

**SOUTHPOINTE PAVILIONS  
7TH ADDITION  
FINAL PLAT  
(THIS PLAT BASED UPON SPECIAL PERMIT/USE  
PERMIT NO. 11H FOR SOUTHRIDGE)**

**DEDICATION**

THE FOREGOING PLAT, KNOWN AS SOUTHPOINTE PAVILIONS 7TH ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNER'S, AND THE EASEMENT'S SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, THEIR SUCCESSORS, ASSIGNS AND PERMITTEES, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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, EXCEPT THE 15' WIDE UTILITY EASEMENT AS SHOWN ON SHEET 6.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS, ASSIGNS AND PERMITTEES 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 CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE ACCESS EASEMENTS AND PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROADS TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 2 AND 3, BLOCK 1, SOUTHPOINTE PAVILIONS 1ST ADDITION, LOTS 5 THROUGH 7, BLOCK 1, SOUTH POINTE PAVILIONS 1ST ADDITION, OUTLOTS 'B' AND 'C', SOUTHPOINTE PAVILIONS 3RD ADDITION, LOTS 1 AND 3, BLOCK 1, SOUTHPOINTE PAVILIONS 3RD ADDITION, LOTS 1 AND 2, BLOCK 1, SOUTHPOINTE PAVILIONS 5TH ADDITION, LOT 1, SOUTH POINTE PAVILIONS 6TH ADDITION, OUTLOT 'A', SOUTHPOINTE PAVILIONS 6TH ADDITION, LOTS 1 THROUGH 3, SOUTHPOINTE PAVILIONS 7TH ADDITION, AND OUTLOT 'A', SOUTHPOINTE PAVILIONS 7TH ADDITION, AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

A REAL ESTATE CONVEYANCE AGREEMENT HAS BEEN RECORDED WITH THE LANCASTER COUNTY NEBRASKA REGISTER OF DEEDS, INST. NO. 2016052734, WHICH AGREEMENT SHALL BE AMENDED FOLLOWING RECORDING OF THIS PLAT.

WITNESS MY HAND


**RED CAPITAL MANAGEMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY**

BY: **RED DEVELOPMENT, LLC, ITS MANAGER**

BY:   
JEFF MCMAHON, VICE PRESIDENT

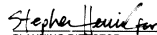
5000PA7 #5440

Inst # 2017018345 Mon May 08 13:43:00 CDT 2017  
 Filing Fee \$140.00  
 Lancaster County, NE Recorder/Registrar of Deeds OFFICE PLAT  
 Pages 6



**PLANNING DIRECTOR'S APPROVAL**


THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

 May 8, 2017  
 PLANNING DIRECTOR DATE

**ACKNOWLEDGMENT OF NOTARY**

STATE OF Nebraska )  
 ) SS.  
 COUNTY OF Lancaster )

ON THIS 23<sup>rd</sup> DAY OF March, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JEFF MCMAHON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RED DEVELOPMENT, LLC, MANAGER OF RED CAPITAL MANAGEMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

  
 NOTARY PUBLIC



DMC: F:\Projects\017-0153\40 - Design\Survey\SDM\Master\KMA\7th Addition\Drawings\012-053\_SPP2ATP.dwg  
 DATE: Mar 23, 2017 2:35pm  
 USER: mjphinson  
 PLOT: MICHAEL\_R\_JOHNSON\_LS\_NE

**SOUTHPOINTE PAVILIONS  
7TH ADDITION**

**FINAL PLAT**

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PERMIT NO. 11H FOR SOUTHRIDGE)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS SOUTHPOINTE PAVILIONS 7TH ADDITION, A SUBDIVISION COMPOSED OF LOT 8, BLOCK 1, SOUTHPOINTE PAVILIONS 1ST ADDITION, LOT 2, BLOCK 1, SOUTHPOINTE PAVILIONS 3RD ADDITION, AND OUTLOT 'A', SOUTHPOINTE PAVILIONS 3RD ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, SOUTHPOINTE PAVILIONS 1ST ADDITION; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 8 ON AN ASSUMED BEARING OF N00°01'06"E, A DISTANCE OF 228.20' TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, SOUTHPOINTE PAVILIONS 3RD ADDITION; THENCE N89°58'54"W, ON A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 119.16' TO A SOUTH CORNER OF SAID LOT 2; THENCE N00°01'06"E, ON A WEST LINE OF SAID LOT 2, A DISTANCE OF 1.61' TO A SOUTH CORNER OF SAID LOT 2; THENCE N89°58'54"W, ON A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 140.84' TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°01'06"E, ON A WEST LINE OF SAID LOT 2, A DISTANCE OF 86.62' TO A WEST CORNER OF SAID LOT 2; THENCE N89°58'54"W, ON A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 10.85' TO A WEST CORNER OF SAID LOT 2; THENCE N00°01'06"E, ON A WEST LINE OF SAID LOT 2, A DISTANCE OF 47.50' TO A WEST CORNER OF SAID LOT 2; THENCE S89°58'54"E, ON A NORTH LINE OF SAID LOT 2, A DISTANCE OF 10.85' TO A WEST CORNER OF SAID LOT 2; THENCE N00°01'06"E, ON A WEST LINE OF SAID LOT 2, A DISTANCE OF 73.73' TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH LINE OF OUTLOT 'A', SOUTHPOINTE PAVILIONS 3RD ADDITION; THENCE N89°58'54"W, ON A SOUTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 107.55' TO A SOUTH CORNER OF SAID OUTLOT 'A', SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 63°50'59", A RADIUS OF 185.00', AN ARC LENGTH OF 206.18' ON A SOUTHWEST LINE OF SAID OUTLOT 'A', A CHORD LENGTH OF 195.66', A TANGENT LENGTH OF 115.28', AND A CHORD BEARING OF N59°03'33"W TO A SOUTH CORNER OF SAID OUTLOT 'A'; THENCE N89°58'54"W, ON A SOUTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 35.39' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE N00°01'06"E, ON THE WEST LINE OF SAID OUTLOT 'A', A DISTANCE OF 233.01' TO THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE S89°58'54"E, ON A NORTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 444.28' TO A NORTH CORNER OF SAID OUTLOT 'A'; THENCE S88°51'07"E, ON A NORTHEAST LINE OF SAID OUTLOT 'A', A DISTANCE OF 36.78' TO A NORTH CORNER OF SAID OUTLOT 'A'; THENCE S75°44'41"E, ON A NORTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 87.73' TO A NORTH CORNER OF SAID OUTLOT 'A'; THENCE S86°50'26"E, ON A NORTH LINE OF SAID OUTLOT 'A', AND ON A NORTH LINE OF LOT 8, BLOCK 1, SOUTHPOINTE PAVILIONS 1ST ADDITION, A DISTANCE OF 30.59' TO A NORTH CORNER OF SAID LOT 8; THENCE S89°57'00"E, ON A NORTH LINE OF SAID LOT 8, A DISTANCE OF 791.61' TO THE NORTHEAST CORNER OF SAID LOT 8, SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF SOUTH 32ND STREET, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 22°35'56", A RADIUS OF 135.00', AN ARC LENGTH OF 53.25' ON A EAST LINE OF SAID LOT 8, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 52.90', A TANGENT LENGTH OF 26.97', AND A CHORD BEARING OF S14°05'57"W TO AN EAST CORNER OF SAID LOT 8, SAID POINT BEING A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 25°08'27", A RADIUS OF 465.00', AN ARC LENGTH OF 204.04' ON A EAST LINE OF SAID LOT 8, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 202.40', A TANGENT LENGTH OF 103.69', AND A CHORD BEARING OF S12°49'42"W TO AN EAST CORNER OF SAID OUTLOT LOT 8; THENCE S00°15'28"W, ON A EAST LINE OF SAID LOT 8, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 434.73' TO AN EAST CORNER OF SAID LOT 8; THENCE S45°08'17"W, ON A SOUTHEAST LINE OF SAID LOT 8, SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 21.28' TO A SOUTH CORNER OF SAID LOT 8; THENCE N89°58'54"W, ON A SOUTH LINE OF SAID LOT 8, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 35.00' TO SOUTH CORNER OF SAID LOT 8; THENCE S00°15'28"W, ON A EAST LINE OF SAID LOT 8, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 30.00' TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE N89°58'54"W, ON THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 702.41' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA 786,670.80 SQUARE FEET OR 18.06 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO ENSURE THE PLACING OF THE METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

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

DATE: March 23rd, 2017  526  
MICHAEL R. JOHNSON L.S. NUMBER  
OLSSON ASSOCIATES  
601 P STREET, SUITE 200  
LINCOLN, NE 68508

**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SOUTHPOINTE PAVILIONS 7TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2017012860 \* (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.

\* 2017012861, 2017012862, 201633138 and 2017012863

KEYBANK NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR THE LENDERS

BY: Thad J. Lewis  
NAME: Thad J. Lewis  
TITLE: Senior Vice President

**ACKNOWLEDGEMENT NOTARY**

STATE OF Indiana SS  
COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, 2017, BY Thad J. Lewis (NAME OF BANK OFFICER)

Senior Vice President (TITLE OF BANK OFFICER), KEYBANK NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR THE LENDERS.

Sandra A. Hawk  
NOTARY PUBLIC

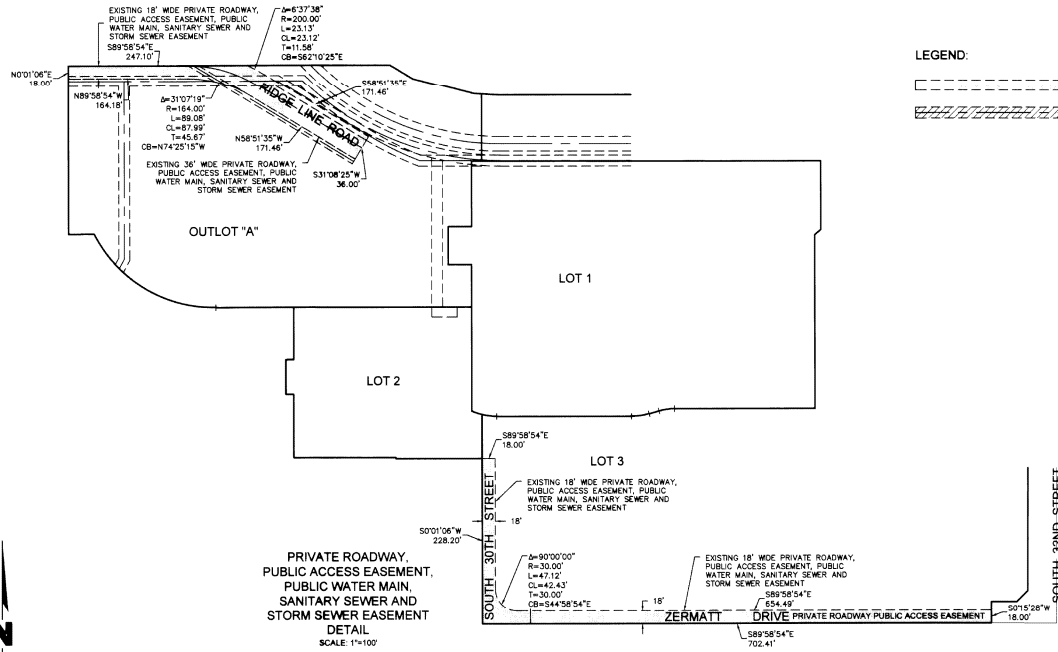




**SOUTHPOINTE PAVILIONS  
7TH ADDITION  
FINAL PLAT  
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PERMIT NO. 11H FOR SOUTHRIDGE)**

**NOTES:**

SEE SHEET 4 OF 6 FOR PRIVATE ROADWAY, PUBLIC ACCESS EASEMENT, PUBLIC WATER MAIN EASEMENT, PUBLIC SANITARY SEWER EASEMENT, AND PUBLIC STORM SEWER EASEMENT DETAIL.  
SEE SHEET 5 OF 6 FOR PUBLIC ACCESS AND PEDESTRIAN WAY EASEMENT DETAIL.  
SEE SHEET 6 OF 6 FOR UTILITY AND GAS LINE EASEMENT DETAIL.



**LEGEND:**

- EXISTING EASEMENT TO REMAIN
- NEW EASEMENT CREATED WITH THIS FINAL PLAT

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DATE: Mar 23, 2017 2:42pm  
USER: mjphinson  
XREFS: MICHAEL\_JOHNSON\_LS\_NE

# SOUTHPOINTE PAVILIONS 7TH ADDITION

## FINAL PLAT

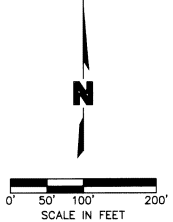
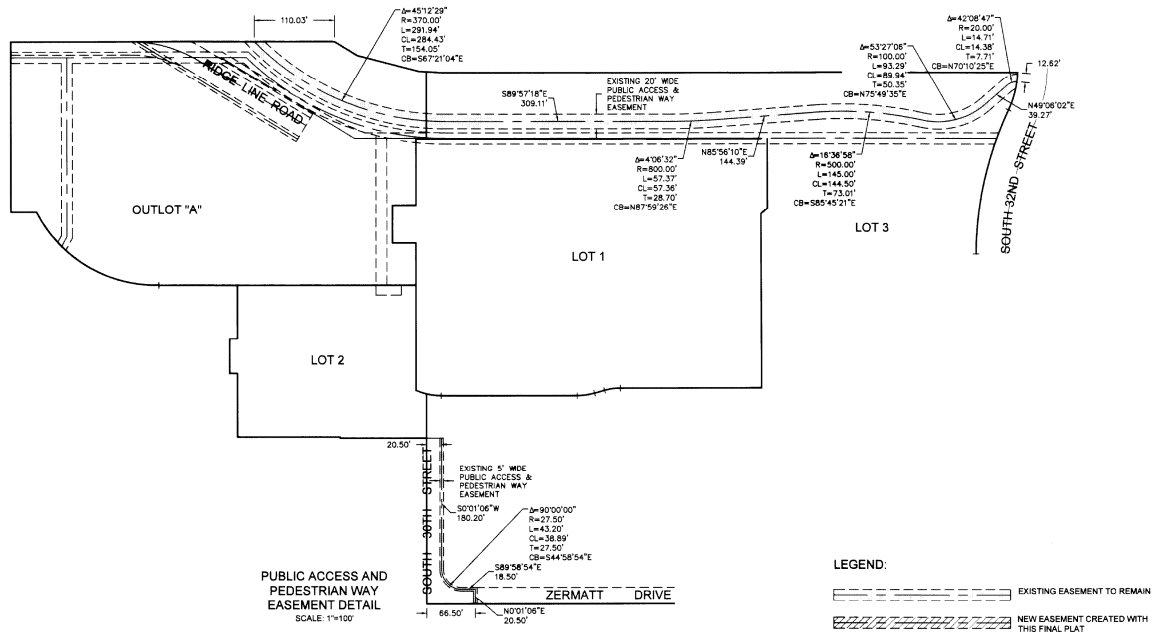
(THIS PLAT BASED UPON SPECIAL PERMIT/USE  
PERMIT NO. 11H FOR SOUTHRIDGE)

### NOTES:

SEE SHEET 4 OF 6 FOR PRIVATE ROADWAY, PUBLIC ACCESS  
EASEMENT, PUBLIC WATER MAIN EASEMENT, PUBLIC SANITARY  
SEWER EASEMENT, AND PUBLIC STORM SEWER EASEMENT DETAIL.

SEE SHEET 5 OF 6 FOR PUBLIC ACCESS AND PEDESTRIAN WAY  
EASEMENT DETAIL.

SEE SHEET 6 OF 6 FOR UTILITY AND GAS LINE EASEMENT DETAIL.



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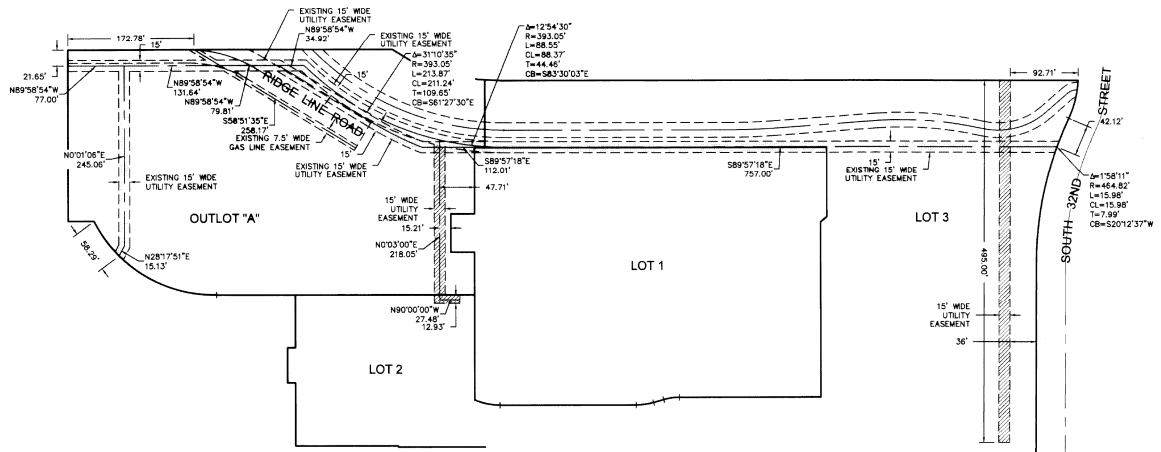
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**NOTES:**

SEE SHEET 4 OF 6 FOR PRIVATE ROADWAY, PUBLIC ACCESS  
EASEMENT, PUBLIC WATER MAIN EASEMENT, PUBLIC SANITARY  
SEWER EASEMENT, AND PUBLIC STORM SEWER EASEMENT DETAIL.


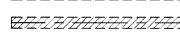
SEE SHEET 5 OF 6 FOR PUBLIC ACCESS AND PEDESTRIAN WAY  
EASEMENT DETAIL.

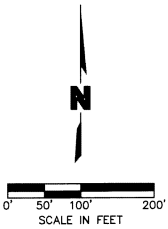
SEE SHEET 6 OF 6 FOR UTILITY AND GAS LINE EASEMENT DETAIL.



UTILITY AND GAS LINE  
EASEMENT DETAIL  
SCALE: 1"=100'

**LEGEND:**

-  EXISTING EASEMENT TO REMAIN
-  NEW EASEMENT CREATED WITH THIS FINAL PLAT



USER: mjphinson  
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 RFP: MICHAEL JOHNSON, L.S., INC.