

GERBIG ADDITION

ADMINISTRATIVE FINAL PLAT

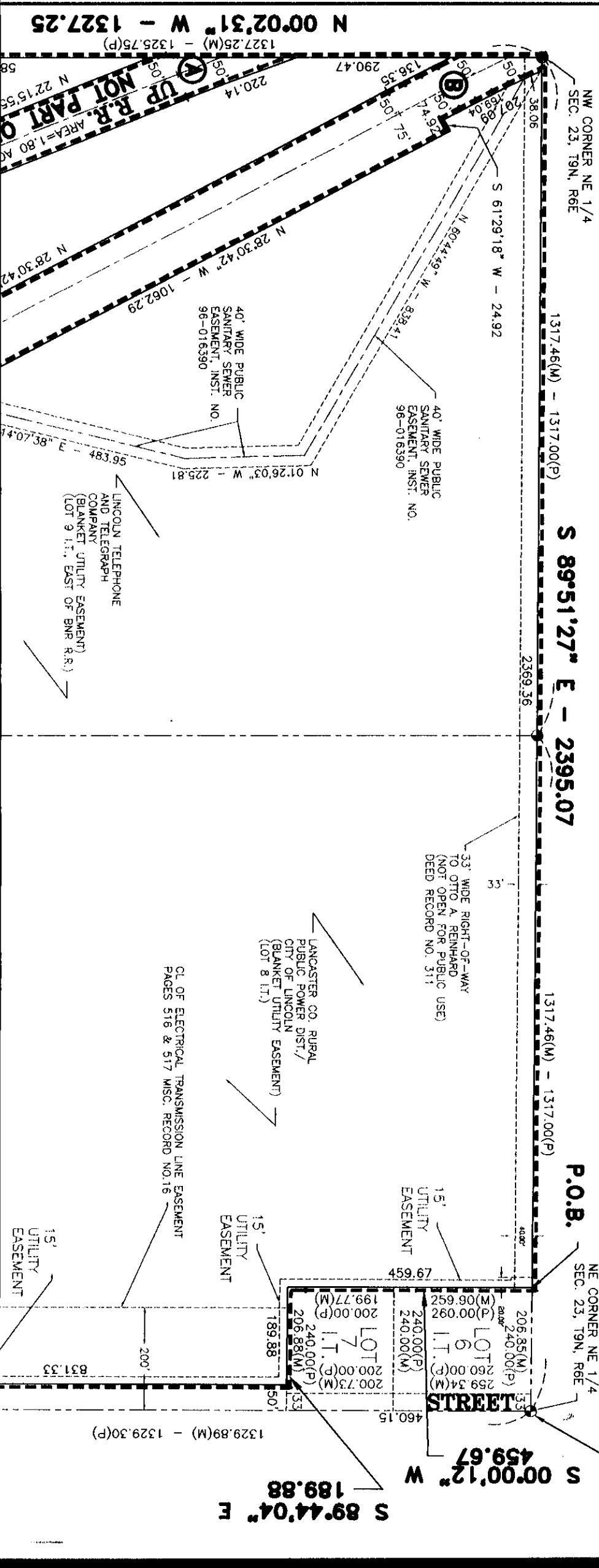
DATE: JUN 25 1 54 PM '97
 BY: Dan Miller

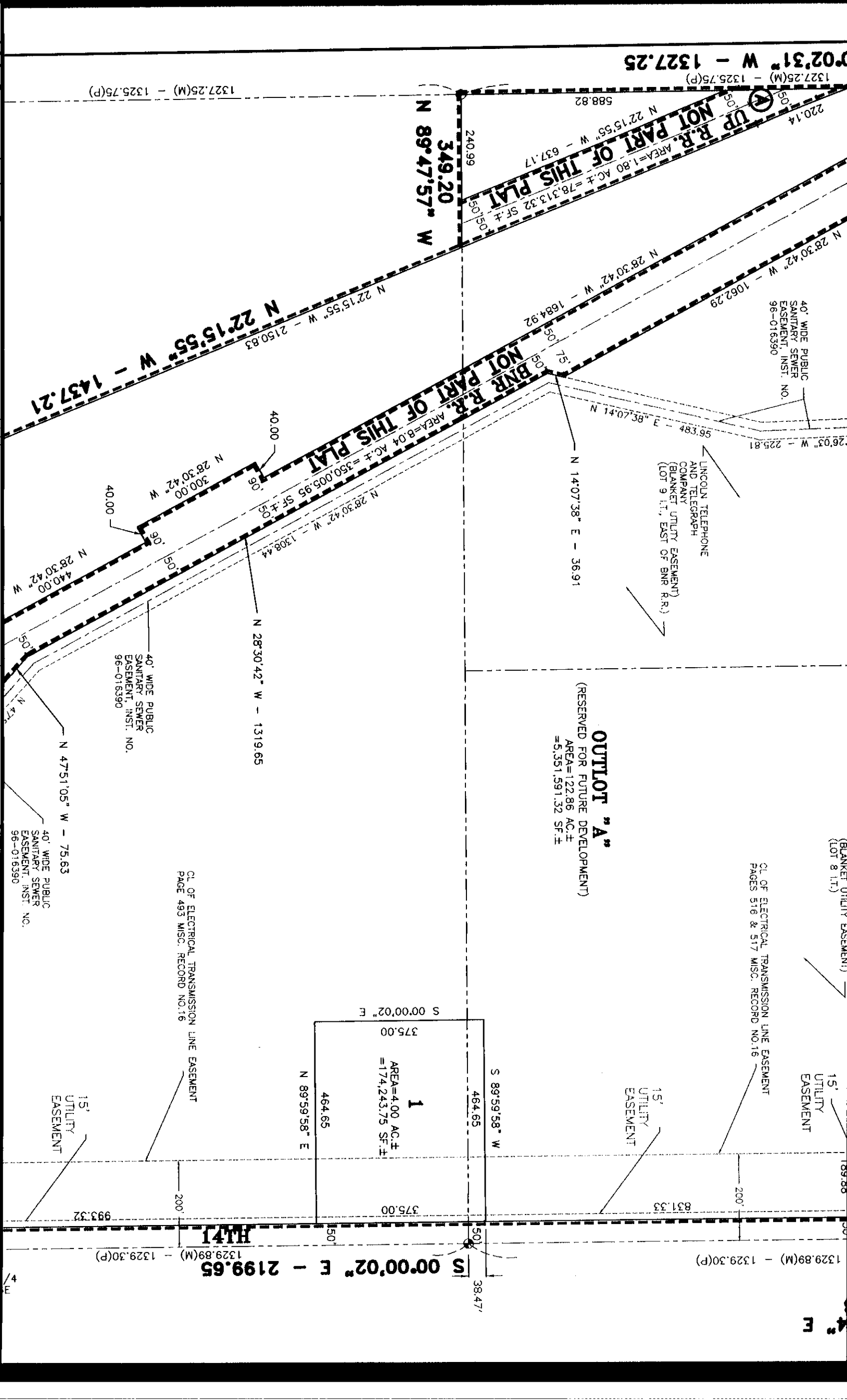
3082
 INST. NO 97
 010714

BLOCK NO
 CODE
 GERBIG
 CHECKED
 ENTERED
 EDITED

\$4150

COMMENCING POINT





02.31" W - 1327.25
 1327.25(M) - 1325.75(P)

1327.25(M) - 1325.75(P)

349.20
 N 89°47'57" W

UP R.R. AREA=1.80 AC.± =78,313.32 SF.±
 N 22°15'55" W - 637.17
 588.82
 240.99
 220.14
 50.00

N 22°15'55" W - 1457.21
 N 22°15'55" W - 2150.83

BNR R.R. AREA=8.04 AC.± =350,005.95 SF.±
 N 28°30'42" W - 1684.92
 1062.29
 40' WIDE PUBLIC SANITARY SEWER EASEMENT, INST. NO. 96-016390

N 14°07'38" E - 36.91
 N 14°07'38" E - 483.95
 26°03" W - 225.81

LINCOLN TELEPHONE AND TELEGRAPH COMPANY (BLANKET UTILITY EASEMENT) (LOT 9 I.T., EAST OF BNR R.R.)

40.00
 300.00
 N 28°30'42" W
 40.00
 440.00
 N 28°30'42" W
 30.00
 1308.44
 N 28°30'42" W - 1319.65

40' WIDE PUBLIC SANITARY SEWER EASEMENT, INST. NO. 96-016390

OUTLOT "A"
 (RESERVED FOR FUTURE DEVELOPMENT)
 AREA=122.86 AC.± =5,351,591.32 SF.±

40' WIDE PUBLIC SANITARY SEWER EASEMENT, INST. NO. 96-016390
 N 47°51'05" W - 75.63

CL. OF ELECTRICAL TRANSMISSION LINE EASEMENT
 PAGE 493 MISC. RECORD NO.16

S 00°00'02" E
 375.00
 AREA=4.00 AC.± =174,243.75 SF.±
 464.65
 N 89°59'58" E

15' UTILITY EASEMENT

CL. OF ELECTRICAL TRANSMISSION LINE EASEMENT
 PAGES 516 & 517 MISC. RECORD NO.16

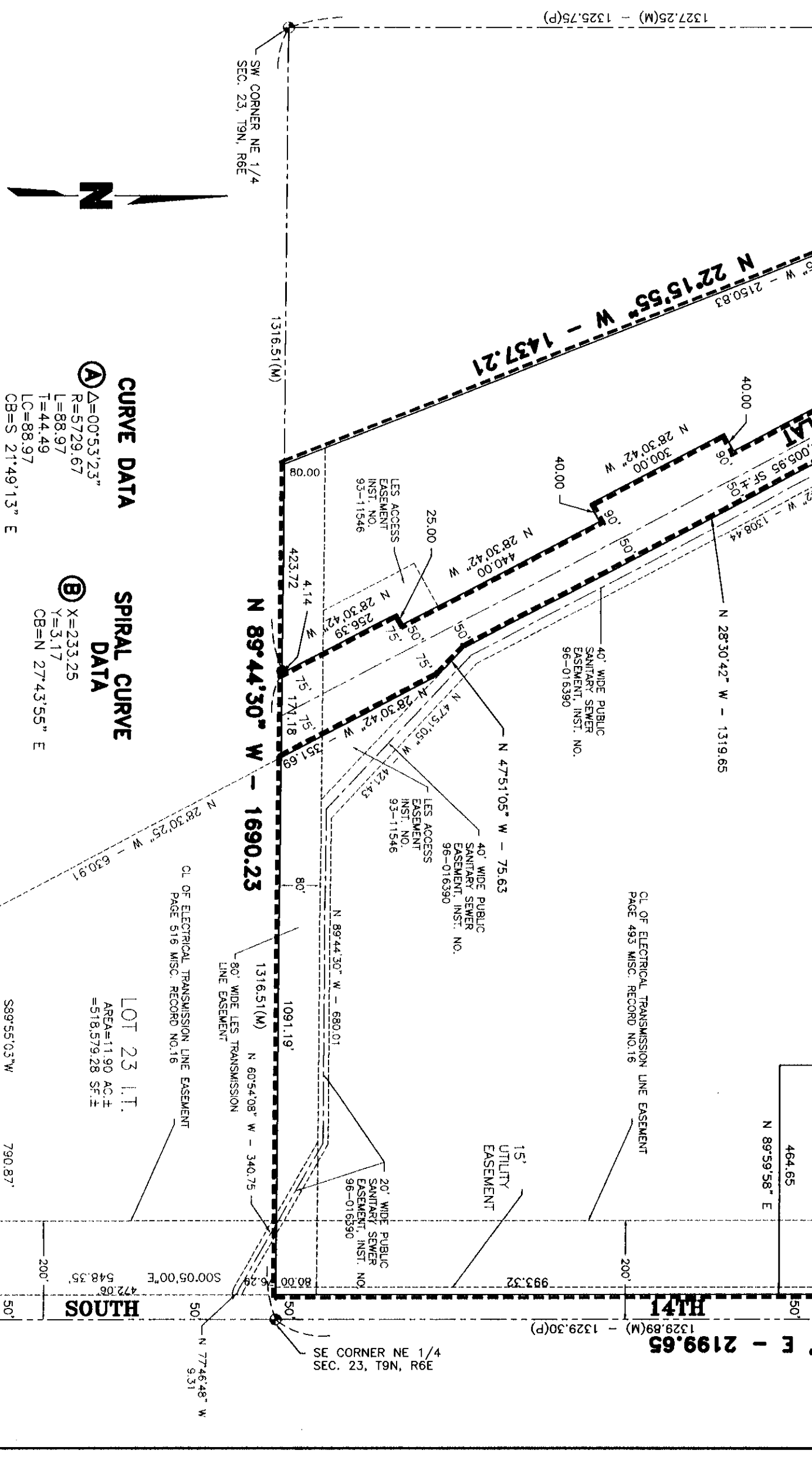
(BLANKET UTILITY EASEMENT) (LOT 8 I.T.)

15' UTILITY EASEMENT

993.32

S 00°00'02" E - 2199.65
 1329.89(M) - 1329.30(P)
 38.47'
 50.00
 50.00
 831.33
 200'
 200'

F



SCALE: 1"=200'



CURVE DATA
 (A) $\Delta=00^{\circ}53'23''$
 $R=5729.67$
 $L=88.97$
 $T=44.49$
 $LC=88.97$
 $CB=S 21^{\circ}49'13'' E$

SPIRAL CURVE DATA
 (B) $X=233.25$
 $Y=3.17$
 $CB=N 27^{\circ}43'55'' E$

LOT 23 I.T.
 AREA=11.90 AC.±
 =518,579.28 SF.±

CL OF ELECTRICAL TRANSMISSION LINE EASEMENT
 PAGE 516 MISC. RECORD NO.16

CL OF ELECTRICAL TRANSMISSION LINE EASEMENT
 PAGE 493 MISC. RECORD NO.16

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SHEET 1 OF 2

GERBIG ADDITION

ADMINISTRATIVE FINAL PLAT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS GERBIG ADDITION A SUBDIVISION COMPOSED OF LOT 9 I.T., THE REMAINING PORTION OF LOT 8 I.T., AND THE REMAINING PORTION OF LOT 25 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 9 NORTH, RANGE 6 EAST, OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALANT COMMUNICATIONS COMPANY, TV TRANSMISSION, INC., PEOPLES 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 AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APURTENANCES 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, 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.

WITNESS MY HAND THIS 23 DAY OF January 1997

Stanley P. Gerbig

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS GERBIG ADDITION. A SUBDIVISION COMPOSED OF LOT 9 I.T., THE REMAINING PORTION OF LOT 8 I.T., AND THE REMAINING PORTION OF LOT 25 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 23, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 51 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 239.85 FEET TO THE NORTHEAST CORNER OF THE REMAINING PORTION OF SAID LOT 8 I.T., SAID POINT BEING THE NORTHWEST CORNER LOT 6 I.T. AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 00 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF THE REMAINING PORTION OF SAID LOT 8 I.T., SAID LINE BEING THE WEST LINE OF LOTS 6 I.T. AND 7 I.T., A DISTANCE OF 459.67 FEET TO THE SOUTHWEST CORNER OF LOT 7 I.T., THENCE SOUTH 89 DEGREES 44 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF THE REMAINING PORTION OF SAID LOT 8 I.T., SAID LINE BEING THE SOUTH LINE OF LOT 7 I.T., A DISTANCE OF 189.88 FEET TO THE NORTHEAST CORNER OF THE REMAINING PORTION OF SAID LOT 8 I.T., SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE SOUTH 0 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF THE REMAINING PORTION OF SAID LOTS 8 I.T., AND 25 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 2199.65 FEET TO THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SAID LOT 25 I.T., SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE NORTH 89 DEGREES 44 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SAID LINE BEING THE SOUTH LINE OF THE REMAINING PORTION OF SAID LOT 25 I.T., A DISTANCE OF 1690.23 FEET TO THE SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 25 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD, THENCE NORTH 22 DEGREES 15 MINUTES 55

FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

WITNESS MY HAND THIS 23 DAY OF January 19 97

Donley F. Gerbig
DONLEY F. GERBIG AND JULIA V. GERBIG
HUSBAND AND WIFE, AS JOINT TENANTS

Donley F. Gerbig
DONLEY F. GERBIG

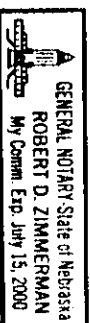
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January 19 97, BY DONLEY F. GERBIG AND JULIA V. GERBIG, HUSBAND AND WIFE, AS JOINT TENANTS.

MY COMMISSION EXPIRES ON THE 15 DAY OF July 19 2000 A.D.

Robert D. Zimmerman
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 23 DAY OF January 19 97, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DONLEY F. GERBIG TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE 15 DAY OF July 19 2000 A.D.

2199.65 FEET TO THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SAID LOT 25 1.T., SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE NORTH 89 DEGREES 44 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SAID LINE BEING THE SOUTH LINE OF THE REMAINING PORTION OF SAID LOT 25 1.T., A DISTANCE OF 1690.23 FEET TO THE SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 25 1.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD, THENCE NORTH 22 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE REMAINING PORTION OF SAID LOT 25 1.T., SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD, A DISTANCE OF 1437.21 FEET TO THE NORTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 25 1.T., THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 1.T., SAID LINE BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 349.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 1.T., THENCE NORTH 0 DEGREES 02 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9 1.T., SAID LINE BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1327.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 51 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 23, SAID LINE BEING THE NORTH LINE OF SAID LOT 9 1.T., AND THE REMAINING PORTION OF SAID LOT 8 1.T., A DISTANCE OF 2395.07 FEET TO POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 5,525,835.07 SQUARE FEET OR 126.86 ACRES MORE OR LESS, EXCEPT A PORTION OF THE BURLINGTON NORTHERN RAIL ROAD RIGHT-OF-WAY AND A PORTION OF THE UNION PACIFIC RAIL ROAD RIGHT-OF-WAY.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS ADMINISTRATIVE FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE January 23rd 1997

Michael R. Johnson
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

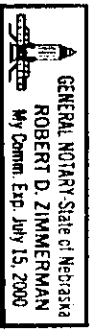
526
L.S. NUMBER



MY COMMISSION EXPIRES ON THE 15th DAY OF July 192000 A.D.

DECIMALS OF A FOOT.

Robert D. Zimmerman
NOTARY PUBLIC



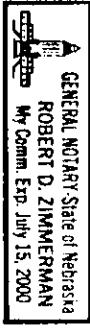
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 23rd DAY OF January 1997, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY
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Robert D. Zimmerman
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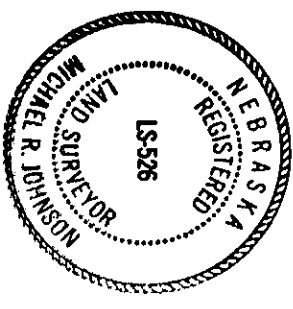


DATE January 23rd 1997

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

Michael R. Johnson

526
L.S. NUMBER



PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE L.M.C., HEREBY
APPROVES THIS ADMINISTRATIVE FINAL PLAT.

John Bradley
PLANNING DIRECTOR
DATE March 25, 1997