

\$ 74.00
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Inst # 2007034259 Tue Jul 10 08:48:19 CDT 2007
Filing Fee: \$74.00
Lancaster County, NE Assessor/Register of Deeds Office RESOL
Pages 11



*File against legal descriptions RESOLUTION NO. PC- 01051
as described on p. 6. Reference
maps are attached, see pages 7 & 8. USE PERMIT NO.123E

1 WHEREAS, Complete Children's Health has submitted an application in accordance
2 with Section 27.28.090 of the Lincoln Municipal Code designated as Use Permit No. 123E to
3 amend Landmark Corporate Center to adjust lot layouts and grant a waiver to the Land
4 Subdivision Standards requiring lots to front onto public or private roads on property generally
5 located at N. 33rd Street and Folkways Boulevard, and legally described to wit:

6 Outlot "A", King Ridge 1st Addition, Lot 9 I.T., Lot 55 I.T., Lot 64
7 I.T., a portion of Lot 66 I.T., and Lot 56 I.T., all located in the
8 North Half and the Southeast Quarter of Section 6, Township 10
9 North, Range 7 East of the 6th P.M., Lancaster County,
10 Nebraska, and more particularly described as follows:

11 Beginning at the northwest corner of said Lot 9 I.T., said point
12 being the northwest corner of the Northeast Quarter of said
13 Section 6 and the true point of beginning; thence on an assumed
14 bearing of south 89 degrees 32 minutes 01 seconds east along
15 the north line of said Lots 9 I.T., 55 I.T., and 56 I.T., said line
16 being the north line of said Northeast Quarter, a distance of
17 2081.80 feet to the northeast corner of said Lot 56 I.T.; thence
18 south 19 degrees 48 minutes 14 seconds west along the east line
19 of said Lot 56 I.T., a distance of 308.00 feet to a point of
20 deflection; thence south 27 degrees 40 minutes 14 seconds west
21 along the east line of said Lot 56 I.T., a distance of 191.00 feet to
22 a point of deflection; thence south 14 degrees 39 minutes 14
23 seconds west along the east line of said Lot 56 I.T., a distance of
24 430.00 feet to a point of deflection; thence south 20 degrees 17
25 minutes 14 seconds west, a distance of 430.00 feet to a point of
26 deflection; thence south 25 degrees 27 minutes 14 seconds west
27 along the east line of said Lot 56 I.T., a distance of 216.00 feet to
28 a point of deflection; thence south 18 degrees 58 minutes 46
29 seconds east along the east line of said Lot 56 I.T., a distance of
30 300.00 feet to a point of deflection; thence south 35 degrees 32
31 minutes 46 seconds east along the east line of said Lot 56 I.T., a
32 distance of 260.00 feet to a point of deflection; thence south 44

Return to:
Teresa @ City Clerk

1 degrees 52 minutes 46 seconds east along the east line of said
2 Lot 56 I.T., a distance of 340.00 feet to a point of deflection;
3 thence south 25 degrees 12 minutes 46 seconds east along the
4 east line of said Lot 56 I.T., a distance of 238.00 feet to a point of
5 deflection; thence south 15 degrees 52 minutes 46 seconds east
6 along the east line of said Lot 56 I.T., a distance of 131.40 feet to
7 the southeast corner of said Lot 56 I.T.; thence south 89 degrees
8 20 minutes 18 seconds west along the south line of said
9 Northeast Quarter, a distance of 247.88 feet to a point; thence
10 south 14 degrees 09 minutes 24 seconds east, a distance of
11 45.07 feet to a point; thence south 30 degrees 44 minutes 24
12 seconds east, a distance of 112.47 feet to a point; thence south
13 18 degrees 11 minutes 27 seconds east, a distance of 425.18 feet
14 to a point; thence south 89 degrees 21 minutes 45 seconds west,
15 a distance of 612.60 feet to a point; thence north 19 degrees 52
16 minutes 12 seconds west, a distance of 110.44 feet to a point;
17 thence south 44 degrees 39 minutes 07 seconds west, a distance
18 of 86.32 feet to a point; thence north 45 degrees 20 minutes 53
19 seconds west, a distance of 40.21 feet to a point; thence south 44
20 degrees 39 minutes 07 seconds west, a distance of 11.82 feet to
21 a point; thence south 20 degrees 54 minutes 33 seconds west, a
22 distance of 166.64 feet to a point; thence south 24 degrees 58
23 minutes 57 seconds west, a distance of 189.53 feet to a point;
24 thence south 38 degrees 28 minutes 38 seconds west, a distance
25 of 441.81 feet to a point; thence south 33 degrees 31 minutes 48
26 seconds west, a distance of 211.58 feet to a point of intersection
27 with the south line of said Lot 66 I.T.; thence south 89 degrees 24
28 minutes 30 seconds west along the south line of said Lots 66 I.T.
29 and 64 I.T., said line being the south line of the Northwest Quarter
30 of said Southeast Quarter, a distance of 757.17 feet to the
31 southwest corner of said Lot 64 I.T.; thence north 16 degrees 42
32 minutes 23 seconds west along the west line of said Lot 64 I.T., a
33 distance of 342.29 feet to a point of curvature; thence along a
34 curve in a clockwise direction having a radius of 1000.00 feet, arc
35 length of 309.56 feet, delta angle of 17 degrees 44 minutes 12
36 seconds, a chord bearing of north 07 degrees 50 minutes 17
37 seconds west, and a chord length of 308.33 feet to a point of
38 tangency; thence north 01 degrees 01 minutes 49 seconds east
39 along the west line of said Lot 64 I.T., said line being the west line
40 of the Northwest Quarter of said Southeast Quarter, a distance of
41 690.46 feet; thence north 01 degrees 02 minutes 06 seconds east
42 along the west line of said Lot 9 I.T.; said line being the west line
43 of said Northeast Quarter, a distance of 42.52 feet to the
44 southeast corner of said Outlot "A"; thence south 89 degrees 20
45 minutes 39 seconds west along the south line of said Outlot "A", a
46 distance of 50.02 feet to the southwest corner of said Outlot "A";
47 thence north 01 degrees 02 minutes 06 seconds east along the
48 west line of said Outlot "A", a distance of 1702.88 feet to a point
49 of curvature; thence along a curve in a counterclockwise direction
50 having a radius of 950.00 feet, arc length of 144.20 feet, delta
51 angle of 08 degrees 41 minutes 49 seconds, a chord bearing of

1 north 03 degrees 18 minutes 49 seconds west along the west line
2 of said Outlot "A", and a chord length of 144.06 feet to a point;
3 thence south 65 degrees 00 minutes 33 seconds west along the
4 south line of said Outlot "A", a distance of 16.09 feet to a point of
5 deflection; thence north 24 degrees 59 minutes 27 seconds west
6 along the west line of said Outlot "A", a distance of 80.00 feet to a
7 point of deflection; thence north 65 degrees 00 minutes 33
8 seconds east along a north line of said Outlot "A", a distance of
9 22.71 feet to a point of deflection; thence north 21 degrees 15
10 minutes 03 seconds east along the west line of said Outlot "A", a
11 distance of 40.86 feet to a point of deflection; thence along a
12 curve in a clockwise direction having a radius of 1050.00 feet; arc
13 length of 137.43 feet, delta angle of 07 degrees 29 minutes 58
14 seconds, a chord bearing of north 17 degrees 30 minutes 49
15 seconds west along the west line of said Outlot "A", and a chord
16 length of 137.34 feet to a point of tangency; thence north 13
17 degrees 45 minutes 50 seconds west along the west line of said
18 Outlot "A", a distance of 476.53 feet to the northwest corner of
19 said Outlot "A"; thence south 89 degrees 32 minutes 57 seconds
20 east along the north line of said Outlot "A"; said line being the
21 north line of said Northwest Quarter, a distance of 241.37 feet to
22 the true point of beginning; said tract contains a calculated area of
23 155.40 acres, or 6,769,342.64 square feet more or less;

24 WHEREAS, the real property adjacent to the area included within the site plan for this
25 amendment to the construction of commercial and office area will not be adversely affected;
26 and

27 WHEREAS, said site plan together with the terms and conditions hereinafter set forth
28 are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote
29 the public health, safety, and general welfare.

30 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City - Lancaster County
31 Planning Commission of Lincoln, Nebraska:

32 That the application of Complete Children's Health, hereinafter referred to as
33 "Permittee", to amend Landmark Corporate Center to adjust lot layouts and grant a waiver to
34 the Land Subdivision Standards requiring lots to front onto public or private roads on the
35 property described above be and the same is hereby granted under the provisions of Section
36 27.31.100 and 27.51.100 of the Lincoln Municipal Code upon condition that construction and

1 operation of said office/commercial space be in strict compliance with said application, the site
2 plan, and the following additional express terms, conditions, and requirements:

3 1. This permit approves a waiver to § 26.23.140 of the Land Subdivision Standards
4 to allow lots without frontage upon a public streets or private roadways. These lots must have
5 access to a public street or private roadway via an access easement through lots or outlots.

6 2. Upon approval of the use permit by the Planning Commission, the developer
7 shall submit to the Planning Department a revised and reproducible final site plan including five
8 copies showing the following revisions and documents:

9 a. Add to the General Notes, "Signs need not be shown on this site plan,
10 but need to be in compliance with chapter 27.69 of the Lincoln Zoning
11 Ordinance, and must be approved by Building & Safety Department prior
12 to installation". Remove the three "sign envelopes" and labels.

13 b. Add notes or a table stating the purpose of each outlot.

14 c. The Lincoln Public Schools property west of this use permit is not a part
15 of this development and therefore setbacks apply. Only setbacks to lot
16 lines internal to the use permit may be zero. Revise the building
17 envelopes for Lot 6 and Outlot E, Block 4 to show a 20' rear yard setback
18 along the western boundary of the use permit.

19 d. Add note: "Blanket utility easements are granted over the entire
20 development, excluding building envelopes."

21 e. Add note: "Any construction or grade changes in LES transmission line
22 easement corridors are subject to LES approval and must be in
23 accordance with LES design and safety standards.

24 f. Add note: "Landscaping material selections within easement corridors
25 shall follow established guidelines to maintain minimum clearance from
26 utility facilities."

1 g. The construction plans comply with the approved plans.

2 3. Before occupying buildings all development and construction must comply with
3 the approved plans.

4 4. All privately-owned improvements, including landscaping, are to be permanently
5 maintained by the owner or an appropriately established homeowners association approved by
6 the City.

7 5. The site plan accompanying this permit shall be the basis for all interpretations of
8 setbacks, yards, locations of buildings, location of parking and circulation elements, and similar
9 matters.

10 6. This resolution's terms, conditions, and requirements bind and obligate the
11 Permittee, its successors and assigns.

12 7. The applicant shall sign and return the letter of acceptance to the City Clerk
13 within 60 days following the approval of the special permit, provided, however, said 60-day
14 period may be extended up to six months by administrative amendment. The clerk shall file a
15 copy of the resolution approving the special permit and the letter of acceptance with the
16 Register of Deeds, filling fees therefor to be paid in advance by the applicant.

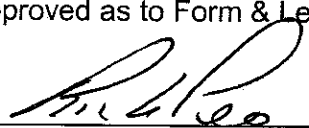
17 8. The site plan as approved with this resolution voids and supersedes all
18 previously approved site plans, however all resolutions approving previous permits remain in
19 force unless specifically amended by this resolution.

DATED: May 9, 2007.

ATTEST:


Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

Landmark Corporate Center Addition

Lot 2 nKA
L And Co

- Block 1 > Lot 1
- Lot 2 > Landstar Condominiums
 - Unit A
 - Unit B
 - Unit C
- Block 2 > Lot 1
- Block 3 > Lot 1
- Lot 2
- Lot 3
- Block 4 > Lot 1
- Lot 2
- Block 5 > Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Block 6 > Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6
- Lot 7
- Lot 8
- Lot 9
- Outlot A
- Outlot B
- Outlot C
- Outlot E

Landmark Corporate Center 1st Addition

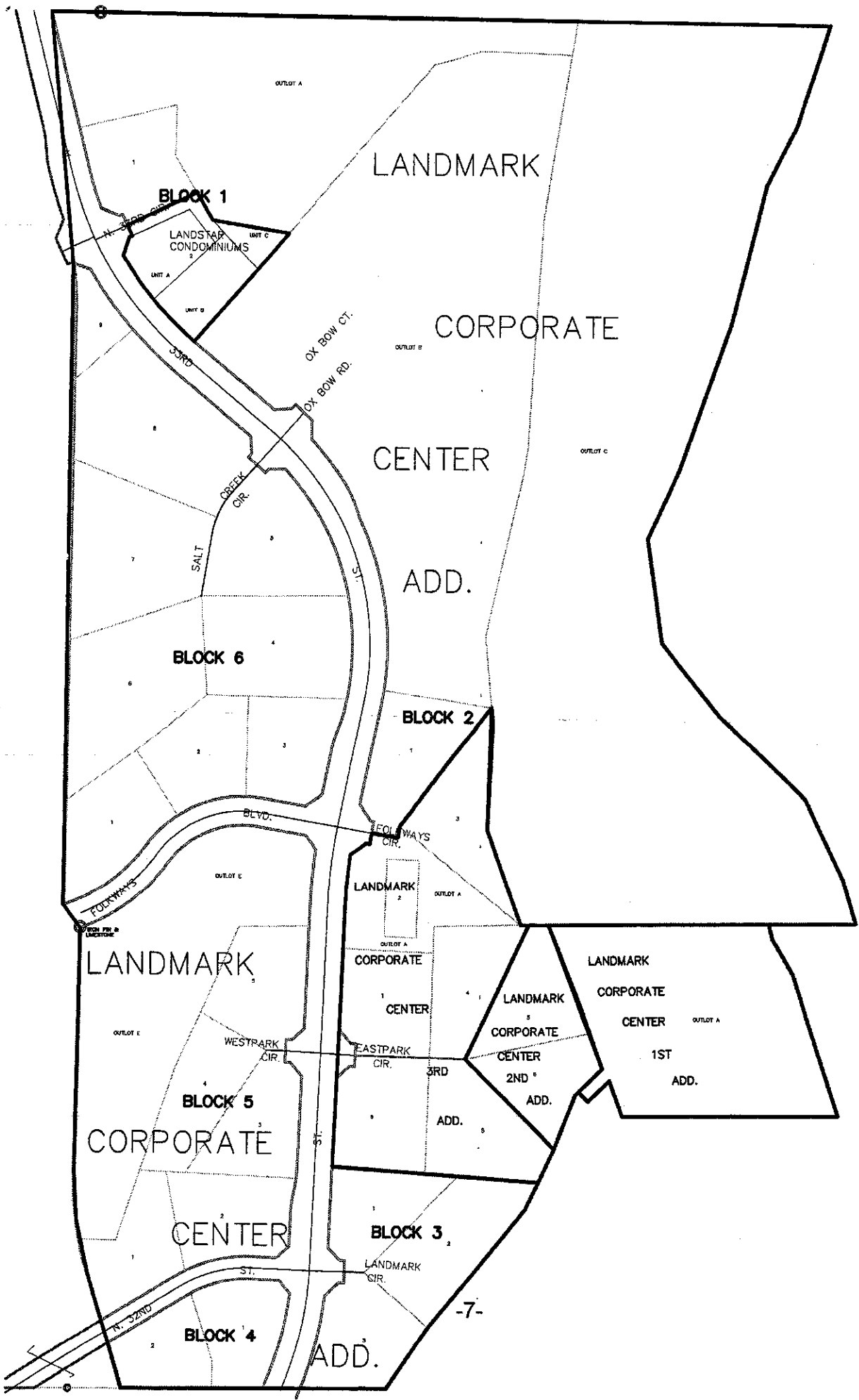
- Outlot A

Landmark Corporate Center 2nd Addition

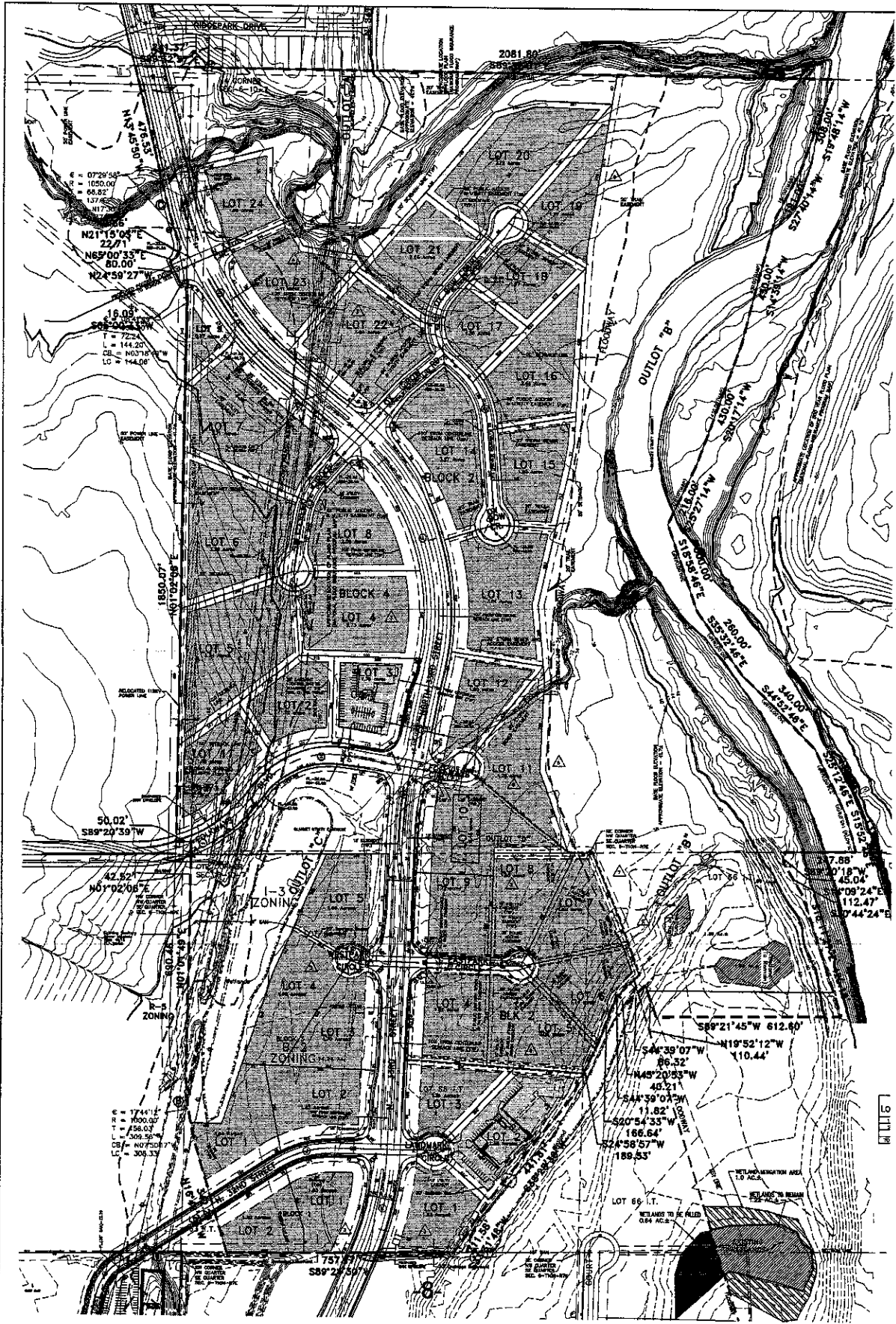
- Lot 5
- Lot 6

Landmark Corporate Center 3rd Addition

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6
- Outlot A



Project: [Illegible]
 Date: [Illegible]
 User: [Illegible]
 [Illegible]



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LETTER OF ACCEPTANCE

City of Lincoln
Lincoln, Nebraska

RE: Use Permit 123E

To The City Clerk:

The undersigned, "Permittee" under **Use Permit 123E**, granted by **Resolution PC-01051**, adopted by the Lincoln City-Lancaster County Planning Commission on **May 9, 2007**, hereby files this Letter of Acceptance and certifies to the City of Lincoln that the Permittee is fully aware of and understands all the conditions of said Resolution and that Permittee consents to and agrees to comply with the same.

Permittee further certifies that the person whose signature appears below has the authority to bind Permittee to the terms and conditions of this Letter of Acceptance, including Permittee's financial obligations under said Special Permit.

Dated this 3 day of July, 2007.

Complete Children's Health, Permittee

By: [Signature]
Title: Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 3 day of July, 2007, by Sue A. Springman, an individual.



Cathy J. Petersen
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____, general partner of _____, a Nebraska general partnership.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____, Member, on behalf of _____, a Nebraska limited liability company.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____, President of _____, a Nebraska corporation.

Notary Public

CERTIFICATE

STATE OF NEBRASKA)
COUNTY OF LANCASTER) SS:
CITY OF LINCOLN)

I, Teresa J. Meier, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of **Use Permit 123E** as adopted and approved by **Resolution No. PC-01051** of the Lincoln City-Lancaster County Planning Commission at its meeting held **May 9, 2007** as the original appears of record in my office, and is now in my charge remaining as Deputy City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 14th day of May, 2007.

Teresa J. Meier
Deputy City Clerk

