWN AS COSTCO CENTER 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 OWNERS, 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 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.

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 ACCESS AND 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 HAZEL SCOTT DRIVE FROM OUTLOT "C" IS HEREBY RELINQUISHED.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO PINE LAKE ROAD FROM OUTLOT "B" IS HEREBY RELINQUISHED.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 14TH STREET FROM OUTLOT "B" IS HEREBY RELINQUISHED.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 AND 2, OUTLOTS "A", "B", "C", "D" AND "E", AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

WITNESS MY HAND

THE LINCOLN MEMORIAL PARK CEMETERY ASSOCIATION, A NEBRASKA CORPORATION,
 FORMALLY KNOWN AS LINCOLN MEMORIAL MORTUARY, INC., A NEBRASKA CORPORATION

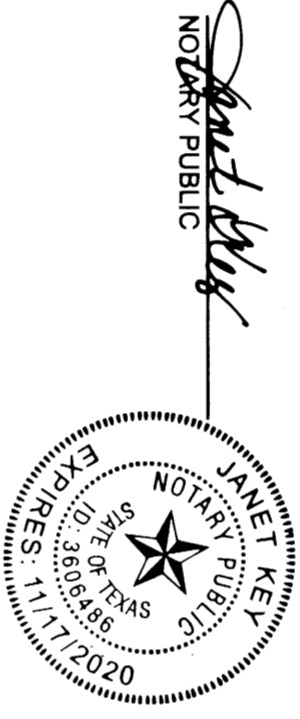
BY: *CB*
 THE LINCOLN MEMORIAL PARK CEMETERY ASSOCIATION, A NEBRASKA CORPORATION

NAME: *Curtis G. Briggs*
 TITLE: *Vice President*

ACKNOWLEDGMENT OF NOTARY

STATE OF TEXAS)
) SS.
 COUNTY OF HARRIS)

ON THIS 7th DAY OF MARCH, 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME Curtis G. Briggs (NAME OF AUTHORIZED OFFICER) TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS Vice President (TITLE OF OFFICER) OF THE LINCOLN MEMORIAL PARK CEMETERY ASSOCIATION, A NEBRASKA CORPORATION, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.



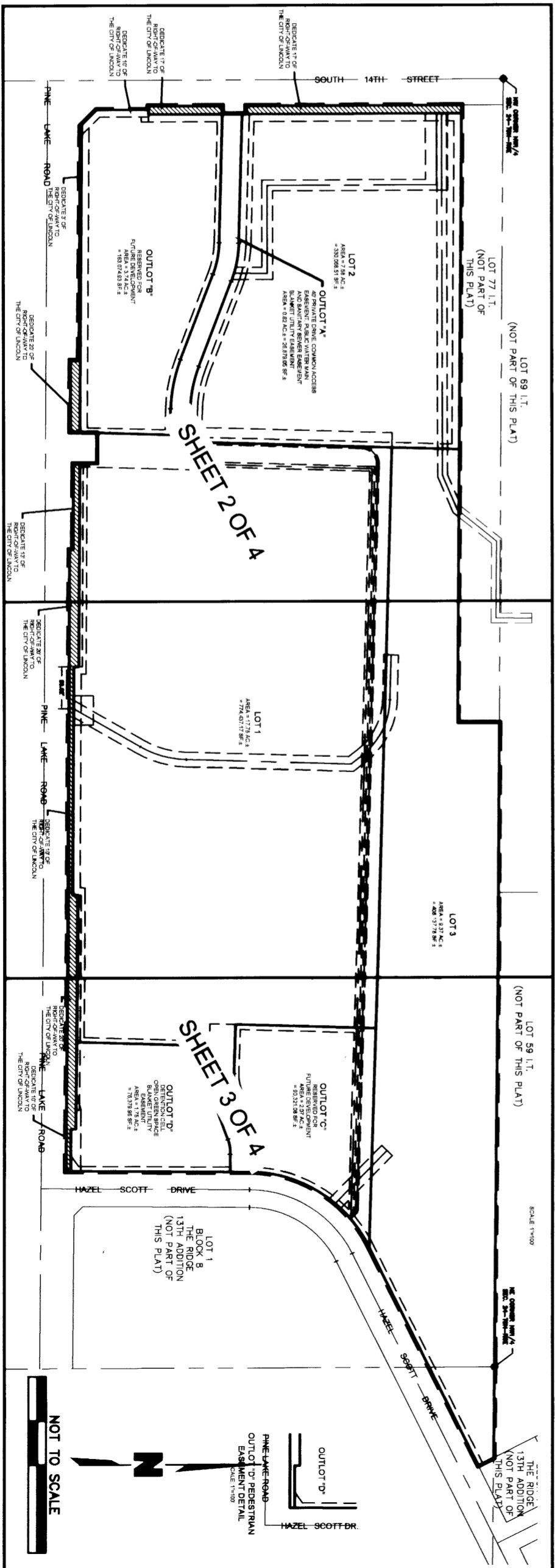
PLANNING DIRECTOR'S APPROVAL

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

Stephanie... March 29, 2017
 PLANNING DIRECTOR DATE

INDEX OF SHEETS

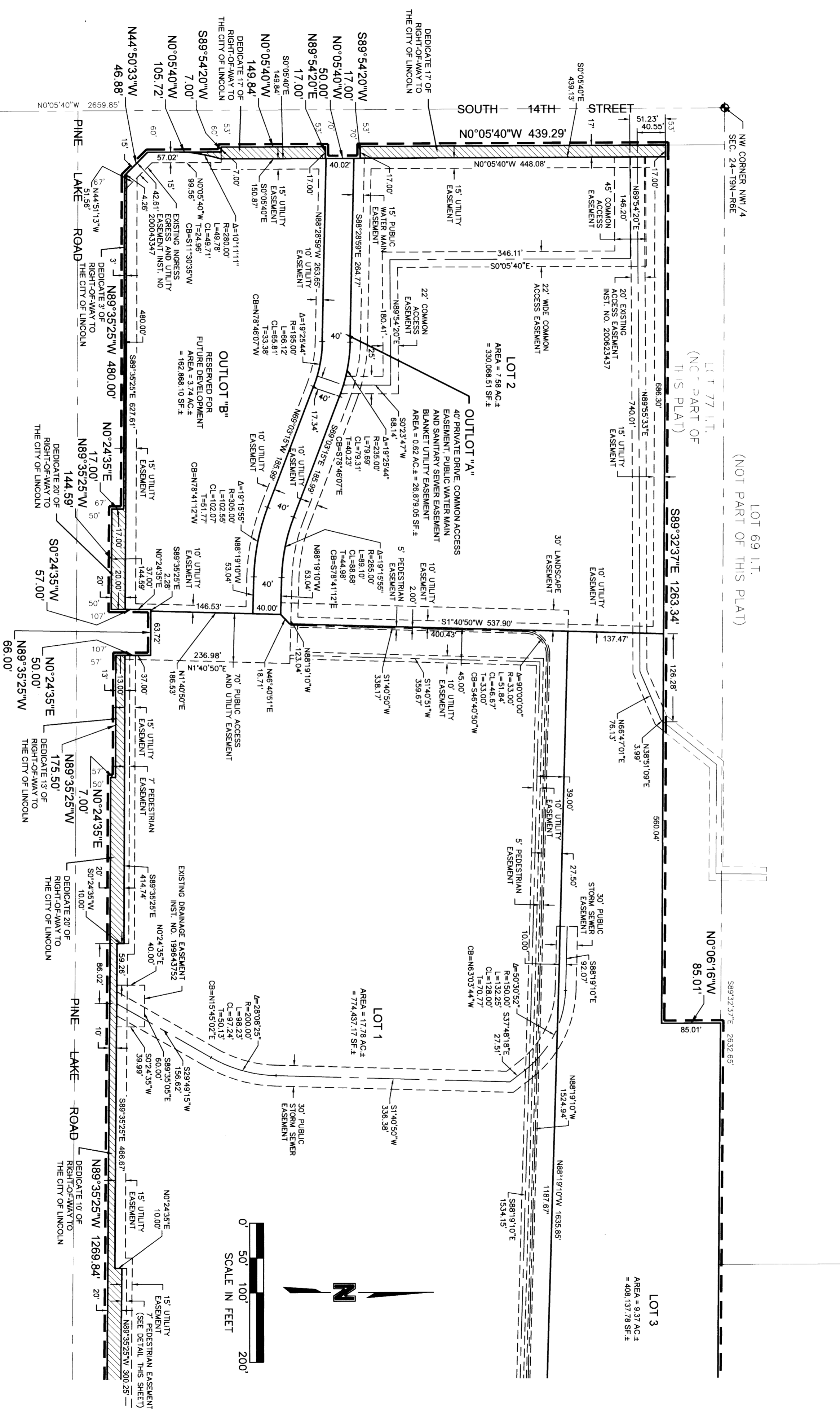
- SHEET 1: DEDICATION, ACKNOWLEDGMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL, VICINITY MAP.
- SHEET 2: FINAL PLAT DRAWING.
- SHEET 3: FINAL PLAT DRAWING, CURVE DATA.
- SHEET 4: SURVEYOR'S CERTIFICATE, LEGAL DESCRIPTION.



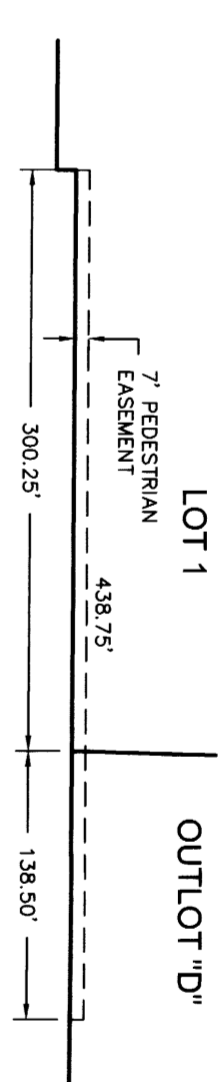
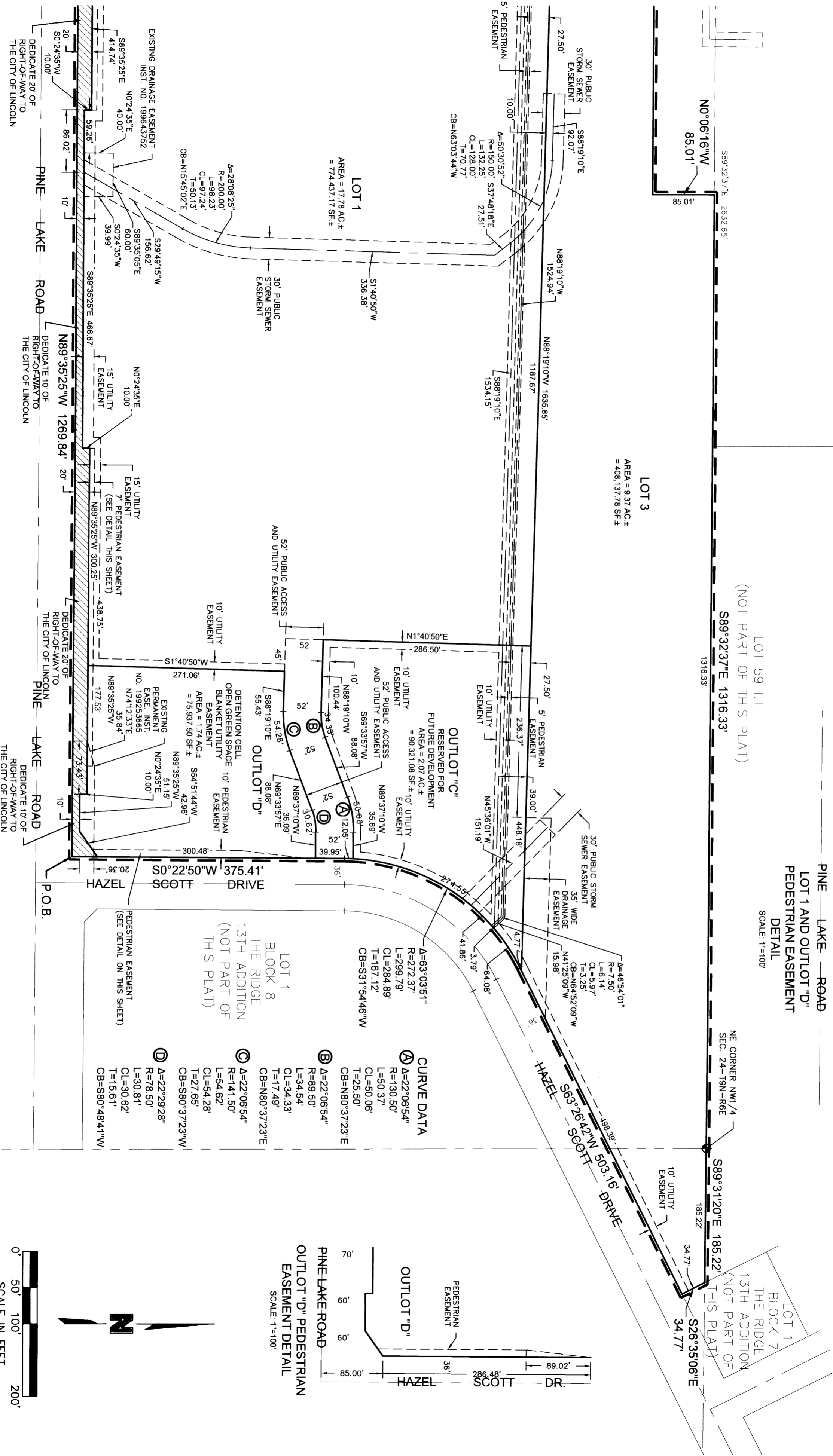
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 Limestone County, NE Assessor/Register of Deeds Office
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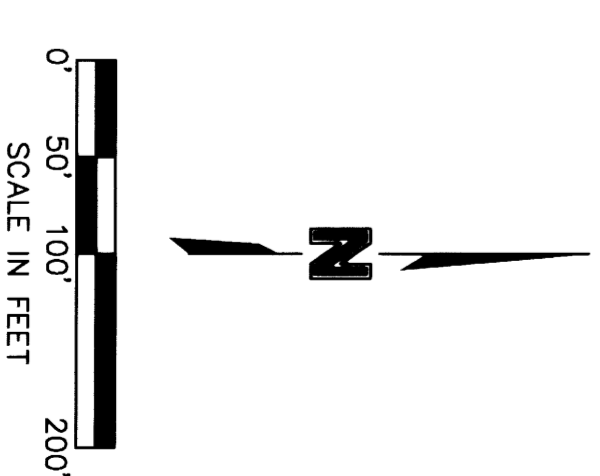


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LOT 59.1.T
 (NOT PART OF THIS PLAT)
 1316.33'

LOT 1 AND OUTLET "D" PEDESTRIAN EASEMENT DETAIL
 SCALE: 1"=100'



COSTCO CENTER ADDITION

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS COSTCO CENTER ADDITION, A SUBDIVISION COMPOSED OF LOT 92 1.T., AND OUTLOT "D", THE RIDGE 13TH ADDITION, ALL LOCATED IN THE NORTH HALF OF SECTION 24, 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 OUTLOT "D", THE RIDGE 13TH ADDITION, SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF HAZELL SCOTT ROAD, AND ON A NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ON A SOUTH LINE OF SAID OUTLOT "D", AND ON A SOUTH LINE OF LOT 92 1.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF N89°35'25"W, A DISTANCE OF 1,269.84' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N00°24'35"E, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 7.00' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N89°35'25"W, ON A SOUTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 175.50' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N00°24'35"E, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.00' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N89°35'25"W, ON A SOUTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE S00°24'35"W, ON A EAST LINE OF SAID LOT 92 1.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.00' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N89°35'25"W, ON A SOUTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 144.59' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N00°24'35"E, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 17.00' TO A SOUTH CORNER OF SAID LOT 92 1.T.; THENCE N89°35'25"W, ON A SOUTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 480.00' TO THE SOUTHWEST CORNER OF SAID LOT 92 1.T.; THENCE N44°50'33"W, ON A SOUTHWEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 46.88' TO A WEST CORNER OF SAID LOT 92 1.T., SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M.; THENCE N00°05'40"W, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 105.72' TO A WEST CORNER OF SAID LOT 92 1.T.; THENCE S89°54'20"W, ON A SOUTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 149.84' TO A WEST CORNER OF SAID LOT 92 1.T.; THENCE N89°54'20"E, ON A NORTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 53.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 149.84' TO A WEST CORNER OF SAID LOT 92 1.T.; THENCE N89°54'20"E, ON A NORTH LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 17.00' TO A WEST CORNER OF SAID LOT 92 1.T.; THENCE N00°05'40"W, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 7.00' TO A WEST CORNER OF SAID LOT 92 1.T.; THENCE N00°05'40"W, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 53.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 439.29' TO THE NORTHWEST CORNER OF SAID LOT 92 1.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 77 1.T.; THENCE S89°32'37"E, ON A NORTH LINE OF SAID LOT 92 1.T., SAID LINE BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,263.34' TO A NORTH CORNER OF SAID LOT 92 1.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 77 1.T.; THENCE N00°06'16"W, ON A WEST LINE OF SAID LOT 92 1.T., SAID LINE BEING THE EAST LINE OF SAID LOT 77 1.T., A DISTANCE OF 85.01' TO A NORTH CORNER OF SAID LOT 92 1.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 77 1.T., SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S89°32'37"E, ON THE NORTH LINE OF SAID LOT 92 1.T., AND ON A NORTH LINE OF OUTLOT "D", THE RIDGE 13TH ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.33' TO A NORTH CORNER OF SAID OUTLOT "D", SAID POINT BEING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°31'20"E, ON A NORTH LINE OF SAID OUTLOT "D", SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 186.22' TO THE NORTHWEST CORNER OF SAID OUTLOT "D", SAID POINT BEING ON A WEST LINE OF LOT 1, BLOCK 7, THE RIDGE 13TH ADDITION; THENCE S26°35'06"E, ON A EAST LINE OF SAID OUTLOT "D", SAID LINE BEING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 34.77' TO AN EAST CORNER OF SAID OUTLOT "D", SAID POINT BEING ON A NORTH RIGHT-OF-WAY LINE OF HAZELL SCOTT DRIVE; THENCE S63°26'42"W, ON A SOUTHEAST LINE OF SAID OUTLOT

"D", SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 503.16' TO AN EAST CORNER OF SAID OUTLOT "D", SAID POINT BEING A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 63°03'51", A RADIUS OF 272.37', AN ARC LENGTH OF 299.79' ON A SOUTHEAST LINE OF SAID OUTLOT "D", SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 284.89', A TANGENT LENGTH OF 167.12', AND A CHORD BEARING OF S31°54'46"W, TO AN EAST CORNER OF SAID OUTLOT "D"; THENCE S00°22'50"W, ON A EAST LINE OF SAID OUTLOT "D", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 375.41' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 1,905,800.16 SQUARE FEET OR 43.75 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.

March 3rd 2017



LS NUMBER 526

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
601 P STREET, SUITE 200
LINCOLN, NE 68508

