

Dan Jolte
REGISTER OF DEEDS
1998 OCT 15 P 3 35

\$5100
INST. NO 98
054413

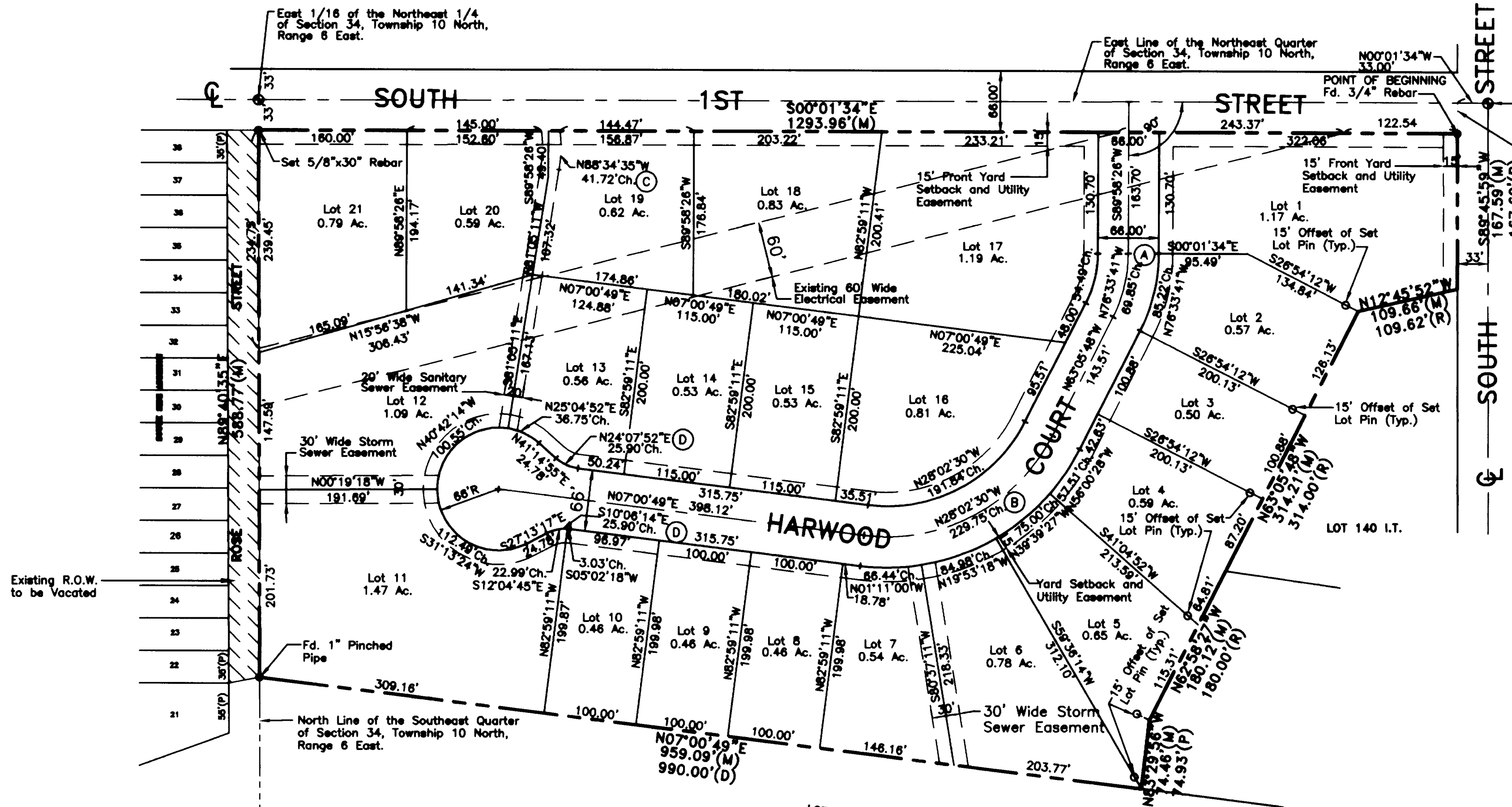
#3281

BLOCK NO
CODE
SOSLWPP
CHECKED
ENTERED
EDITED

SOUTH SIDE INDUSTRIAL PARK FINAL PLAT



Scale: 1" = 100'



LEGEND

- ⊕ = Section & 1/4 Corner
- = Corner Found
- = Corner Set 5/8" x 30" Rebar
- (P) = Platted Distance / Angle
- (M) = Measured Distance / Angle
- (D) = Deeded Distance / Angle
- (R) = Recorded Distance

NOTE

1. All lots on the Final Plat are within the 100-year floodplain, that special construction is necessary, and that each lot owner must consult with the Department of Building and Safety to meet the necessary requirements and to obtain a Development Permit for construction in the Floodplain District.
2. For information regarding the 100-year floodplain, refer to Preliminary Plat No. 97026, South Side Industrial Park.

CURVE DATA

(A)	(B)	(C)	(D)
Δ = 26°55'46"	Δ = 70°06'37"	Δ = 14°58'51"	Δ = 34°14'06"
R = 150.00'	R = 200.00'	R = 160.00'	R = 44.00'
T = 35.91'	T = 140.33'	T = 21.04'	T = 13.55'
L = 70.50'	L = 244.73'	L = 41.83'	L = 26.29'
C = 69.85'	C = 229.75'	C = 41.72'	C = 25.90'

SOUTH SIDE INDUSTRIAL PARK FINAL PLAT

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the foregoing Plat, to be known as South Side Industrial Park.

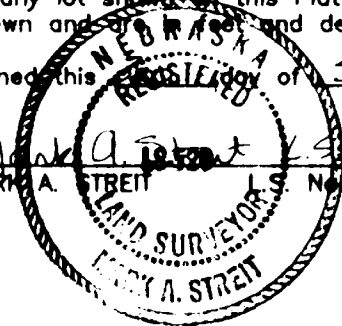
A Survey of Lot 147 Irregular Tract, located in the East Half of the Northeast Quarter of Section 34, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the East One-Quarter Corner of Section 34, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; Thence N 00°01'34" W, (an assumed bearing), and on the East Line of the Northeast Quarter of said Section 34 and the centerline of South 1st Street, a distance of 33.00 feet. Thence S 89°45'59" W, a distance of 33.00 feet to the Southeastery Corner of Lot 147 Irregular Tract of said Section 34 or the Northwestery Corner of the intersection of the Right-of-way Line of South Street and South 1st Street and also said point is the POINT OF BEGINNING; Thence continuing on the last described course, S 89°45'59" W, and on the Southerly Line of Lot 147 Irregular Tract of said Section 34 or the Northerly Right-of-way Line of said South Street, a distance of 167.59 feet to the South-Southwesterly Corner of Lot 147 or the Southeastery Corner of Lot 140 Irregular Tracts of said Section 34 and also said point is on the approximate centerline of the old Salt Creek Channel; Thence on the Southerly Line of Lot 147 or the Northerly Line of Lot 140 Irregular Tracts of said Section 34 and on the approximate centerline of the old Salt Creek Channel for the next four (4) courses, N 12°45'52" W, a distance of 109.66 feet; Thence N 63°05'48" W, a distance of 314.21 feet; Thence N 62°58'27" W, a distance of 180.12 feet; Thence N 83°29'56" W, a distance of 74.46 feet to the West-Southwesterly Corner of Lot 147 or the Northwestery Corner of Lot 140 Irregular Tracts of said Section 34; Thence N 07°00'49" E, and on the Westerly Line of Lot 147 Irregular Tract of said Section 34, a distance of 959.09 feet to the Northwestery Corner of Lot 147 Irregular Tract of said Section 34 and also said point is on the Southerly Right-of-way Line of Rose Street or the North Line of the Southeast Quarter of the Northeast Quarter of said Section 34; Thence N 89°40'35" E, and on the North Line of the Southeast Quarter of the Northeast Quarter and Lot 147 Irregular Tract of said Section 34 or the Southerly Right-of-way Line of said Rose Street, a distance of 588.77 feet to the Northeastery Corner of Lot 147 Irregular Tract of said Section 34 and also said point is on the Westerly Right-of-way Line of said South 1st Street; Thence S 00°01'34" E, and on the Easterly Line of Lot 147 Irregular Tract and parallel to the East Line of the Northeast Quarter of said Section 34, a distance of 1293.96 feet to the point of beginning and containing a calculated area of 734,541.45 square feet or 16.863 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. 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 in feet and decimals of a foot.

Signed this 9th day of SEPTEMBER, 1998.

MARY A. STREIT
MARY A. STREIT
LAND SURVEYOR
NO. 520



DEDICATION

The foregoing Plat of South Side Industrial Park, being a subdivision of Lot 147 Irregular Tract, located in the East Half of the Northeast Quarter of Section 34, 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 Alliant Communications, 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.

Harwood Court is hereby dedicated to the City of Lincoln.

WITNESS MY HAND this 9th day of September, 1998.
Owner of Record: R.I.P. Inc., Robert Stephens, President Lot 147 Irregular Tract, located in the East Half of the Northeast Quarter of Section 34, Township 10 North, Range 6 East, of the 6th P.M., Lancaster County, Nebraska.

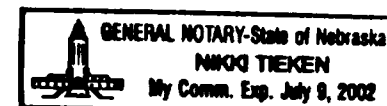
By: [Signature]
R.I.P. INC.
Robert Stephens, President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 8 day of Sept, 1998, by Robert Stephens, President of R.I.P. Inc. a Nebraska corporation, on behalf of the corporation.

Nicole Sieken
Notary Public



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as Southside Industrial Park (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 98-12332 (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.

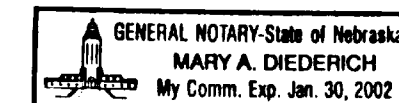
By: [Signature]
Pinnacle Bank
John Bednar, Vice-President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF Douglas SS

The foregoing instrument was acknowledged before me this 9th day of September, 1998, by John Bednar, Vice-President, Pinnacle Bank.

Mary A. Diederich
Notary Public



PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this Final Plat and accepted the offer of dedication on this 23rd day of September, 1998 by Resolution No. PC-00497.

Jean L. Walker
Chair