

EDM INDUSTRIAL CENTER ADDITION

(EDM INDUSTRIAL CENTER - PRELIMINARY PLAT #02021)

DEDICATION

FINAL PLAT

THE FOREGOING PLAT KNOWN AS "EDM INDUSTRIAL CENTER ADDITION" AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE 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, ALTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, 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, ITS SUCCESSORS OR 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 AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

WITNESS MY HAND THIS 28th DAY OF June, 2004.

Jeffrey L. Welen
JEFFREY L. WELLEN, PRESIDENT EDM CORPORATION

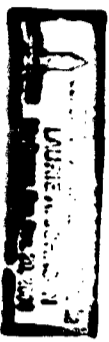
Larry W. Coffey
LARRY W. COFFEY, PRESIDENT RAYMOND FARMS LLC

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF LANCASTER } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2004 BY JEFFREY L. WELLEN, PRESIDENT OF EDM CORPORATION, ON BEHALF OF THE CORPORATION.

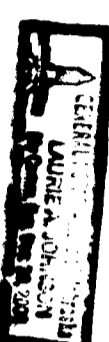
Jeffrey L. Wellen
NOTARY PUBLIC



STATE OF NEBRASKA }
COUNTY OF LANCASTER } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2004 BY LARRY W. COFFEY, PRESIDENT OF RAYMOND FARMS LLC, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

Larry W. Coffey
NOTARY PUBLIC



LIEN HOLDER CONSENT & SUBORDINATION

THE UNDERSIGNED HOLD OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS EDM INDUSTRIAL CENTER ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO.(S) 2001-67895, 2001-67896 AND 2002-82053 (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.

STATE OF NEBRASKA }
COUNTY OF LANCASTER } S.S.

WEST STATE BANK
BY: *John Arrigo*
TITLE: VICE PRESIDENT



NOTARY PUBLIC

PLANNING DIRECTOR APPROVAL

THE LINCOLN CITY-LANCASTER COUNTY PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C., HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 28th DAY OF JUNE, 2004.

ATTEST: *Ray B. Miller*
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE FOREGOING PLAT OF "EDM INDUSTRIAL CENTER ADDITION", A FINAL PLAT OF LOTS 61, 64, AND 65 ON IRREGULAR TRACTS INCLUDING SOUTHWEST 32ND STREET ABUTTING THE SOUTH RIGHT-OF-WAY LINE OF WEST 10th STREET SOUTHERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 8 EAST, OF THE 6th PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS LEGAL DESCRIPTION THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, HAS AN ASSUMED BEARING OF N 89°44'18" E.
REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 29, A L.C.S.M. ALUMINUM CAP OF RECORD FOUND FOR CORNER; THENCE EASTERLY N 89°44'18" E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, 635.04 FEET; THENCE SOUTHERLY S 00°18'40" W, 56.00 FEET, TO A POINT OF INTERSECTION ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 10th STREET; A 1" IRON PIPE SET FOR CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 10th STREET ON THE FOLLOWING BEARINGS AND DISTANCES: EASTERLY N 89°48'54" E, 50.00' TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE EASTERLY N 89°45'24" E, 101.64 FEET, TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE SOUTHERLY S 00°12'41" E, 12.36 FEET, TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE EASTERLY N 89°44'55" E, 148.95 FEET, TO A SQUARE IRON FOUND FOR CORNER; THENCE NORTHERLY N 00°23'50" W, 12.02 FEET, TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE EASTERLY N 89°32'35" E, 66.52 FEET, TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE SOUTHERLY S 00°08'41" E, 4.81 FEET, TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE EASTERLY S 85°21'10" E, 84.99 FEET, TO A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE EASTERLY N 81°11'35" E, 101.05 FEET, TO A #6 REBAR FOUND FOR CORNER; THENCE EASTERLY N 89°55'21" E, 133.40 FEET, TO A 3/4" SQUARE IRON SET FOR CORNER; ALSO BEING A POINT OF INTERSECTION ON THE EASTERLY LINE OF LOT 65 OF IRREGULAR TRACTS; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 10th STREET, SOUTHERLY S 00°23'52" W, 1523.90 FEET, TO A POINT OF INTERSECTION ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE WESTERLY S 86°10'26" W, ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, 1002.39 FEET, TO A POINT OF INTERSECTION ON THE WESTERLY LINE OF LOT 61 OF IRREGULAR TRACTS, A 3/4" SQUARE IRON FOUND FOR CORNER; THENCE NORTHERLY N 00°18'19" E, ON THE WESTERLY LINE OF LOT 61 OF IRREGULAR TRACTS, 1027.17 FEET, TO THE NORTHWEST CORNER OF LOT 61 OF IRREGULAR TRACTS, A 1" IRON PIPE FOUND FOR CORNER; THENCE EASTERLY S 89°48'27" E, ON A LINE COMMON WITH LOTS 61 OF IRREGULAR TRACTS AND LOT 18 OF IRREGULAR TRACTS, 317.04 FEET, TO THE SOUTHEAST CORNER OF LOT 18 OF IRREGULAR TRACTS, A 1" IRON PIPE FOUND FOR CORNER; THENCE NORTHERLY N 00°18'40" E, ON THE EASTERLY LINE OF LOTS 18 AND 60 OF IRREGULAR TRACTS, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SW 32ND STREET, 560.57 FEET, TO THE TRUE POINT OF BEGINNING.

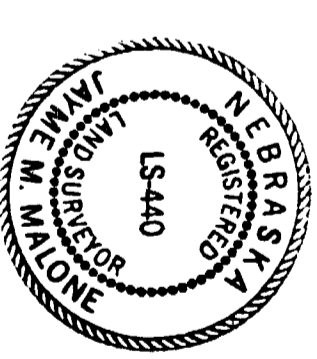
CONTAINING A TOTAL CALCULATED AREA OF 31.609 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE; THE SUBSIDER WILL FILE A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

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

SIGNED THIS 24th DAY OF June, 2004.

Jayme M. Malone
JAYME M. MALONE NE L.S. #440
HUSKER SURVEYING
1101 ARAPAHOE CENTER, STE. 2
LINCOLN, NE 68502



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2004 AUG 11 P 2 11

LANCASTER COUNTY, NE

INST. NO 2004

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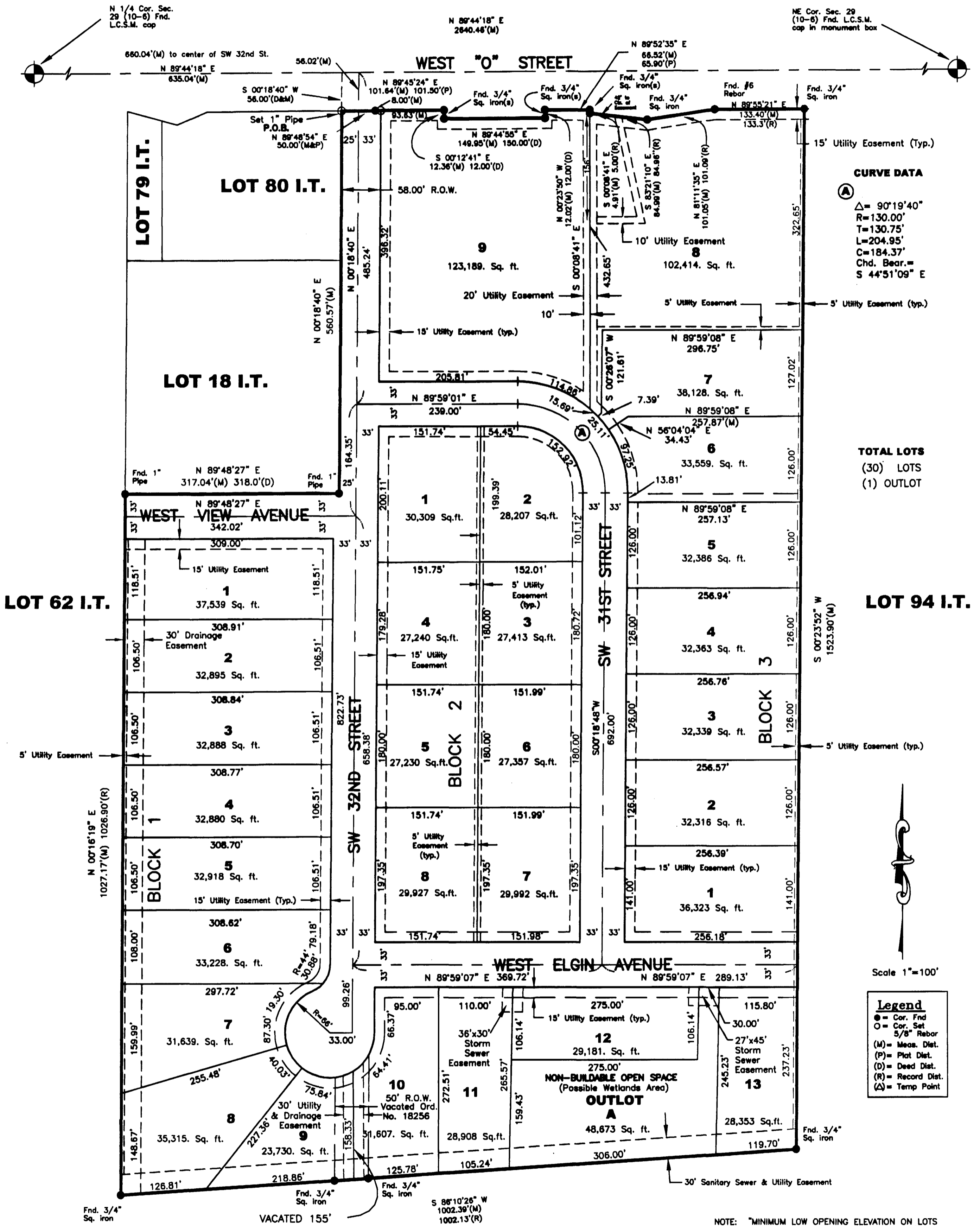
3993

EDM
ENTERED
CHECKED
EDM
ENTERED

BLOCK

EDM INDUSTRIAL CENTER ADDITION

(EDM INDUSTRIAL CENTER - PRELIMINARY PLAT #02021) FINAL PLAT



CURVE DATA

Δ = 90°19'40"
 R = 130.00'
 T = 130.75'
 L = 204.95'
 C = 184.37'
 Chd. Bear. = S 44°51'09" E

TOTAL LOTS
 (30) LOTS
 (1) OUTLOT

LOT 94 I.T.

Scale 1"=100'

Legend	
●	Cor. Fnd
○	Cor. Set
○	5/8" Rebar
(M)	Meas. Dist.
(P)	Plat Dist.
(D)	Deed Dist.
(R)	Record Dist.
(Δ)	Temp Point

NOTE: *MINIMUM LOW OPENING ELEVATION ON LOTS 8-13, BLOCK 1 IS 1161.50 - NAVD88 DATUM*

CHICAGO BURLINGTON & QUINCY RAILROAD