

YANKEE RIDGE  
COMMERCIAL CENTER  
ADDITION

FINAL PLAT  
THIS PLAT BASED UPON USE PERMIT NO. 06004  
FOR YANKEE RIDGE COMMERCIAL CENTER  
ADDITION

SURVEYORS CERTIFICATE

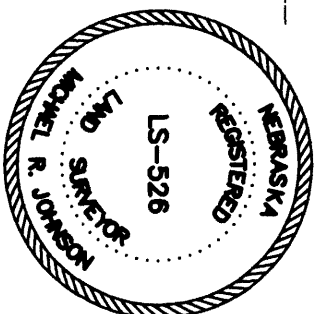
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS YANKEE RIDGE COMMERCIAL CENTER ADDITION, A SUBDIVISION COMPOSED OF THE REMAINING PORTION OF OUTLOT "F", PINE LAKE HEIGHTS SOUTH 7TH ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF OUTLOT "F", SAID POINT BEING 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND 88.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "F", ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST, SAID LINE BEING THE NORTH LINE OF YANKEE HILL ROAD RIGHT-OF-WAY, SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 846.59 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF OUTLOT "F", THENCE NORTH 43 DEGREES 05 MINUTES 40 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A NORTHEAST LINE OF SOUTH 37TH STREET RIGHT-OF-WAY, A DISTANCE OF 22.63 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 64.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 29 DEGREES 55 MINUTES 35 SECONDS, A RADIUS OF 240.00 FEET, A ARC LENGTH OF 125.36 FEET, A CHORD BEARING OF NORTH 13 DEGREES 03 MINUTES 28 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 123.94 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 29 DEGREES 55 MINUTES 35 SECONDS, A RADIUS OF 360.00 FEET, A ARC LENGTH OF 188.03 FEET, A CHORD BEARING OF NORTH 13 DEGREES 03 MINUTES 28 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 185.90 FEET TO A POINT OF TANGENCY, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING THE EAST LINE OF GRANGER PARKWAY RIGHT-OF-WAY, A DISTANCE OF 243.41 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 63 DEGREES 28 MINUTES 13 SECONDS, A RADIUS OF 250.00 FEET, A ARC LENGTH OF 276.94 FEET, A CHORD BEARING OF NORTH 33 DEGREES 38 MINUTES 26 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 263.00 FEET TO A POINT OF TANGENCY, THENCE NORTH 65 DEGREES 22 MINUTES 33 SECONDS EAST ALONG A NORTHWEST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 146.02 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 24 DEGREES 41 MINUTES 04 SECONDS, A RADIUS OF 1360.00 FEET, A ARC LENGTH OF 585.92 FEET, A CHORD BEARING OF NORTH 77 DEGREES 43 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 581.40 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 76.54 FEET TO THE NORTHEAST CORNER OF

SAID REMAINING PORTION OF OUTLOT "F", THENCE SOUTH 44 DEGREES 55 MINUTES 23 SECONDS EAST ALONG A NORTHEAST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 39.59 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF OUTLOT "F", THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING THE WEST LINE OF SOUTH 40TH STREET RIGHT-OF-WAY, SAID LINE BEING 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 733.15 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF OUTLOT "F", THENCE NORTH 89 DEGREES 54 MINUTES 24 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF OUTLOT "F", THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 278.56 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF OUTLOT "F", THENCE SOUTH 45 DEGREES 59 MINUTES 58 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID REMAINING PORTION OF OUTLOT "F", SAID LINE BEING A NORTHEAST LINE OF YANKEE HILL ROAD RIGHT-OF-WAY, A DISTANCE OF 25.06 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 896,583.42 SQUARE FEET OR 20.58 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE Sept. 12th, 2006  
MICHAEL R. JOHNSON  
OLSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508



DEDICATION

THE FOREGOING PLAT IS KNOWN AS YANKEE RIDGE COMMERCIAL CENTER ADDITION, A SUBDIVISION COMPOSED OF THE REMAINING PORTION OF OUTLOT "F", PINE LAKE HEIGHTS SOUTH 7TH ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF 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, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, LINCOLN ELECTRIC SYSTEM, 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. ALL WORK PERFORMED IN THE EASEMENT AREAS SHALL BE PERFORMED IN A LIEN-FREE, GOOD AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE GOVERNMENT ORDINANCES, CODES, REGULATIONS AND LAWS. THE EASEMENT CREATED HEREIN IS SUBJECT TO A GENERAL RESERVATION AND RIGHT IN THE OWNER OF THE SUBJECT LAND TO USE ANY PORTION OF LAND ABOVE, BELOW OR AROUND THE EASEMENT AREA SO LONG AS SUCH USE DOES NOT UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN. THE OWNER OF THE SUBJECT LAND RESERVES THE RIGHT TO RELOCATE THE EASEMENT AREA PROVIDED THAT (A) A SUBSTITUTE EASEMENT AREA IS ESTABLISHED WHICH PROVIDES SUBSTANTIALLY THE SAME BENEFIT TO THE EASEMENT GRANTEE, AND (B) SUCH RELOCATION IS MADE AT NO EXPENSE TO THE EASEMENT GRANTEE, AND (C) THE OWNER OF THE SUBJECT PROPERTY SHALL PROVIDE NOT LESS THAN THIRTY (30) DAYS ADVANCE WRITTEN NOTICE TO THE CITY PRIOR TO ANY SUCH RELOCATION.

Inst # 2006053138 Tue Oct 24 14:49:41 CDT 2006  
Filing Fee: \$49.00  
Lancaster County, NE Assessor/Registrar of Deeds Office  
Plat  
Pages 3

8/19/06  
YARECOCE  
#4387

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES AND PAVEMENT, 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 AND LINCOLN ELECTRIC 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 EASEMENT GRANTEES LISTED ABOVE OTHER THAN THE CITY OF LINCOLN SHALL EACH, IN THE EVENT OF ANY DAMAGE OR DESTRUCTION TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT AREA CAUSED BY SUCH EASEMENT GRANTEE'S ACTIONS, RESTORE THE SUBJECT PROPERTY TO ITS STATE IMMEDIATELY PRIOR TO SUCH DAMAGE OR DESTRUCTION.

THE TRAIL EASEMENT SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE  
~~THE ADDITIONAL R.O.W. SHOWN IS HEREBY DEDICATED TO THE PUBLIC~~ M&J 9/19/06

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET, YANKEE HILL ROAD, GRANGER PARKWAY, AND SOUTH 70TH STREET, FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED EXCEPT AS SHOWN ON THE APPROVED USE PERMIT #06004.

WITNESS MY HAND THIS 14th DAY OF September, 2006.

TDG LINCOLN-YANKEE HILL, L.L.C.,  
A MISSOURI LIMITED LIABILITY COMPANY

BY: THE DESCO GROUP, INC.,  
ITS SOLE MANAGER

BY: Mark J. Schnuck  
MARK J. SCHNUCK, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS

ON THIS 14th DAY OF September, 2006, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, BEFORE ME PERSONALLY APPEARED MARK J. SCHNUCK, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF THE DESCO GROUP, INC., A CORPORATION OF THE STATE OF MISSOURI, SOLE MANAGER OF TDG LINCOLN-YANKEE HILL, L.L.C., A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, BY AUTHORITY OF ITS MEMBERS AND MANAGER, AND SAID MARK J. SCHNUCK ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIXED MY OFFICAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR ABOVE FIRST WRITTEN.

Kathleen Wildhaber  
NOTARY PUBLIC  
Kathleen Wildhaber - Notary Public  
Notary Seal for State of Missouri - St. Louis County  
My Commission Expires 12/7/2007

MY TERM EXPIRES: 12/7/07

# YANKEE RIDGE COMMERCIAL CENTER ADDITION

FINAL PLAT  
THIS PLAT BASED UPON USE PERMIT NO. 06004  
FOR YANKEE RIDGE COMMERCIAL CENTER  
ADDITION

NOTE:  
A NON-EXCLUSIVE COMMON ACCESS  
EASEMENT IS HEREBY GRANTED TO THE  
OWNERS AND THEIR RESPECTIVE HEIRS,  
SUCCESSORS, TENANTS, VISITORS,  
INVITEES, LICENSEES, AND PERMITEES,  
OF EACH LOT AND OUTLOT CREATED BY  
THIS PLAT OVER ALL DRIVES AND  
PARKING STALLS AS SUCH DRIVES AND  
PARKING STALLS MAY FROM TIME TO  
TIME BE CONSTRUCTED AND MAINTAINED  
FOR SUCH USE.

SCALE: 1"=100'



- LEGEND
- SECTION CORNER
  - CENTER LINE
  - EASEMENT LINE
  - RIGHT-OF-WAY OR  
PROPERTY LINE
  - TRAIL EASEMENT
  - ADDITIONAL RIGHT-OF-WAY  
DEDICATED TO CITY OF  
LINCOLN WITH THIS FINAL  
PLAT

## PLANNING DIRECTOR'S APPROVAL

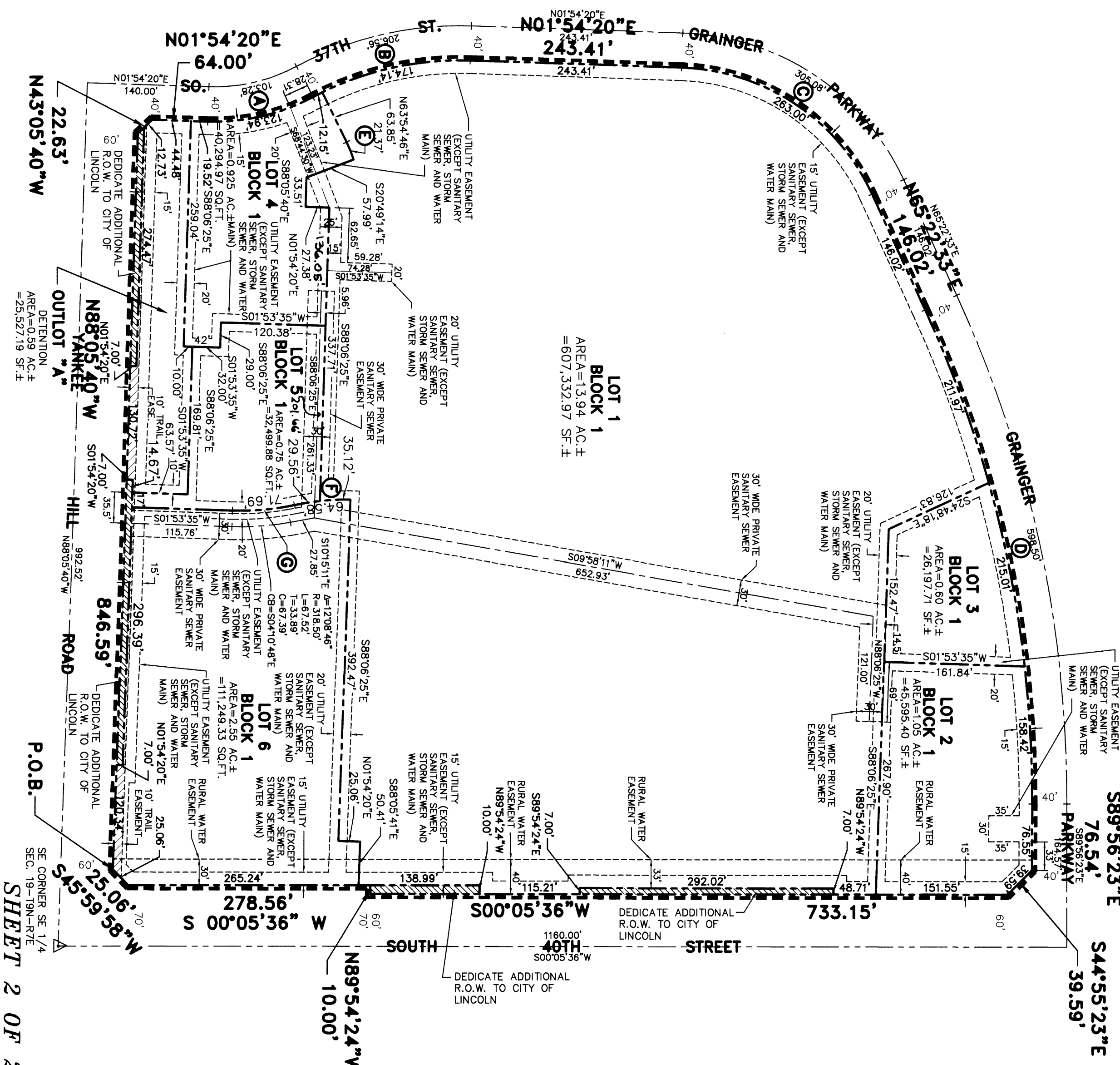
THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C., HEREBY  
APPROVES THIS FINAL PLAT.

*[Signature]*  
PLANNING DIRECTOR

SEP 7, 25, 2006  
DATE

200378-2

CURVE DATA	
Ⓐ Δ=29°55'35" R=240.00' L=125.36' T=64.14' C=123.94' CB=N13°03'28"W	Ⓑ Δ=29°55'35" R=360.00' L=188.03' T=96.21' C=185.90' CB=N13°03'28"W
Ⓒ Δ=63°28'13" R=250.00' L=276.94' T=154.62' C=263.00' CB=N33°38'26"E	Ⓓ Δ=24°41'04" R=1360.00' L=585.92' T=297.58' C=581.40' CB=N77°43'05"E
Ⓔ Δ=81°0'15" R=150.00' L=21.39' T=10.71' C=21.37' CB=N67°59'54"E	Ⓕ Δ=12°21'30" R=300.00' L=64.71' T=32.48' C=64.58' CB=S05°39'10"E
Ⓖ Δ=13°43'29" R=300.00' L=71.86' T=36.10' C=71.69' CB=S04°58'10"E	Ⓗ Δ=13°43'29" R=300.00' L=71.86' T=36.10' C=71.69' CB=S04°58'10"E



## LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the final plat known as Yankee Ridge Commercial Center Addition (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2006-09143 (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, 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.

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, a National Banking  
Association

By: Mark Odenwald  
Title: VP

STATE OF Missouri )  
 ) ss.  
COUNTY OF St. Louis )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2006 by Mark Odenwald, VP of **Wells Fargo Bank, National Association**, on behalf of said national banking association.

Lisa R. Primas  
Notary Public



LISA R. PRIMAS  
My Commission Expires  
February 22, 2010  
St. Louis County  
Commission #06843063