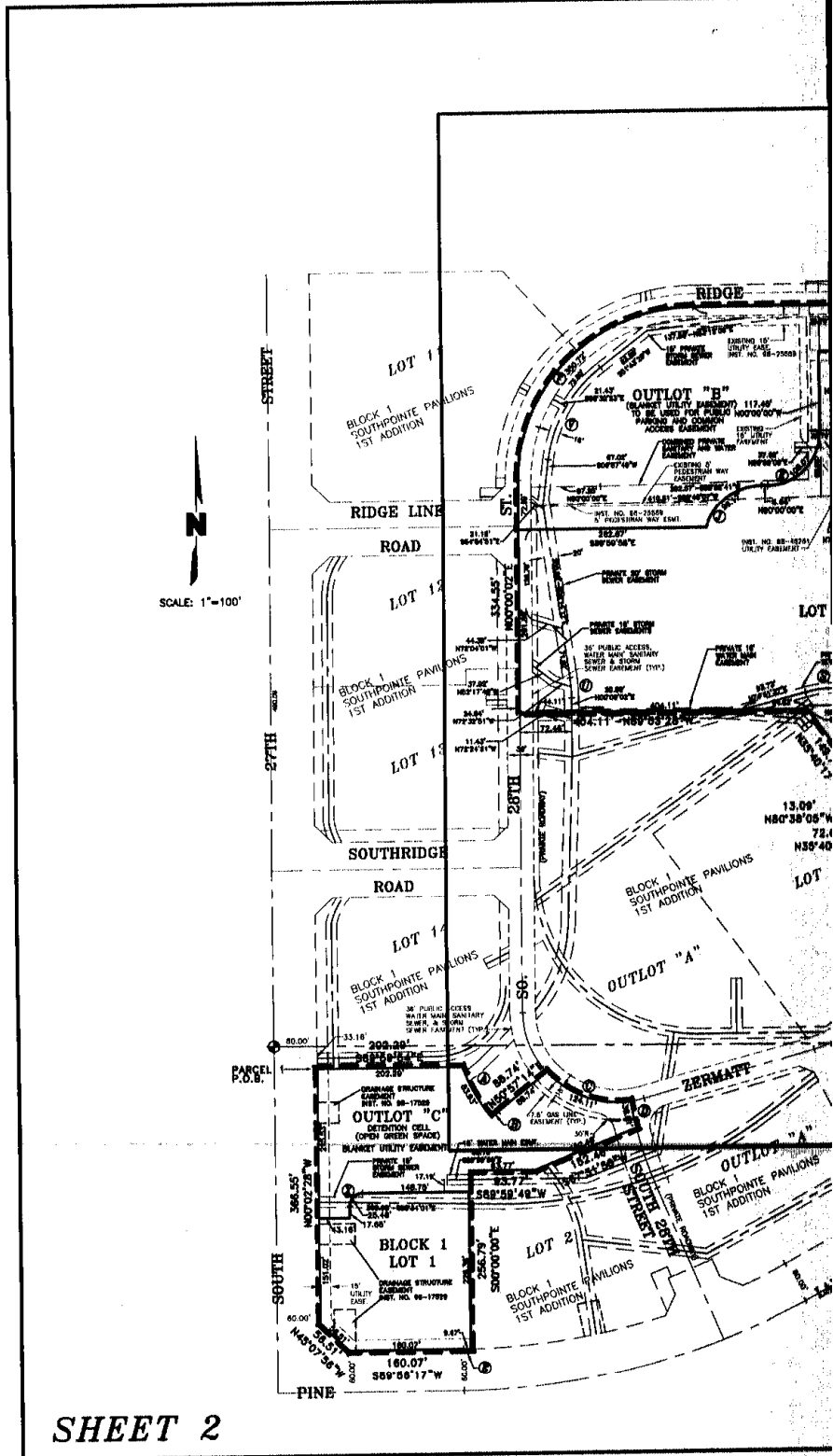


# SouthPointe Pavilions 3rd Addition

ADMINISTRATIVE FINAL PL



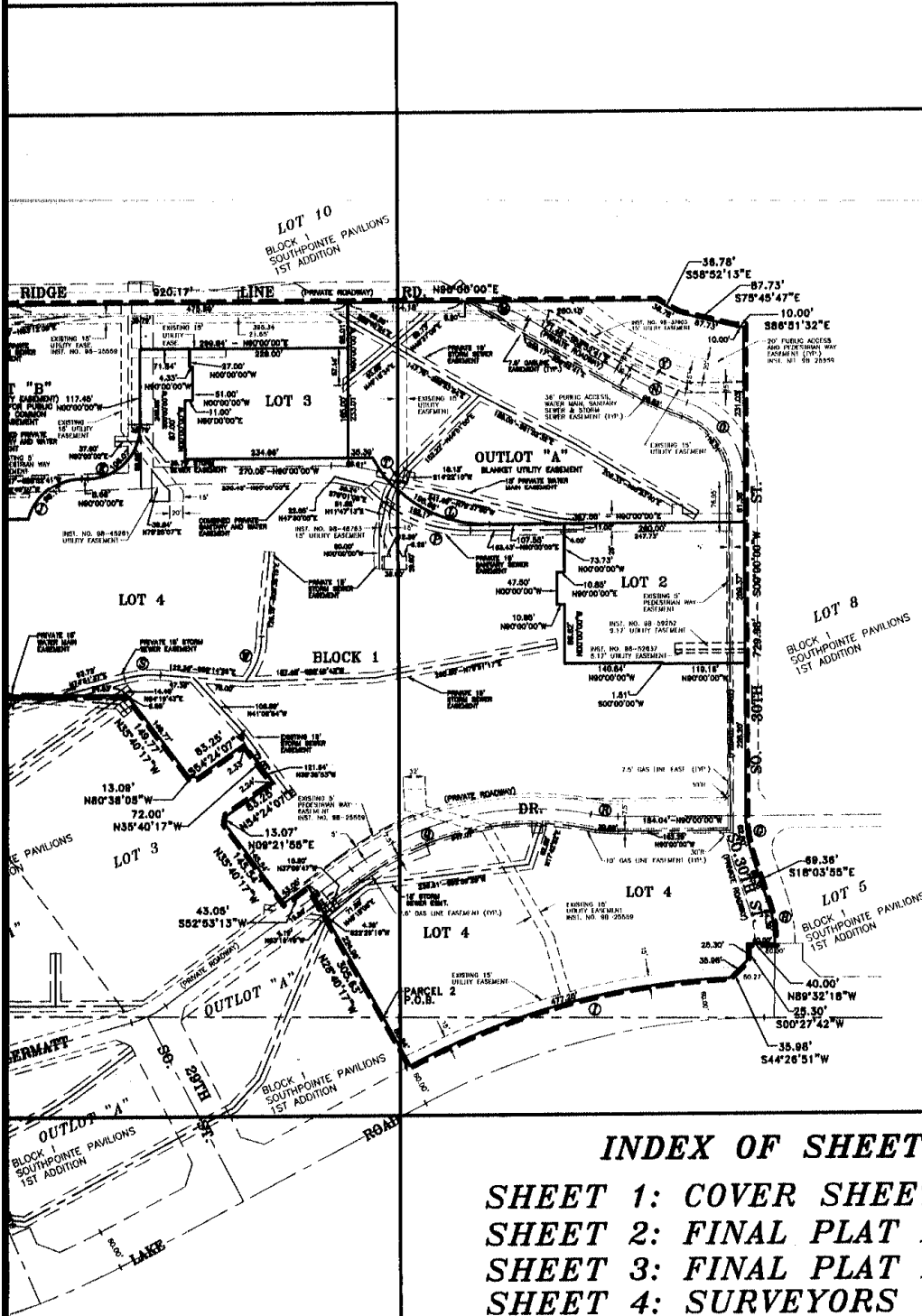
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NAL PLAT

Don Jolts  
REGISTER OF DEEDS  
1999 NOV 18 P 2:48

# 3417



SHEET

- INDEX OF SHEETS**
- SHEET 1: COVER SHEET**
  - SHEET 2: FINAL PLAT DRAWING**
  - SHEET 3: FINAL PLAT DRAWING, LOT**
  - SHEET 4: SURVEYORS CERTIFICATE, APPROVAL**
  - SHEET 5: LIEN HOLDER CONSENT, D CURVE DATA**

*Dan Jolte*

REGISTER OF DEEDS

1999 NOV 18 P 2:48

# 3417

\$106<sup>00</sup>

INST. NO 99

061106

BLOCK

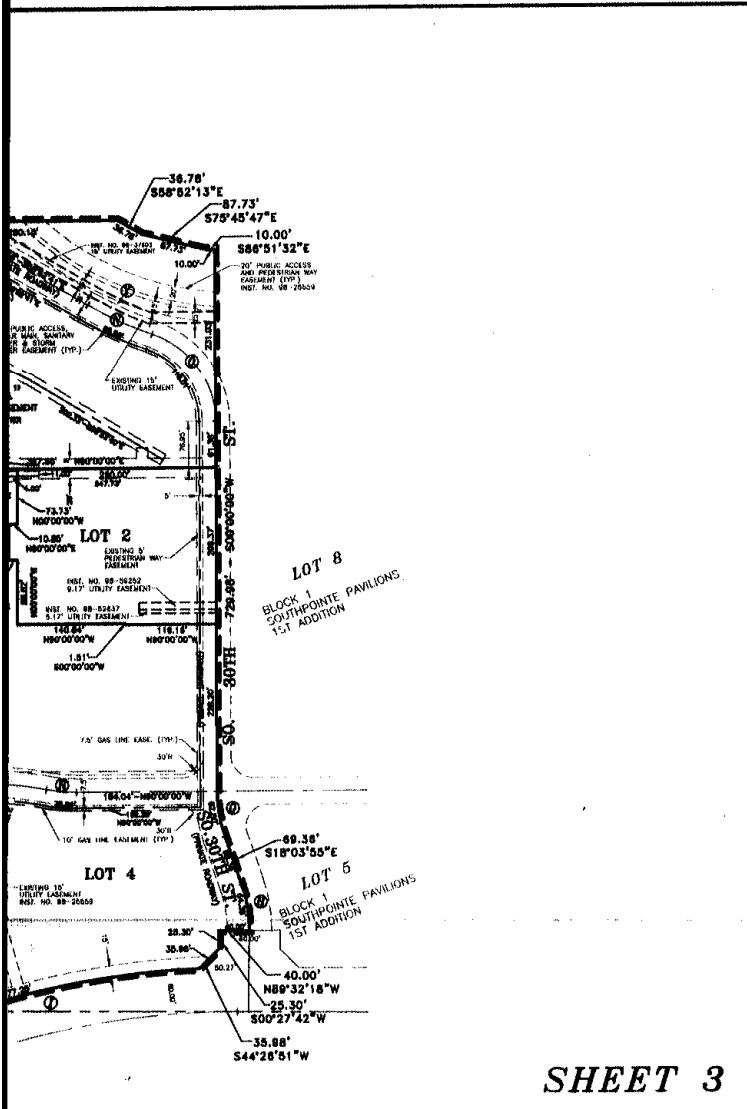
CODE

SOPOPA 3

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ENTERED

EDITED



SHEET 3

**INDEX OF SHEETS**

**SHEET 1: COVER SHEET**

**SHEET 2: FINAL PLAT DRAWING**

**SHEET 3: FINAL PLAT DRAWING, LOT AREA TABLE**

**SHEET 4: SURVEYORS CERTIFICATE, PLANNING DIRECTORS APPROVAL**

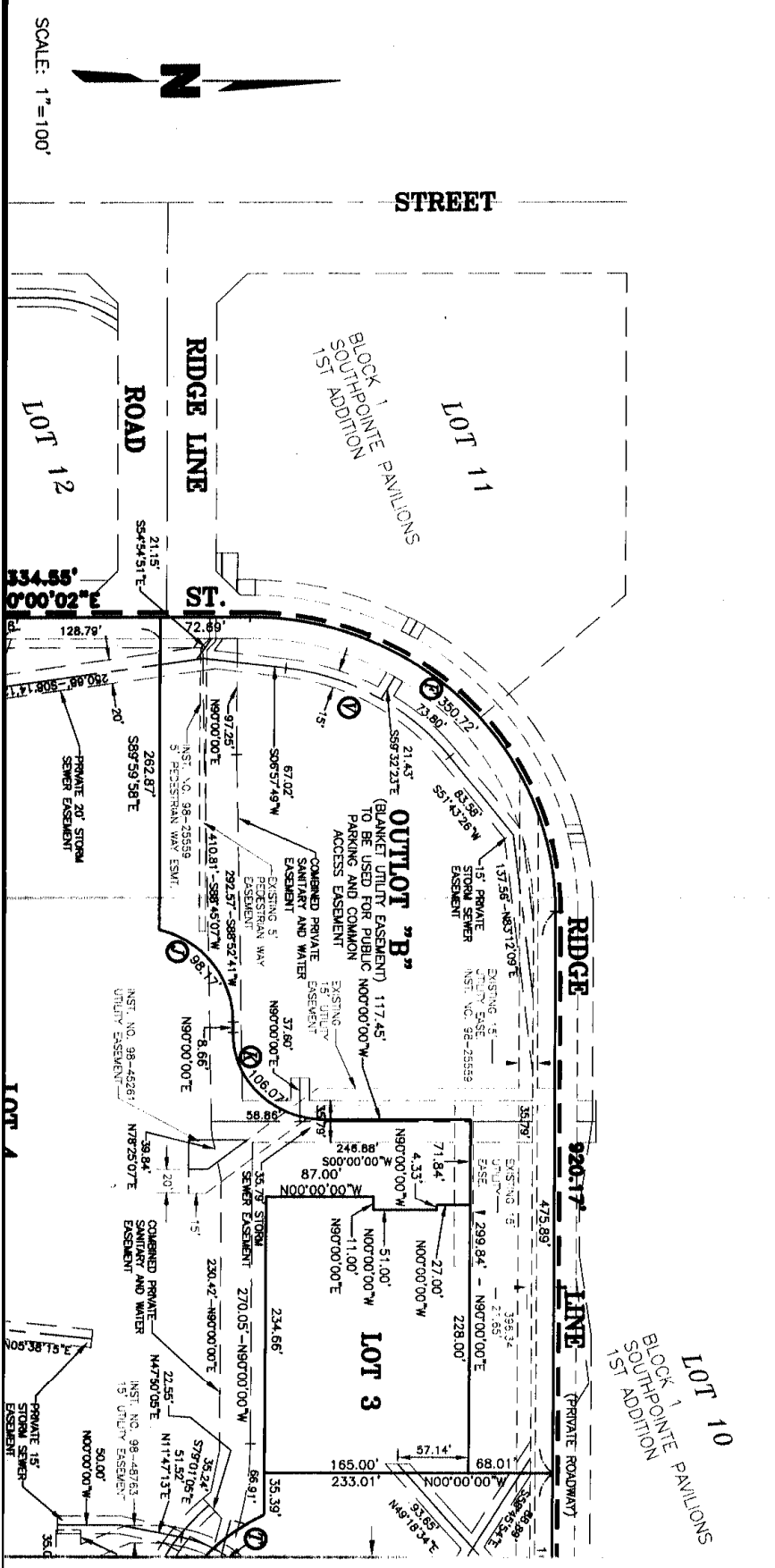
**SHEET 5: LIEN HOLDER CONSENT, DEDICATION CURVE DATA**

SHEET 1 OF 5

# SouthPointe Pavilions

## 3rd Addition

### ADMINISTRATIVE FINAL PLAT

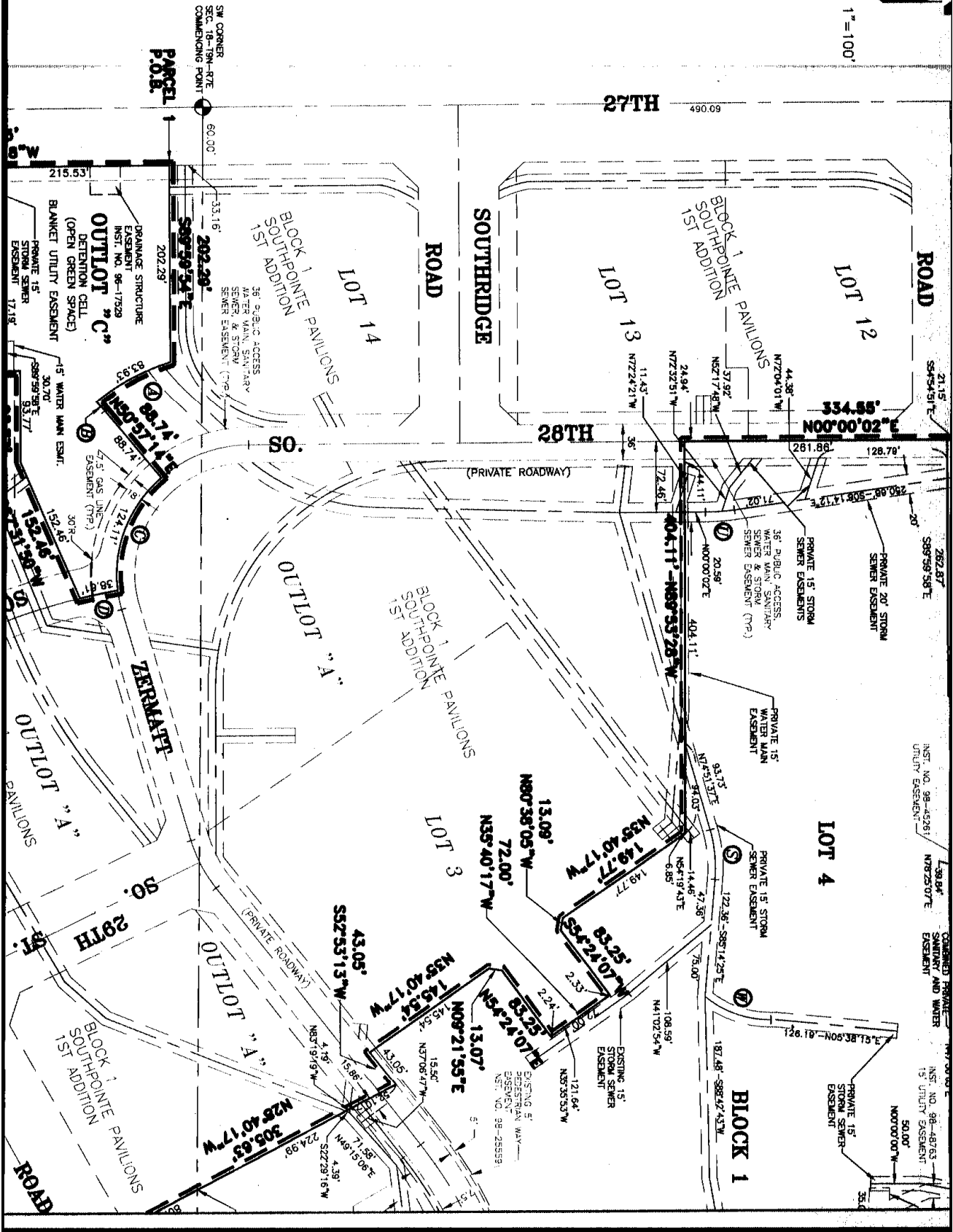


SCALE: 1" = 100'



LOT 10  
BLOCK 1  
SOUTHPOINTE PAVILIONS  
SOUTHPOINTE  
1ST ADDITION

SCALE: 1"=100'



27TH 490.00

ROAD

LOT 12

BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION

LOT 13

SOUTHRIDGE ROAD

LOT 14

BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION

PARCEL P.O.B.

SM CORNER  
SVC. 16'-7 1/2" GTE  
COMMENCING POINT

28TH

OUTLOT "C"  
DRAINAGE STRUCTURE  
EASEMENT  
INST. NO. 96-17529  
(OPEN GREEN SPACE)

BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION

OUTLOT "A"

LOT 4

EXISTING 15' STORM SEWER EASEMENT  
INST. NO. 98-25559

OUTLOT "B"

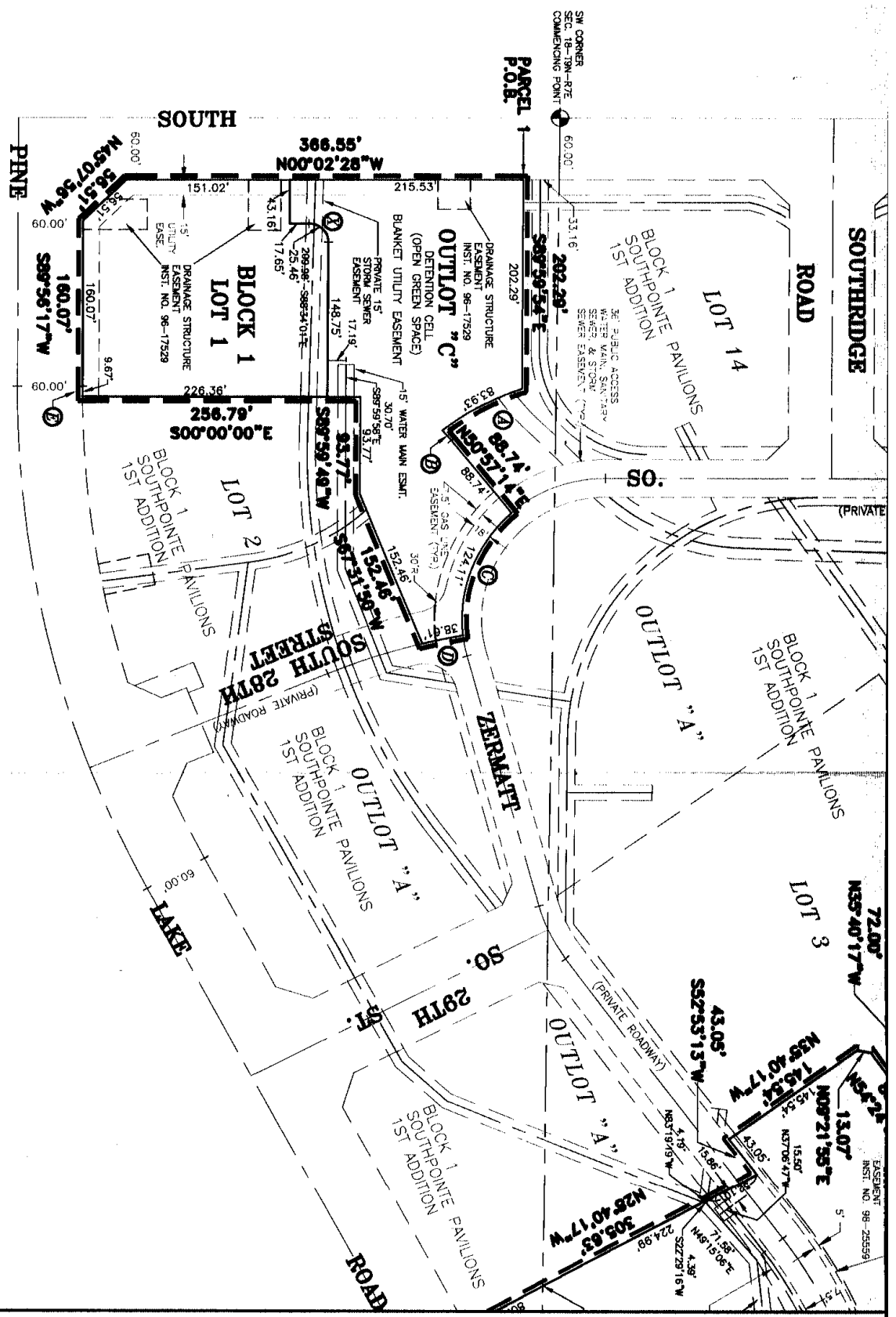
OUTLOT "A"

BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION

ROAD

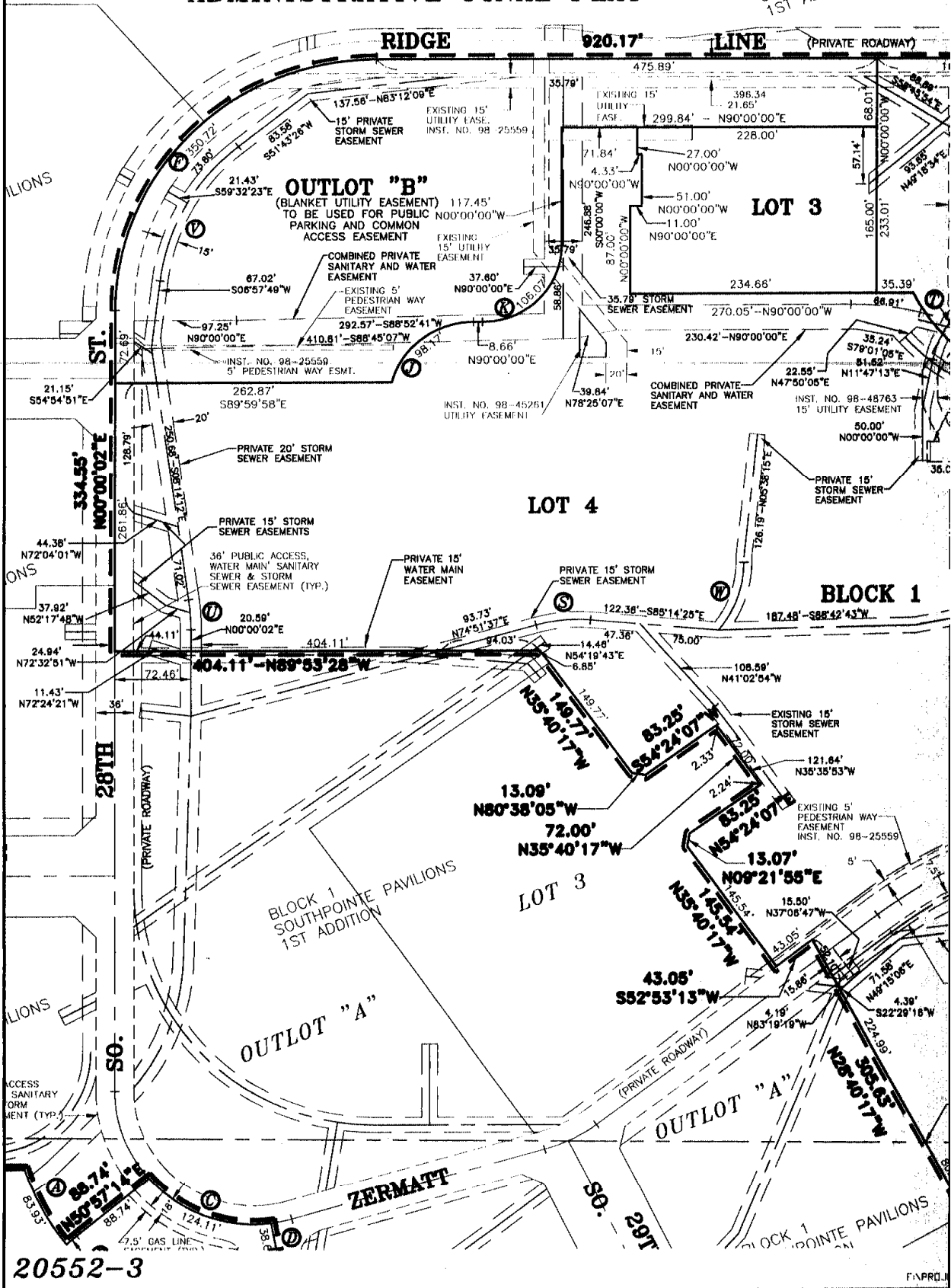
BLOCK 1

ROAD



# SouthPointe Pavilions 3rd Addition ADMINISTRATIVE FINAL PLAT

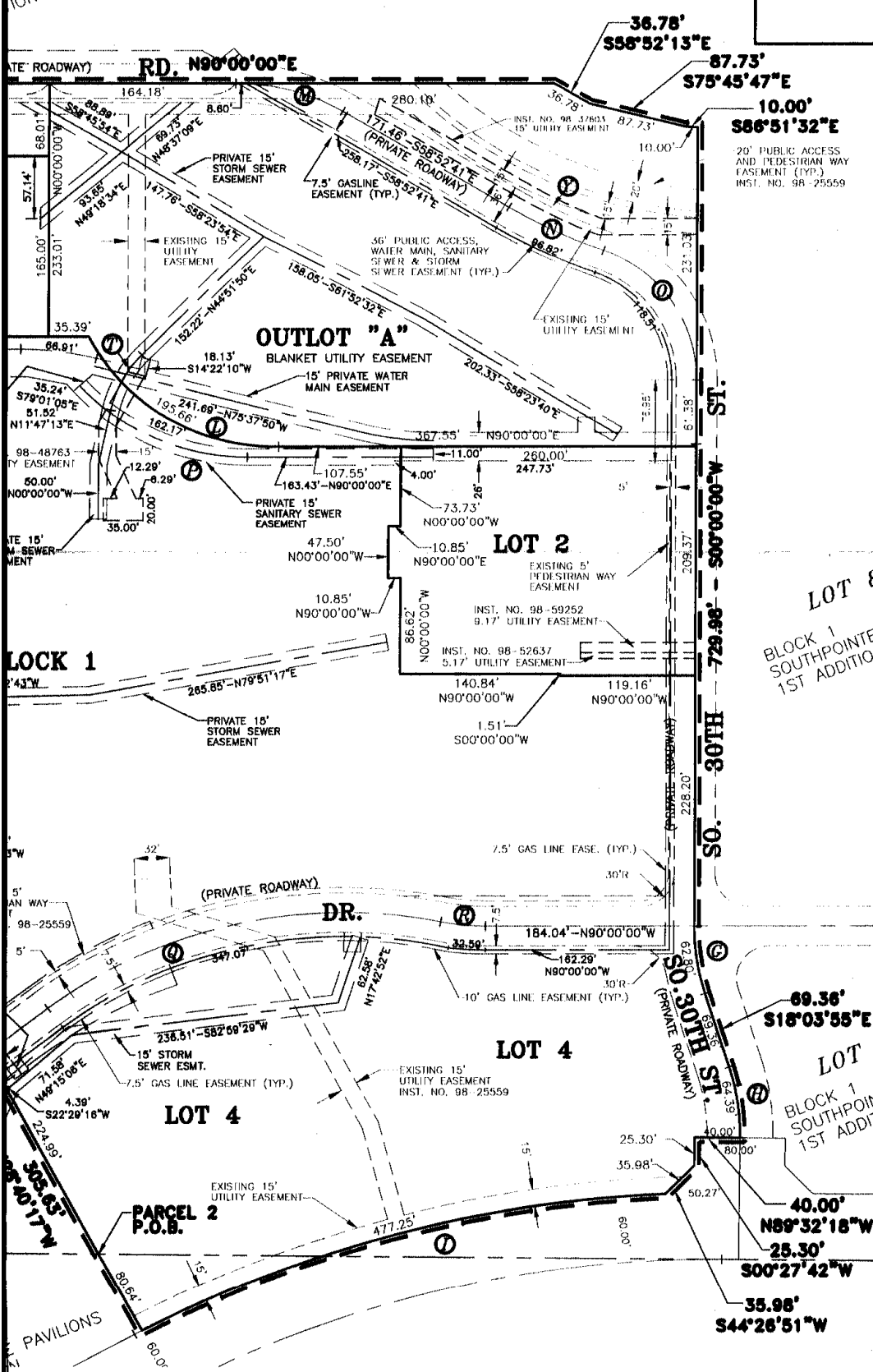
LOT 10  
BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION



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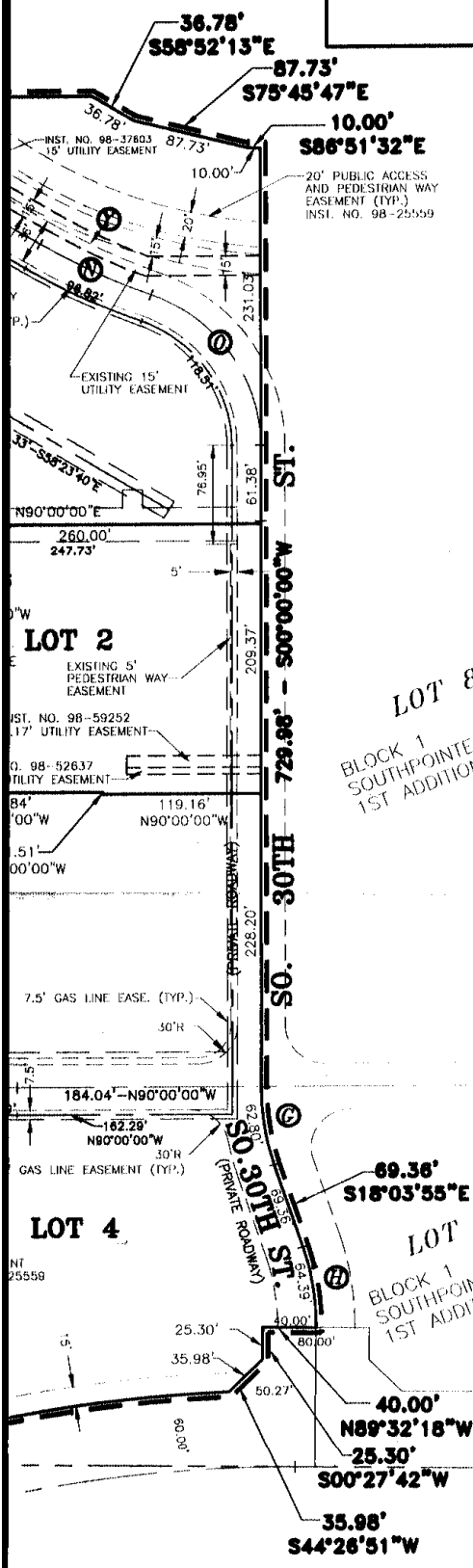


<b>LO</b>	
<b>LOT NUMBER</b>	
LOT 1	
LOT 2	
LOT 3	
LOT 4	
<b>LOT NUMBER</b>	
OUTLOT A	
OUTLOT B	
OUTLOT C	

**LOT 8**  
 BLOCK 1  
 SOUTHPOINTE PAVILIONS  
 1ST ADDITION

**LOT 5**  
 BLOCK 1  
 SOUTHPOINTE PAVILIONS  
 1ST ADDITION





LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	45,124.59 SF.	1.04 AC.
LOT 2	54,738.38 SF.	1.26 AC.
LOT 3	37,978.65 SF.	0.87 AC.
LOT 4	666,533.85 SF.	15.30 AC.
OUTLOTS		
LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT A	178,858.20 SF.	4.11 AC.
OUTLOT B	133,473.56 SF.	3.06 AC.
OUTLOT C	59,900.19 SF.	1.38 AC.

LOT 8  
BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION

LOT 5  
BLOCK 1  
SOUTHPOINTE PAVILIONS  
1ST ADDITION



SCALE: 1"=100'

# South Pointe Pavilions 3rd Addition ADMINISTRATIVE FINAL PLAT

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS SOUTH-POINTE PAVILIONS, 3RD ADDITION, A SUBDIVISION COMPOSED OF LOT 1 BLOCK 1, AND OUTLOT "C", SOUTH-POINTE PAVILIONS 1ST ADDITION, AND A PORTION OF LOT 2 SOUTH-POINTE PAVILIONS 2ND ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST, AND OUTLOT "B", SOUTH-POINTE PAVILIONS 1ST ADDITION, AND LOT 1 AND A PORTION OF LOT 2, SOUTH-POINTE PAVILIONS 2ND ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 7 EAST, ALL OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SOUTH 27TH STREET RIGHT-OF-WAY, SAID POINT ALSO BEING THE WEST LINE OF LOT 14, SOUTH-POINTE PAVILIONS 1ST ADDITION; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, 33.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF OUTLOT "C", SOUTH-POINTE PAVILIONS 1ST ADDITION; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 202.29 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 229.00 FEET, ARC LENGTH OF 84.40 FEET, DELTA ANGLE OF 21 DEGREES 07 MINUTES 02 SECONDS, A CHORD BEARING OF SOUTH 28 DEGREES 34 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 83.93 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 113.00 FEET, ARC LENGTH OF 12.74 FEET, DELTA ANGLE OF 6 DEGREES 27 MINUTES 31 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID OUTLOT "C", AND A CHORD

PARCEL 2 CONTINUED  
A WESTERLY LINE OF SAID LOT 2 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 2 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 2 A DISTANCE OF 404.11 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2 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 389.56 FEET, DELTA ANGLE OF 89 DEGREES 59 MINUTES 58 SECONDS, A CHORD BEARING OF NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 2 AND OUTLOT "B", A CHORD LENGTH OF 350.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 920.17 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 58 DEGREES 52 MINUTES 13 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 2, 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 2 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 2, A DISTANCE OF 10.00 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2 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 63.06 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 2, 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 2 A DISTANCE OF 69.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE

ARC LENGTH OF 84.40 FEET, DELTA ANGLE OF 21 DEGREES 07 MINUTES 02 SECONDS, A CHORD BEARING OF SOUTH 28 DEGREES 34 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 83.93 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 113.00 FEET, ARC LENGTH OF 12.74 FEET, DELTA ANGLE OF 6 DEGREES 27 MINUTES 31 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 12.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 50 DEGREES 57 MINUTES 14 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "C", A DISTANCE OF 88.74 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING ON THE CENTERLINE OF SOUTH 28TH STREET; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 132.00 FEET, ARC LENGTH OF 129.20 FEET, DELTA ANGLE OF 56 DEGREES 04 MINUTES 56 SECONDS, A CHORD BEARING OF SOUTH 69 DEGREES 11 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 124.11 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTION OF SOUTH 28TH STREET AND ZERNATT DRIVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 598.59 FEET, ARC LENGTH OF 38.61 FEET, DELTA ANGLE OF 3 DEGREES 41 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 11 DEGREES 52 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 38.61 FEET TO THE EASTERMOST POINT OF SAID OUTLOT "C", THENCE SOUTH 67 DEGREES 31 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 152.46 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 93.77 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, SOUTHPONTE PAVILIONS 1ST ADDITION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 256.79 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 940.00 FEET, ARC LENGTH OF 9.67 FEET, DELTA ANGLE OF 0 DEGREES 35 MINUTES 21 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 38 MINUTES 22 SECONDS WEST, AND A CHORD LENGTH OF 9.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 160.07 FEET TO A POINT OF DEFLECTION; THENCE NORTH 45 DEGREES 07 MINUTES 56 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 56.51 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTH 27TH RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 AND OUTLOT "C", A DISTANCE OF 366.55 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2.41ACRES, OR 105.023.30 SQUARE FEET MORE OR LESS.

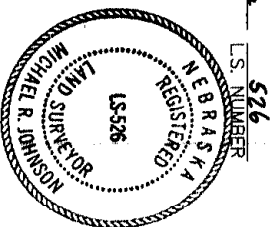
TOGETHER WITH

PARCEL 2 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID (SW4) A DISTANCE OF 119.59' TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 28 MINUTES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 2 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 2 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 2 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 2 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 2 A DISTANCE OF 83.25 FEET TO A POINT OF DEFLECTION; THENCE NORTH 35 DEGREES 40 MINUTES 17 SECONDS WEST ALONG

CURVATURE; THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 63.06 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 2, 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 2 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 31 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 08 DEGREES 48 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A CHORD LENGTH OF 64.39 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 40.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 25.30 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 44 DEGREES 26 MINUTES 51 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 2 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 481.38 FEET, DELTA ANGLE OF 26 DEGREES 01 MINUTES 11 SECONDS, A CHORD BEARING OF SOUTH 74 DEGREES 44 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2 A CHORD LENGTH OF 477.25 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 28 DEGREES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 80.64 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 21.60 ACRES OR 940.943.51 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 PLAN 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.

November 8th 1999  
 DATE  
 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*  
 PLANNING DIRECTOR

DATE *11/8/99*

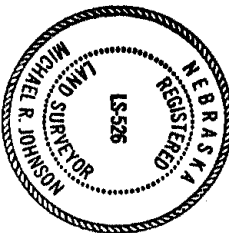
THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 940.00 FEET, ARC LENGTH OF 9.67 FEET, DELTA ANGLE OF 0 DEGREES 35 MINUTES 21 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 38 MINUTES 22 SECONDS WEST, AND A CHORD LENGTH OF 9.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 160.07 FEET TO A POINT OF DEFLECTION; THENCE NORTH 45 DEGREES 07 MINUTES 56 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 56.51 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTH 27TH RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 AND OUTLOT "C", A DISTANCE OF 366.55 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2.41ACRES, OR 105,023.30 SQUARE FEET MORE OR LESS.

TOGETHER WITH

PARCEL 2  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID (SW4) A DISTANCE OF 1119.59' TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 28 MINUTES 40 MINUTES 17 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 2, 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 2, 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 2, 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 2, 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 2, 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 2, 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 2, A DISTANCE OF 83.25 FEET TO A POINT OF DEFLECTION; THENCE NORTH 80 DEGREES 38 MINUTES 05 SECONDS WEST ALONG

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.

November 8th 1999  
 DATE  
 MICHAEL R. JOHNSON  
 OLSSON ASSOCIATES  
 1111 LINCOLN MALL  
 LINCOLN, NE. 68508  
 L.S. NUMBER 526



**PLANNING DIRECTOR'S APPROVAL**

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

for PLANNING DIRECTOR  
 [Signature]  
 DATE 11/10/99

# SouthPointe Pavilions 3rd Addition ADMINISTRATIVE FINAL PLAT

## DEDICATION

THE FOREGOING PLAT IS KNOWN AS SOUTHPONTE PAVILIONS 3RD ADDITION, A SUBDIVISION COMPOSED OF LOT 1 BLOCK 1, OUTLOT "B" AND OUTLOT "C", SOUTHPONTE PAVILIONS 1ST ADDITION, AND ALSO LOT 1 AND LOT 2, SOUTHPONTE PAVILIONS 2ND ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 AND IN THE NORTHWEST QUARTER OF SECTION 19, 19N, 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 UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLANT COMMUNICATIONS COMPANY, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, 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 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 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.

THE PRIVATE ROADWAY PUBLIC ACCESS EASEMENTS ARE GRANTED TO THE 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 3rd Addition (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 98-16463, 98-62450, 98-61359 (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

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

CENTER ASSOCIATES

BY: *Russell Brehm*  
RUSSELL BREHM  
TITLE: GENERAL PARTNER

U.S. BANK NATIONAL ASSOCIATION  
TRUSTEE & BENEFICIARY

BY: *J. K. Wells*  
J. K. WELLS  
TITLE: TRUSTEE

SHEELS ALL SPORTS, INC.  
A NORTH DAKOTA CORPORATION

BY: *S.D. Scheel*  
S.D. SCHEEL  
TITLE: PRESIDENT

## ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska  
COUNTY OF Lincoln

fth N 1 1000

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

THE PRIVATE ROADWAY PUBLIC ACCESS EASEMENTS ARE GRANTED TO THE PUBLIC.

WITNESS MY HAND THIS 5<sup>th</sup> DAY OF November, 1999.

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

BY: [Signature]  
DAN LOWE  
AUTHORIZED SIGNATORY

**ACKNOWLEDGMENT OF NOTARY**

STATE OF Missouri  
COUNTY OF Jac Kean

ON THIS 5<sup>th</sup> DAY OF November 19 99, 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 20<sup>th</sup> DAY OF February 19 2000 A.D.

Marta Q. Chustern  
NOTARY PUBLIC

**CURVE DATA**

- Ⓐ Δ=21°07'02" R=229.00' T=42.69' L=84.40' LC=83.93' CB=S28°34'01"E
- Ⓑ Δ=06°27'31" R=113.00' T=6.38' L=12.74' LC=12.73' CB=N47°43'29"E
- Ⓒ Δ=56°04'56" R=132.00' T=70.31' L=129.20' LC=124.11' CB=S69°11'27"E
- Ⓓ Δ=03°41'45" R=598.59' T=19.31' L=38.61' LC=38.61' CB=S11°52'04"E
- Ⓔ Δ=00°35'21" R=940.00' T=4.83' L=9.67' LC=9.67' CB=S89°38'22"W
- Ⓕ Δ=18°03'55" R=200.00' T=31.79' L=63.06' LC=62.80' CB=S09°01'57"E
- Ⓖ Δ=18°31'37" R=200.00' T=32.62' L=64.67' LC=64.39' CB=S08°48'06"E
- Ⓗ Δ=26°01'11" R=1060.00' T=244.91' L=481.38' LC=477.25' CB=S74°44'53"W
- Ⓙ Δ=75°41'44" R=80.00' T=62.16' L=105.69' LC=98.17' CB=N52°09'08"E

- Ⓚ Δ=90°00'00" Δ=63°50'59" Δ=31°07'19" Δ=11°10'06" Δ=7°00'47"

**ACKNOWLEDGMENT OF NOTARY**

STATE OF Nebraska  
COUNTY OF Lincoln

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF November 1999, BY RICHARD A. JOHNSON, TRUSTEE-KEYBANK NATIONAL ASSOCIATION, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 17<sup>th</sup> DAY OF May 2002 A.D.

[Signature]  
NOTARY PUBLIC



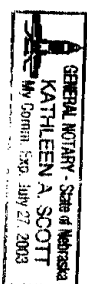
**ACKNOWLEDGMENT OF NOTARY**

STATE OF Nebraska  
COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF November 1999, BY NAME: Edward J. Kelleher TRUSTEE: [Signature], U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 31<sup>st</sup> DAY OF July 2003 A.D.

[Signature]  
NOTARY PUBLIC



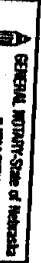
**ACKNOWLEDGMENT OF NOTARY**

STATE OF Nebraska  
COUNTY OF Lincoln

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September 1999, BY RUSSELL BREHM, GENERAL PARTNER, CENTER ASSOCIATES, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

MY COMMISSION EXPIRES ON THE 8 DAY OF July 2002 A.D.

[Signature]  
NOTARY PUBLIC



STATE, PERSONALLY GAVE DAN LOWE, AUTHORIZED SIGNATORY OF REED CAPITAL MANAGEMENT, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, BY REED CAPITAL DEVELOPMENT OF LINCOLN, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, MANAGER, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 30<sup>th</sup> DAY OF February 19 2008 A.D.

*Marta A. Chastain*  
 NOTARY PUBLIC

MARTA A. CHASTAIN  
 Notary Public - Kansas State  
 STATE OF KANSAS  
 Commission Expires February 20, 2008

**CURVE DATA**

- ① Δ=21°07'02" R=229.00' T=42.69' L=84.40' LC=83.93' CB=S283°4'01"E
- ② Δ=06°27'31" R=113.00' T=6.38' L=12.74' LC=12.73' CB=N47°43'29"E
- ③ Δ=56°04'56" R=132.00' T=19.31' L=129.20' LC=124.11' CB=S69°11'27"E
- ④ Δ=03°41'45" R=598.59' T=19.31' L=38.61' LC=38.61' CB=S11°52'04"E
- ⑤ Δ=00°35'21" R=940.00' T=4.83' L=9.67' LC=9.67' CB=S89°38'22"W

- ⑥ Δ=89°39'58" R=248.00' T=248.00' L=389.56' LC=350.72' CB=N45°00'01"E
- ⑦ Δ=18°03'55" R=200.00' T=31.79' L=63.06' LC=62.80' CB=S09°01'57"E
- ⑧ Δ=18°31'37" R=200.00' T=32.62' L=64.67' LC=64.39' CB=S08°48'06"E
- ⑨ Δ=26°01'11" R=1060.00' T=244.91' L=481.38' LC=477.25' CB=S74°44'53"W
- ⑩ Δ=75°41'44" R=80.00' T=62.16' L=105.89' LC=98.17' CB=N52°09'08"E

- ⑪ Δ=90°00'00" R=75.00' T=75.00' L=117.81' LC=106.07' CB=N45°00'00"E
- ⑫ Δ=6°35'03" R=185.00' T=115.26' L=206.16' LC=195.66' CB=S59°04'39"E
- ⑬ Δ=31°07'19" R=182.00' T=50.68' L=98.86' LC=97.65' CB=S74°26'20"E
- ⑭ Δ=11°10'06" R=475.00' T=45.44' L=92.59' LC=92.44' CB=S64°27'44"E
- ⑮ Δ=70°02'47" R=125.00' T=87.60' L=152.82' LC=143.48' CB=S35°01'23"E

- ⑯ Δ=4°7'50"05" R=200.00' T=88.70' L=166.97' LC=162.17' CB=S66°04'58"E
- ⑰ Δ=48°27'37" R=432.00' T=194.42' L=365.38' LC=354.59' CB=N77°07'01"E
- ⑱ Δ=11°20'50" R=200.00' T=19.87' L=39.61' LC=39.54' CB=S84°19'35"E
- ⑲ Δ=19°53'59" R=150.00' T=26.31' L=52.10' LC=51.84' CB=N84°48'36"E
- ⑳ Δ=3°04'37" R=100.00' T=29.68' L=57.73' LC=56.93' CB=N28°19'31"E

- ㉑ Δ=08°14'14" R=200.00' T=14.40' L=28.75' LC=28.73' CB=N04°07'05"W
- ㉒ Δ=44°45'37" R=200.00' T=82.35' L=156.24' LC=152.30' CB=N29°20'37"E
- ㉓ Δ=40°35'16" R=100.00' T=36.98' L=70.84' LC=69.37' CB=N20°17'38"E
- ㉔ Δ=90°02'17" R=18.00' T=18.01' L=28.29' LC=25.46' CB=N44°58'40"E
- ㉕ Δ=09°46'41" R=455.50' T=38.96' L=77.73' LC=77.64' CB=S63°46'01"E

20552-5

F:\PROJECTS\960543\MKEL\VP\3RDADD\SHEET5.DWG 9-1-99 110322 a\*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF November 1999, BY NAME: Edward J. Kullow TRUSTEE: U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF SAID (BANK) 27th KS 2003

MY COMMISSION EXPIRES ON THE 31<sup>st</sup> DAY OF July 2008 KS

*William A. Scott*  
 NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska  
 KATHLEEN A. SCOTT  
 My Comm. Exp. July 27, 2008

**ACKNOWLEDGMENT OF NOTARY**

STATE OF Nebraska  
 COUNTY OF Lancaster

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF September, 1999, BY RUSSELL BREHM, GENERAL PARTNER, CENTER ASSOCIATES, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

MY COMMISSION EXPIRES ON THE 18<sup>th</sup> DAY OF July 2008 A.D.

*Judy Simms*  
 NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska  
 JUDY SIMMS  
 My Comm. Exp. July 18, 2008

**ACKNOWLEDGMENT OF NOTARY**

STATE OF Nebraska North Dakota  
 COUNTY OF Lancaster Cass

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF October 1999, BY S.D. SCHEEL, PRESIDENT, OF SCHEELS ALL SPORTS, INC., A NORTH DAKOTA CORPORATION, ON BEHALF OF THE CORPORATION.

*Kevin Proemel*  
 NOTARY PUBLIC

KEVIN PROEMEL  
 Notary Public, State of North Dakota  
 My Commission Expires FEB. 26, 2005

SHEET 5 OF 5