

# LANDMARK CORPORATE CENTER ADDITION

FINAL PLAT

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COMMISSION APPROVAL

*Dan Joltz*

REGISTER OF DEEDS

2001 APR 16 P 2:50

LANCASTER COUNTY, NC

\$195<sup>00</sup>

INST. NO 2001

018500

#3583

BLOCK

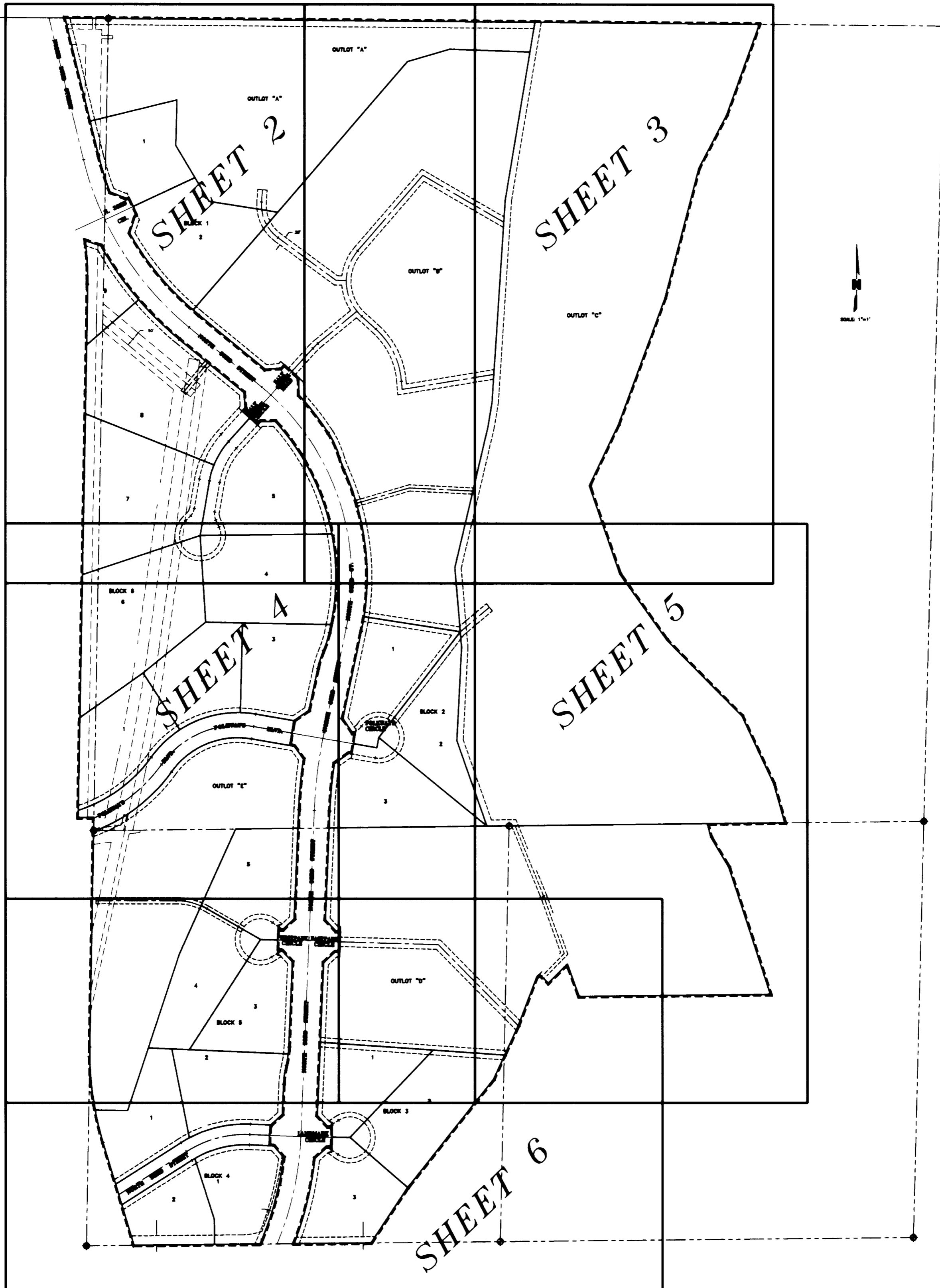
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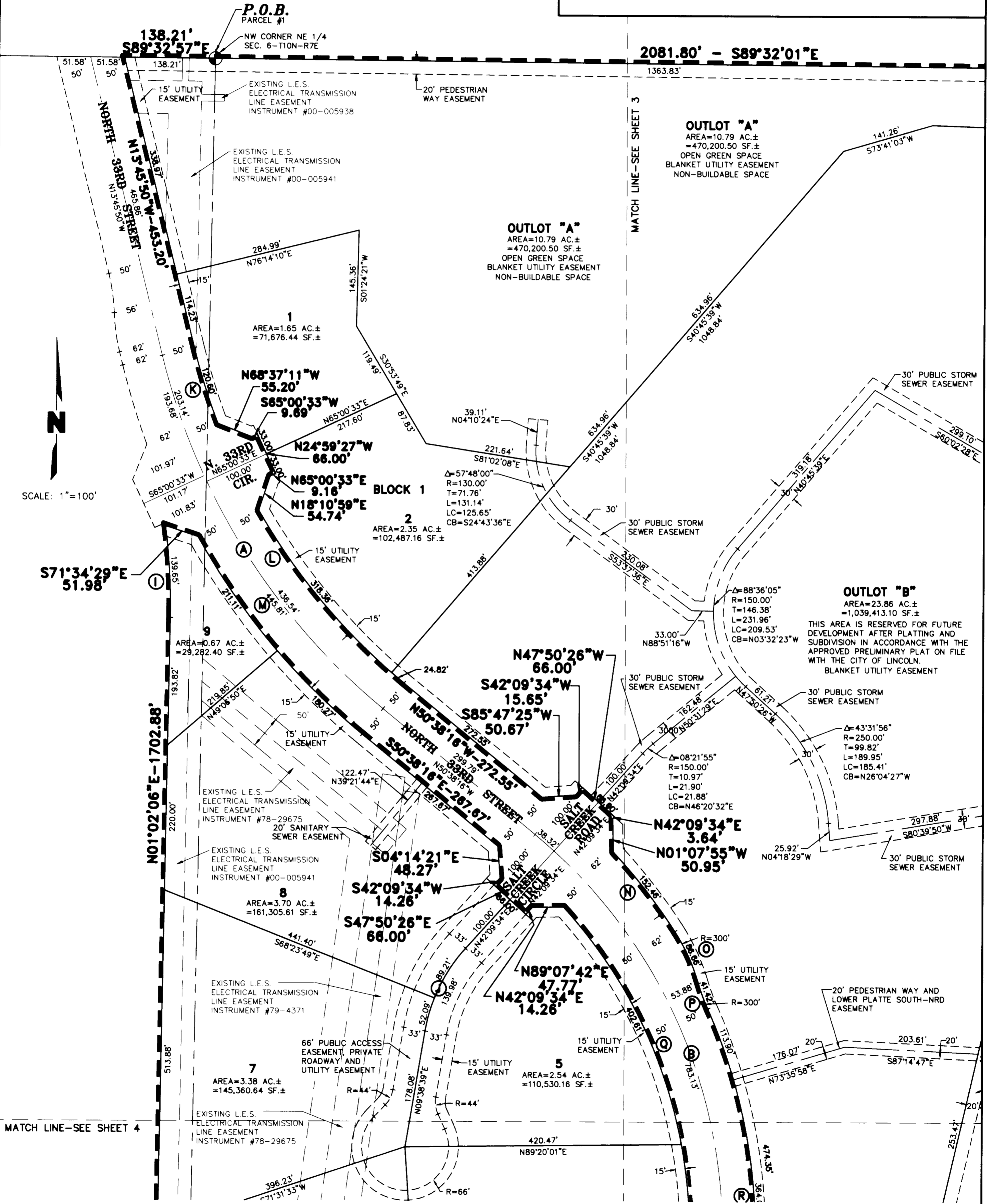
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# LANDMARK CORPORATE CENTER ADDITION

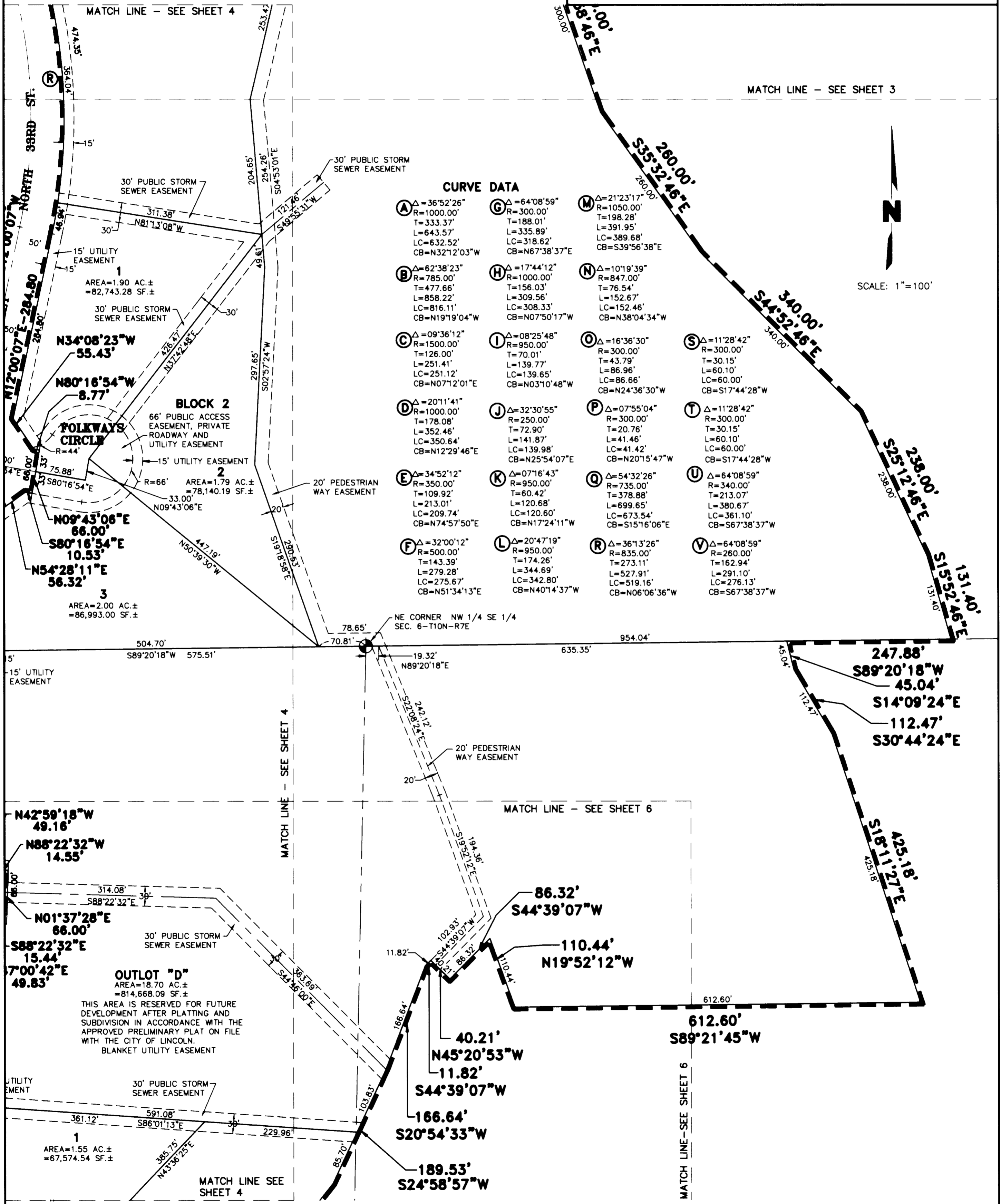
FINAL PLAT





# LANDMARK CORPORATE CENTER ADDITION

## FINAL PLAT



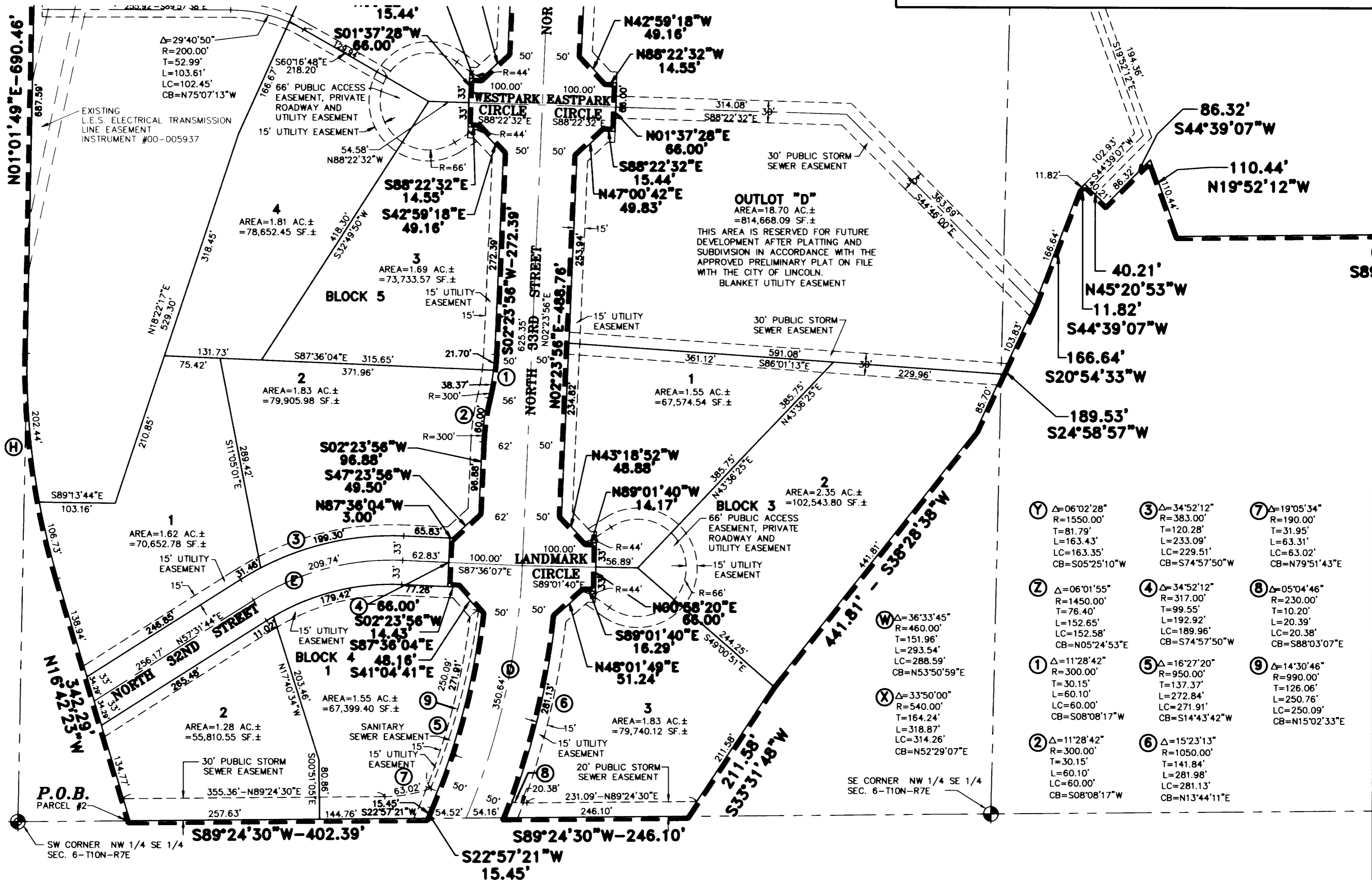
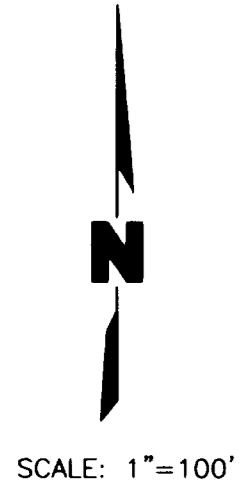
### CURVE DATA

<b>A</b> Δ=36°52'26" R=1000.00' T=333.37' L=643.57' LC=632.52' CB=N32°12'03"W	<b>G</b> Δ=64°08'59" R=300.00' T=188.01' L=335.89' LC=318.62' CB=N67°38'37"E	<b>M</b> Δ=21°23'17" R=1050.00' T=198.28' L=391.95' LC=389.68' CB=S39°56'38"E
<b>B</b> Δ=62°38'23" R=785.00' T=477.66' L=858.22' LC=816.11' CB=N19°19'04"W	<b>H</b> Δ=17°44'12" R=1000.00' T=156.03' L=309.56' LC=308.33' CB=N07°50'17"W	<b>N</b> Δ=10°19'39" R=847.00' T=76.54' L=152.67' LC=152.46' CB=N38°04'34"W
<b>C</b> Δ=09°36'12" R=1500.00' T=126.00' L=251.41' LC=251.12' CB=N07°12'01"E	<b>I</b> Δ=08°25'48" R=950.00' T=70.01' L=139.77' LC=139.65' CB=N03°10'48"W	<b>O</b> Δ=16°36'30" R=300.00' T=43.79' L=86.96' LC=86.66' CB=N24°36'30"W
<b>D</b> Δ=20°11'41" R=1000.00' T=178.08' L=352.46' LC=350.64' CB=N12°29'46"E	<b>J</b> Δ=32°30'55" R=250.00' T=72.90' L=141.87' LC=139.98' CB=N25°54'07"E	<b>P</b> Δ=07°55'04" R=300.00' T=20.76' L=41.46' LC=41.42' CB=N20°15'47"W
<b>E</b> Δ=34°52'12" R=350.00' T=109.92' L=213.01' LC=209.74' CB=N74°57'50"E	<b>K</b> Δ=07°16'43" R=950.00' T=60.42' L=120.68' LC=120.60' CB=N17°24'11"W	<b>Q</b> Δ=54°32'26" R=735.00' T=378.88' L=699.65' LC=673.54' CB=S15°16'06"E
<b>F</b> Δ=32°00'12" R=500.00' T=143.39' L=279.28' LC=275.67' CB=N51°34'13"E	<b>L</b> Δ=20°47'19" R=950.00' T=174.26' L=344.69' LC=342.80' CB=N40°14'37"W	<b>R</b> Δ=36°13'26" R=835.00' T=273.11' L=527.91' LC=519.16' CB=N06°06'36"W
		<b>S</b> Δ=11°28'42" R=300.00' T=30.15' L=60.10' LC=60.00' CB=S17°44'28"W
		<b>T</b> Δ=11°28'42" R=300.00' T=30.15' L=60.10' LC=60.00' CB=S17°44'28"W
		<b>U</b> Δ=64°08'59" R=340.00' T=213.07' L=380.67' LC=361.10' CB=S67°38'37"W
		<b>V</b> Δ=64°08'59" R=260.00' T=162.94' L=291.10' LC=276.13' CB=S67°38'37"W

SCALE: 1"=100'

# LANDMARK CORPORATE CENTER ADDITION

## FINAL PLAT



①	Δ=06°02'28" R=1550.00' T=81.79' L=163.43' LC=163.35' CB=S05°25'10"W	③	Δ=34°52'12" R=383.00' T=120.28' L=233.09' LC=229.51' CB=S74°57'50"W	⑦	Δ=19°05'34" R=190.00' T=31.95' L=63.31' LC=63.02' CB=N79°51'43"E
②	Δ=06°01'55" R=1450.00' T=76.40' L=152.65' LC=152.58' CB=N05°24'53"E	④	Δ=34°52'12" R=317.00' T=99.55' L=192.92' LC=189.96' CB=S74°57'50"W	⑧	Δ=05°04'46" R=230.00' T=10.20' L=20.39' LC=20.38' CB=S88°03'07"E
③	Δ=11°28'42" R=300.00' T=30.15' L=60.10' LC=60.00' CB=S08°08'17"W	⑤	Δ=16°27'20" R=950.00' T=137.37' L=272.84' LC=271.91' CB=S14°43'42"W	⑨	Δ=14°30'46" R=990.00' T=126.06' L=250.76' LC=250.09' CB=N15°02'33"E
④	Δ=11°28'42" R=300.00' T=30.15' L=60.10' LC=60.00' CB=S08°08'17"W	⑥	Δ=15°23'13" R=1050.00' T=141.84' L=281.98' LC=281.13' CB=N13°44'11"E		

# LANDMARK CORPORATE CENTER ADDITION

## FINAL PLAT

### SURVEYORS CERTIFICATE

LEGAL DESCRIPTION  
PARCEL #1.  
(AREA EAST OF NO. 33RD STREET)

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS LANDMARK BUSINESS PARK ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF THE REMAINING PORTION OF OUTLOT "A" KING RIDGE 1ST ADDITION, LOT 71 I.T., LOT 73 I.T., LOT 74 I.T., AND LOT 76 I.T., ALL LOCATED IN SECTION 6, TOWNSHIP 10 NORTH; RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID LINE BEING THE NORTH LINE OF SAID LOT 74 I.T., A DISTANCE OF 2081.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 74 I.T., THENCE SOUTH 19 DEGREES 48 MINUTES 14 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 74 I.T., A DISTANCE OF 308.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 27 DEGREES 40 MINUTES 14 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 74 I.T., A DISTANCE OF 191.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 14 DEGREES 39 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 74 I.T., A DISTANCE OF 430.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 20 DEGREES 17 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 74 I.T., A DISTANCE OF 430.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 25 DEGREES 27 MINUTES 14 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 74 I.T., A DISTANCE OF 216.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 18 DEGREES 58 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 74 I.T., A DISTANCE OF 300.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 35 DEGREES 32 MINUTES 46 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 74 I.T., A DISTANCE OF 260.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 44 DEGREES 52 MINUTES 46 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 74 I.T., A DISTANCE OF 340.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 25 DEGREES 12 MINUTES 46 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 74 I.T., A DISTANCE OF 238.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 15 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 74 I.T., A DISTANCE OF 131.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74 I.T., THENCE SOUTH 89 DEGREES 20 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 74 I.T., A DISTANCE OF 247.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 76 I.T., THENCE SOUTH 14 DEGREES 09 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 45.04 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 30 DEGREES 44 MINUTES 24 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID LOT 76 I.T., A DISTANCE OF 112.47 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 18 DEGREES 11 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 425.18 FEET TO A SOUTHEAST CORNER OF SAID LOT 76 I.T., THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 76 I.T., A DISTANCE OF 612.60 FEET TO A POINT OF DEFLECTION; THENCE NORTH 19 DEGREES 52 MINUTES 12 SECONDS WEST ALONG A WEST LINE OF SAID LOT 76 I.T., A DISTANCE OF 110.44 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 44 DEGREES 39 MINUTES 07 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 76 I.T., A DISTANCE OF 86.32 FEET TO A POINT OF DEFLECTION; THENCE NORTH 45 DEGREES 20 MINUTES 53 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 76 I.T., A DISTANCE OF 40.21 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 44 DEGREES 39 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 11.82 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 20 DEGREES 54 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 166.64 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 24 DEGREES 58 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 189.53 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 38 DEGREES 28 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 441.81 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 33 DEGREES 31 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 76 I.T., A DISTANCE OF 211.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 76 I.T., THENCE SOUTH 89 DEGREES 24 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 76 I.T., A DISTANCE OF 246.10 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NORTH 33RD STREET, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 1050.00 FEET, ARC LENGTH OF 281.98 FEET, DELTA ANGLE OF 15 DEGREES 23 MINUTES 13 SECONDS, A CHORD BEARING OF NORTH 13 DEGREES 44 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 281.13 FEET TO A POINT, THENCE NORTH 48 DEGREES 01 MINUTES 49 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 51.24 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 01 MINUTES 40 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 16.29 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 58 MINUTES 20 SECONDS EAST ALONG AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 01 MINUTES 40 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.17 FEET TO A POINT OF DEFLECTION, THENCE NORTH 43 DEGREES 18 MINUTES 52 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 48.88 FEET TO A POINT OF DEFLECTION, THENCE NORTH 02 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 488.76 FEET TO A POINT OF DEFLECTION, THENCE NORTH 47 DEGREES 00 MINUTES 42 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.83 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 22 MINUTES 32 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.44 FEET TO A POINT OF DEFLECTION, THENCE NORTH 01 DEGREES 37 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 88 DEGREES 22 MINUTES 32 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.55 FEET TO A POINT OF DEFLECTION, THENCE NORTH 42 DEGREES 59 MINUTES 18 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.16 FEET TO A POINT OF DEFLECTION, THENCE NORTH 02 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 348.48 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 1450.00 FEET, ARC LENGTH OF 152.65 FEET, DELTA ANGLE OF 06 DEGREES 01 MINUTES 55 SECONDS, A CHORD BEARING OF NORTH 05 DEGREES 24 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 152.58 FEET TO A POINT, THENCE NORTH 54 DEGREES 28 MINUTES 11 SECONDS EAST ALONG A SOUTHEAST LINE OF

SAID RIGHT-OF-WAY, A DISTANCE OF 56.32 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 80 DEGREES 16 MINUTES 54 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.53 FEET TO A POINT OF DEFLECTION, THENCE NORTH 09 DEGREES 43 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 80 DEGREES 16 MINUTES 54 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 8.77 FEET TO A POINT OF DEFLECTION, THENCE NORTH 34 DEGREES 08 MINUTES 23 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 12 DEGREES 00 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 284.80 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 835.00 FEET, ARC LENGTH OF 527.91 FEET, DELTA ANGLE OF 36 DEGREES 13 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 06 DEGREES 06 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 519.16 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 41.46 FEET, DELTA ANGLE OF 07 DEGREES 55 MINUTES 04 SECONDS, A CHORD BEARING OF NORTH 20 DEGREES 15 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 41.42 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 86.96 FEET, DELTA ANGLE OF 16 DEGREES 36 MINUTES 30 SECONDS, A CHORD BEARING OF NORTH 24 DEGREES 36 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 86.66 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 847.00 FEET, ARC LENGTH OF 152.67 FEET, DELTA ANGLE OF 10 DEGREES 19 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 38 DEGREES 04 MINUTES 34 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 152.46 FEET TO A POINT, THENCE NORTH 01 DEGREES 07 MINUTES 55 SECONDS WEST ALONG AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.95 FEET TO A POINT OF DEFLECTION, THENCE NORTH 42 DEGREES 09 MINUTES 34 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 3.64 FEET TO A POINT OF DEFLECTION, THENCE NORTH 47 DEGREES 50 MINUTES 26 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 42 DEGREES 09 MINUTES 34 SECONDS WEST ALONG A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.65 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 85 DEGREES 47 MINUTES 25 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.67 FEET TO A POINT OF DEFLECTION, THENCE NORTH 50 DEGREES 38 MINUTES 16 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 272.55 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 950.00 FEET, ARC LENGTH OF 344.69 FEET, DELTA ANGLE OF 20 DEGREES 47 MINUTES 19 SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 342.80 FEET TO A POINT, THENCE NORTH 18 DEGREES 10 MINUTES 59 SECONDS EAST ALONG AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 54.74 FEET TO A POINT OF DEFLECTION, THENCE NORTH 65 DEGREES 00 MINUTES 33 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 9.16 FEET TO A POINT OF DEFLECTION, THENCE NORTH 24 DEGREES 59 MINUTES 27 SECONDS WEST ALONG AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 65 DEGREES 00 MINUTES 33 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 9.69 FEET TO A POINT OF DEFLECTION, THENCE NORTH 68 DEGREES 37 MINUTES 11 SECONDS WEST ALONG A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.20 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 950.00 FEET, ARC LENGTH OF 120.68 FEET, DELTA ANGLE OF 07 DEGREES 16 MINUTES 43 SECONDS, A CHORD BEARING OF NORTH 17 DEGREES 24 MINUTES 11 SECONDS WEST ALONG AN EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 120.60 FEET TO A POINT OF TANGENCY, THENCE NORTH 13 DEGREES 45 MINUTES 50 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 453.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", KING RIDGE 1ST ADDITION, THENCE SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 138.21 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 105.19 ACRES, OR 4,581,964.27 SQUARE FEET MORE OR LESS.

# LANDMARK CORPORATE CENTER ADDITION FINAL PLAT

## SURVEYORS CERTIFICATE

LEGAL DESCRIPTION  
PARCEL #2.  
(AREA WEST OF NO. 33RD STREET)

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS THE LANDMARK CORPORATE CENTER ADDITION. A SUBDIVISION COMPOSED OF A PORTION OF THE REMAINING PORTION OF OUTLOT "A" KING RIDGE 1ST ADDITION, LOT 71 I.T. AND LOT 73 I.T., ALL LOCATED IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

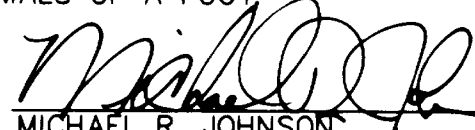
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 71 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ON AN ASSUMED BEARING OF NORTH 16 DEGREES 42 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 71 I.T., A DISTANCE OF 342.29 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 1000.00 FEET, ARC LENGTH OF 309.56 FEET, DELTA ANGLE OF 17 DEGREES 44 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 50 MINUTES 17 SECONDS WEST ALONG A WEST LINE OF SAID LOT 71 I.T., AND A CHORD LENGTH OF 308.33 FEET TO A POINT OF TANGENCY, THENCE NORTH 01 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 71 I.T., A DISTANCE OF 690.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 71 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 73 I.T., THENCE NORTH 00 DEGREES 58 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 73 I.T., A DISTANCE OF 42.51 FEET TO THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SAID OUTLOT "A" KING RIDGE 1ST ADDITION, THENCE SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", A DISTANCE OF 50.02 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF OUTLOT "A", THENCE NORTH 01 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", A DISTANCE OF 1702.88 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 950.00 FEET, ARC LENGTH OF 139.77 FEET, DELTA ANGLE OF 08 DEGREES 25 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 03 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", AND A CHORD LENGTH OF 139.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH 33RD STREET, THENCE SOUTH 71 DEGREES 34 MINUTES 29 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 51.98 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 1050.00 FEET, ARC LENGTH OF 391.95 FEET, DELTA ANGLE OF 21 DEGREES 23 MINUTES 17 SECONDS, A CHORD BEARING OF SOUTH 39 DEGREES 56 MINUTES 38 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 389.68 FEET TO A POINT OF TANGENCY, THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 267.67 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 04 DEGREES 14 MINUTES 21 SECONDS EAST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 48.27 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 42 DEGREES 09 MINUTES 34 SECONDS WEST ALONG A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.26 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 47 DEGREES 50 MINUTES 26 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 42 DEGREES 09 MINUTES 34 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.26 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 07 MINUTES 42 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 47.77 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 735.00 FEET, ARC LENGTH OF 699.65 FEET, DELTA ANGLE OF 54 DEGREES 32 MINUTES 26 SECONDS, A CHORD BEARING OF SOUTH 15 DEGREES 16 MINUTES 06 SECONDS EAST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 673.54 FEET TO A POINT OF TANGENCY, THENCE SOUTH 12 DEGREES 00 MINUTES 07 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.40 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 60.10 FEET, DELTA ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 17 DEGREES 44 MINUTES 28 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 60.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 60.10 FEET, DELTA ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 17 DEGREES 44 MINUTES 28 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 60.00 FEET TO A POINT OF TANGENCY, THENCE SOUTH 12 DEGREES 00 MINUTES 07 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 136.46 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 55 DEGREES 51 MINUTES 37 SECONDS WEST ALONG A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 57.68 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 09 DEGREES 43 MINUTES 06 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 80 DEGREES 16 MINUTES 54 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.03 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 35 DEGREES 35 MINUTES 51 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.77 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 1550.00 FEET, ARC LENGTH OF 163.43 FEET, DELTA ANGLE OF 06 DEGREES 02 MINUTES 28 SECONDS, A CHORD BEARING OF SOUTH 05 DEGREES 25 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 163.35 FEET TO A POINT OF TANGENCY, THENCE SOUTH 02 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 349.83 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 47 DEGREES 00 MINUTES 42 SECONDS WEST ALONG A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.83 FEET TO A POINT OF DEFLECTION, THENCE NORTH 88 DEGREES 22 MINUTES 32 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.44 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 01 DEGREES 37 MINUTES 28 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 22 MINUTES 32 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.55 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 42 DEGREES 59 MINUTES 18 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.16 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 02 DEGREES 23 MINUTES 56 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 272.39 FEET TO A POINT OF CURVATURE, THENCE

ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 60.10 FEET, DELTA ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 08 DEGREES 08 MINUTES 17 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 60.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 60.10 FEET, DELTA ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 08 DEGREES 08 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 60.00 FEET TO A POINT OF TANGENCY, THENCE SOUTH 02 DEGREES 23 MINUTES 56 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 96.88 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 47 DEGREES 23 MINUTES 56 SECONDS WEST ALONG A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.50 FEET TO A POINT OF DEFLECTION, THENCE NORTH 87 DEGREES 36 MINUTES 04 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 3.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 02 DEGREES 23 MINUTES 56 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 87 DEGREES 36 MINUTES 04 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.43 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 41 DEGREES 04 MINUTES 41 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 48.16 FEET TO A POINT OF DEFLECTION, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 950.00 FEET, ARC LENGTH OF 272.84 FEET, DELTA ANGLE OF 16 DEGREES 27 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 14 DEGREES 42 MINUTES 42 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 271.91 FEET TO A POINT OF TANGENCY, THENCE SOUTH 22 DEGREES 57 MINUTES 21 SECONDS WEST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.45 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 71 I.T., THENCE SOUTH 89 DEGREES 24 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 71 I.T., A DISTANCE OF 402.39 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 43.90 ACRES, OR 1,912,302.29 SQUARE FEET 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 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.

Feb. 8th 2001  
DATE

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

526  
L.S. NUMBER



# LANDMARK CORPORATE CENTER ADDITION

## FINAL PLAT

### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS LANDMARK CORPORATE CENTER ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF THE REMAINING PORTION OF OUTLOT "A" KING RIDGE 1ST ADDITION, LOT 71 I.T., LOT 73 I.T., LOT 74 I.T., AND LOT 76 I.T., ALL LOCATED IN SECTION 6, TOWNSHIP 10 NORTH; RANGE 7 EAST 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, ALLTEL, 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 STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 33RD STREET FROM LOTS 1 AND 2, BLOCK 1, LOTS 1 AND 3, BLOCK 2, LOTS 1 AND 3, BLOCK 3, LOT 1, BLOCK 4, LOTS 2, 3, AND 4, BLOCK 5, AND LOTS 2, 3, 4, 5 AND 8, BLOCK 6 IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 8<sup>th</sup> DAY OF February, 2001.

Donald W. Linscott  
DONALD W. LINSOTT, MANAGING MEMBER  
NORTH THIRTY-THIRD LLC  
A NEBRASKA LIMITED LIABILITY COMPANY

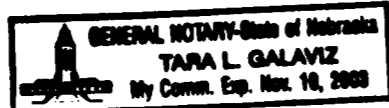
Clifford H. Dale  
LANCASTER COUNTY SCHOOL DISTRICT 001  
AKA LINCOLN PUBLIC SCHOOLS,  
A NEBRASKA SCHOOL DISTRICT

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF February, 2001 BY DONALD W. LINSOTT, MANAGING MEMBER, ON BEHALF OF NORTH THIRTY-THIRD LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

Tara L. Galaviz  
NOTARY PUBLIC

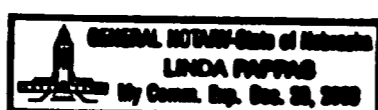


### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF February, 2001, BY (NAME: Clifford H. Dale TITLE: Assoc. Supt.) OF LANCASTER COUNTY SCHOOL DISTRICT 001 AKA LINCOLN PUBLIC SCHOOLS, A NEBRASKA SCHOOL DISTRICT.

Linda Pappas  
NOTARY PUBLIC



### LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LANDMARK CORPORATE CENTER ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2000-47126 (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.

SECURITY FIRST BANK  
TRUSTEE AND BENEFICIARY

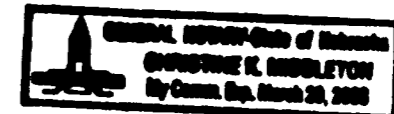
BY: [Signature]  
NAME: Aaron D. Bell  
TITLE: VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF FEBRUARY, 2001, BY (NAME: Aaron D. Bell, TITLE: VICE PRESIDENT), SECURITY FIRST BANK, TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID BANK.

Christine K. Middleton  
NOTARY PUBLIC



### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 7<sup>th</sup> DAY OF March, 2001, BY RESOLUTION NO. PC - 00600.

ATTEST: [Signature]  
CHAIR