

BLOCK NO. **SOPOPA**
 CHECKED
 ENTERED
 DATED

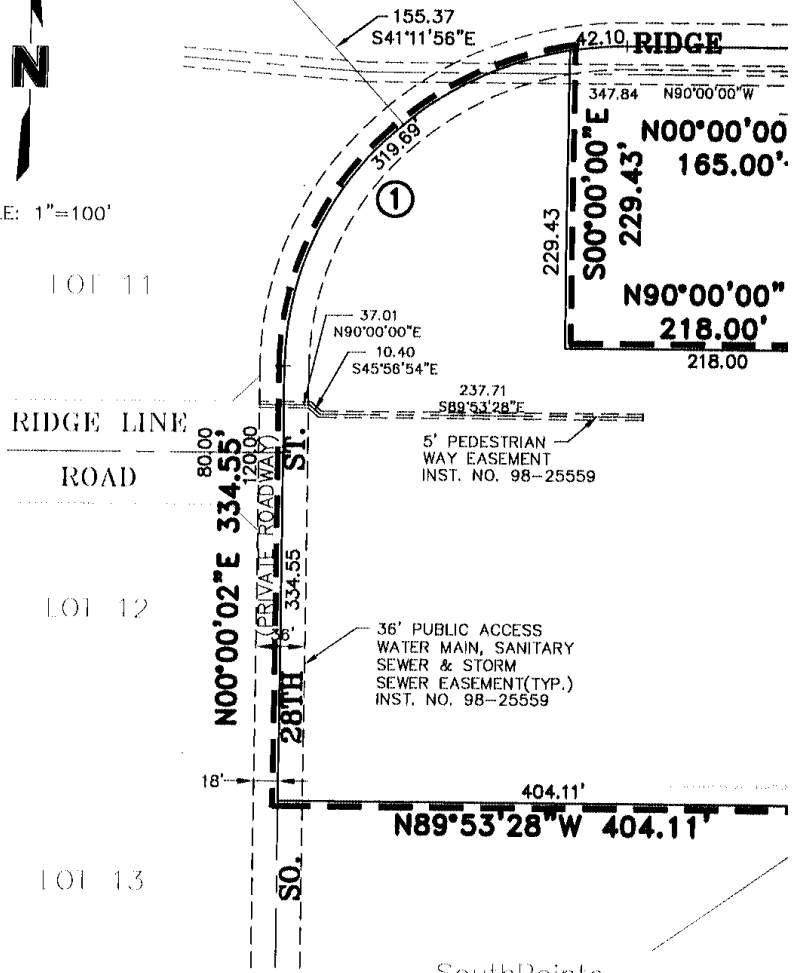
\$42.00

INST. NO 98
 061116
 #3293
 REGISTER OF DEEDS
 1988 NOV 16 A 11:33

SCALE: 1"=100'



LOT 10
 SouthPointe
 Pavilions
 1st Addition



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
1	80°15'38"	249.00'	209.06'	347.40'	N40°07'50"E	319.69'
2	63°50'59"	185.00'	115.28'	206.16'	S59°04'39"E	195.66'
3	18°03'55"	200.00'	31.79'	63.06'	S09°01'57"E	62.80'
4	18°31'37"	200.00'	32.62'	64.67'	S08°48'06"E	64.39'
5	26°01'11"	1060.00'	244.91'	481.38'	S74°44'53"W	477.25'
A	18°43'49"	182.00'	30.02'	59.50'	N68°14'36"W	59.23'
B	11°10'08"	475.00'	46.44'	92.59'	S64°27'44"E	92.44'
C	70°02'47"	125.00'	87.60'	152.82'	S35°01'23"E	143.48'
D	41°10'47"	370.00'	139.00'	285.93'	S65°21'18"E	280.24'
E	40°17'41"	383.05'	144.21'	276.42'	S66°02'09"E	270.76'
F	11°20'50"	200.00'	19.87'	39.61'	N84°19'35"W	39.54'
G	48°27'37"	432.00'	194.42'	365.38'	S77°07'01"W	354.59'

SouthPointe
 Pavilions
 1st Addition
 N80°38'05'
 13.09'
 S54°24'07"W—
 83.25'
 N35°40'17"W
 72.00' N54°24'
 83.0'
 N

OUTLOT "A"
 (PARKING LOT)

SW CORNER
 SEC. 18-T9N-R7E
 COMMENCING POINT

SOUTH LINE OF THE SW4
 OF SEC. 18-T9N-R7E
 S89°32'18"E 1119.59'

**SouthPointe
 Pavilions
 2nd Addition
 ADMINISTRATIVE FINAL PLAT**

LOT 10
thPointe
villions
Addition

RIDGE

N00°00'00"E
165.00'

90°00'00"E
218.00'

04.11'

N80°38'05"W
13.09'

4°24'07"W
83.25'

40°17"W
10.00'

N54°24'07"E
83.25'

N09°21'55"E
13.07'

H LINE OF THE SW4
EC. 18--T9N--R7E

119.59'

OUTLOT "A"
(PARKING LOT)

S52°53'13"W
43.05'

N28°40'17"W
305.63'

PINE

S00°00'00"E
165.00'

S90°00'00"E
299.84'
(PRIVATE ROADWAY)

N90°00'00"E
35.39'

S58°5'
36.

N90°00'00"E
120.13'

N90°00'00"E
241.05'

OUTLOT "B"
(PARKING LOT)

679.12

920.17'

840.07'

396.34

LOT 1

71.84'

143.50'

4.33'

51.00'

27.00'

11.00'

87.00'

234.67'

270.05'

N90°00'00"E

165.00'

15' UTILITY EASE.
INST. NO. 98-25559

15.00'

S00°00'00"W

20'

35'

195.66

332.31

333.55'

15' UTILITY EASEMENT
INST. NO. 98-25559

333.55'

N00°00'00"E

333.55'

36' PUBLIC ACCESS
WATER MAIN, SANITARY
SEWER & STORM
SEWER EASEMENT(TYP.)
INST. NO. 98-25559

36' PUBLIC ACCESS
WATER MAIN, SANITARY
SEWER & STORM
SEWER EASEMENT(TYP.)
INST. NO. 98-25559

5' PEDESTRIAN
WAY EASEMENT
INST. NO. 98-25559

29.15

32'

106.05

N73°01'39"W

186.93

N28°40'17"W

15' UTILITY EASEMENT
INST. NO. 98-25559

100.95

S15°26'32"E

477.25

15' UTILITY EASEMENT
INST. NO. 98-25559

P.O.B.

80.64'

7.36

80.00'

503.04

LAKE

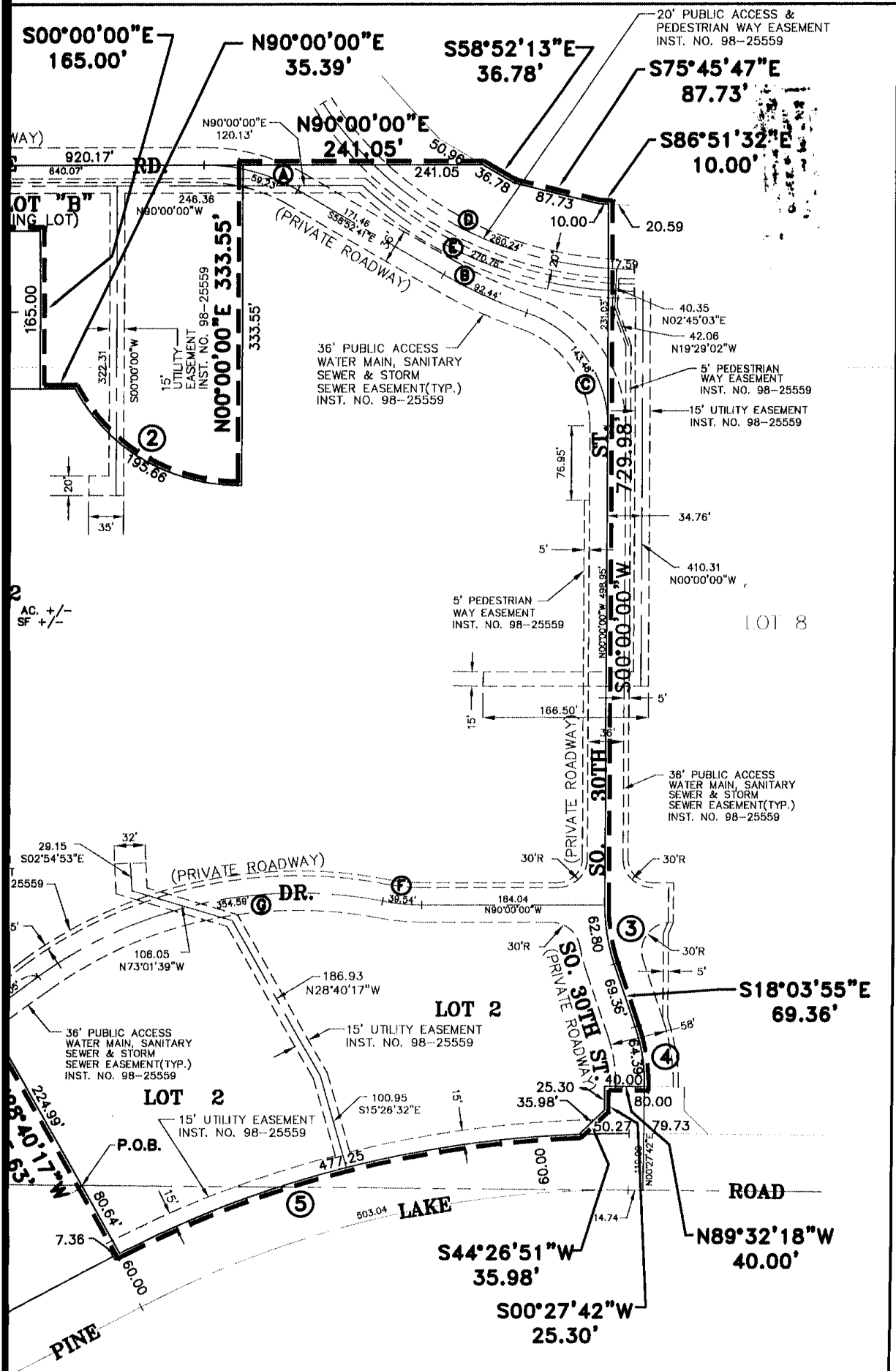
S44°

31

LOT 2
AREA = 21.60 AC. +/-
= 940,943.51 SF +/-

5' PEDES
WAY EAS
INST. NO





2
AC. +/-
SF +/-

LOT 8

LOT 2

LOT 2

SHEET 1 OF 2

SouthPointe Pavilions 2nd Addition ADMINISTRATIVE FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS SOUTHPONTE PAVILIONS 2ND ADDITION, A SUBDIVISION COMPOSED OF LOT 4 AND LOT 9, BLOCK 1, SOUTHPONTE PAVILIONS 1ST ADDITION ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 AND IN THE NORTHWEST QUARTER OF SECTION 19, T9N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 THENCE SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID SW4 A DISTANCE OF 1119.59' TO THE TRUE POINT OF BEGINNING; THENCE NORTH 28 MINUTES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 224.99' TO A POINT OF DEFLECTION; THENCE SOUTH 52 DEGREES 53 MINUTES 13 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 4 A DISTANCE OF 43.05 FEET TO A POINT OF DEFLECTION; THENCE NORTH 35 DEGREES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 145.54 FEET TO A POINT OF DEFLECTION; THENCE NORTH 09 DEGREES 21 MINUTES 55 SECONDS EAST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.07 FEET TO A POINT OF DEFLECTION; THENCE NORTH 54 DEGREES 24 MINUTES 07 SECONDS EAST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 83.25 FEET TO A POINT OF DEFLECTION; THENCE NORTH 35 DEGREES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 72.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 54 DEGREES 24 MINUTES 07 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 83.25 FEET TO A POINT OF DEFLECTION; THENCE NORTH 80 DEGREES 38 MINUTES 05 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.09 FEET TO A POINT OF DEFLECTION; THENCE NORTH 35 DEGREES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 149.77 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 53 MINUTES 28 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 4 A DISTANCE OF 404.11 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 334.55 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 248.00 FEET, ARC LENGTH OF 347.40 FEET, DELTA ANGLE OF 80 DEGREES 15 MINUTES 38 SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 07 MINUTES 50 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 4 A CHORD LENGTH OF 319.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG AN EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 229.43 FEET TO A POINT OF DEFLECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 218.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 9 A

DEDICATION


THE FOREGOING PLAT IS KNOWN AS SOUTHPONTE PAVILIONS 2ND ADDITION, A SUBDIVISION COMPOSED OF LOT 4 AND LOT 9, BLOCK 1, SOUTHPONTE PAVILIONS 1ST ADDITION ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 AND IN THE NORTHWEST QUARTER OF SECTION 19, T9N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNER, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALIANT 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 WRES, 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 HERETO, 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 2nd DAY OF Oct, 1998.

RE: D. CAPITAL MANAGEMENT, L.L.C.
A KANSAS LIMITED LIABILITY COMPANY,
BY: RE: D. CAPITAL DEVELOPMENT OF LINCOLN, L.L.C.
A KANSAS LIMITED LIABILITY COMPANY, MANAGER
BY: 

TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 248.00 FEET, ARC LENGTH OF 347.40 FEET, DELTA ANGLE OF 80 DEGREES 15 MINUTES 38 SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 07 MINUTES 50 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 4 A CHORD LENGTH OF 319.69 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG AN EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 229.43 FEET TO A POINT OF DEFLECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 218.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 299.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 333.55 FEET TO A POINT OF DEFLECTION; THENCE NORTH 90 DEGREES 00 SECONDS EAST A DISTANCE OF 241.05 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 58 DEGREES 52 MINUTES 13 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 36.78 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 75 DEGREES 45 MINUTES 47 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 87.73 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 86 DEGREES 51 MINUTES 32 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 10.00 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 729.98 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 633.06 FEET, DELTA ANGLE OF 18 DEGREES 03 MINUTES 55 SECONDS, A CHORD BEARING OF SOUTH 09 DEGREES 01 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A CHORD LENGTH OF 62.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18 DEGREES 03 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 69.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 64.67 FEET, DELTA ANGLE OF 18 DEGREES 51 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 08 DEGREES 48 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A CHORD LENGTH OF 64.39 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 40.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 23.30 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 44 DEGREES 26 MINUTES 51 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 35.98 FEET TO A POINT OF DEFLECTION; THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 1060.00 FEET, ARC LENGTH OF 481.36 FEET, DELTA ANGLE OF 26 DEGREES 01 MINUTES 11 SECONDS, A CHORD BEARING OF SOUTH 74 DEGREES 44 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 A CHORD LENGTH OF 477.25 FEET TO A POINT OF DEFLECTION; THENCE NORTH 28 DEGREES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 80.64 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 21.60 ACRES OR 940.94351 SQUARE FEET MORE OR LESS.

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.

Richard A. Johnson

WITNESS MY HAND THIS 21st DAY OF November, 1999.
 R.E.D. CAPITAL MANAGEMENT, L.L.C.
 A KANSAS LIMITED LIABILITY COMPANY.
 BY: Dan Lowe
 A KANSAS LIMITED LIABILITY COMPANY, MANAGER

BY: Dan Lowe
 DAN LOWE
 AUTHORIZED SIGNATORY

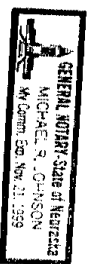
ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska
 COUNTY OF Lancaster

ON THIS 21st DAY OF Oct, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN LOWE, AUTHORIZED SIGNATORY OF R.E.D. CAPITAL MANAGEMENT, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, BY R.E.D. CAPITAL DEVELOPMENT OF LINCOLN, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, MANAGER, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 21st DAY OF November, 1999 A.D.

Richard A. Johnson
 NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS Southpointe Pavilions 2nd Addition (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 98-01643 (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.

KEYBANK NATIONAL ASSOCIATION
 (NAME OF BANK OR SAVINGS ASSOCIATION)

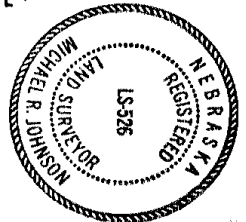
BY: Richard A. Johnson
 RICHARD A. JOHNSON
 TITLE: TRUSTEE

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.

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DATE Oct. 2nd 1998 Michael R. Johnson L.S. NUMBER 526

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

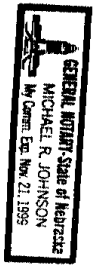


PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26:11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

John Bradley DATE 13 NOV 1998
PLANNING DIRECTOR

ON BEHALF OF SAID COUNTY
MY COMMISSION EXPIRES ON THE 21st DAY OF November 19 99 A.D.
Michael R. Johnson
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

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KEYBANK NATIONAL ASSOCIATION
(NAME OF BANK OR SAVINGS ASSOCIATION)

BY: Richard A. Johnson
RICHARD A. JOHNSON
TITLE: TRUSTEE

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Spencer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November 19 98, BY RICHARD A. JOHNSON, TRUSTEE-KEYBANK NATIONAL ASSOCIATION ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 6th DAY OF September 1999 A.D.

Diane K. Peterson
NOTARY PUBLIC

