

HORIZON BUSINESS CENTER 15TH ADDITION

FINAL PLAT

BASED ON HORIZON BUSINESS CENTER USE PERMIT #117E

Inst # 2018027459 Tue Jul 17 09:59:22 CDT 2018
Filing Fee: \$52.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2



HoBUC15

#5589

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "HORIZON BUSINESS CENTER 15TH ADDITION", a subdivision of Lots 2 and 3, Horizon Business Center 14th Addition, located in the Northeast Quarter of Section 23, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

BEGINNING at the Northwest Corner of said Lot 2;

Thence N61°17'37"E, a distance of 283.29 feet, to a circular curve to the right having a radius of 106.50 feet, a central angle of 23°15'16" and whose chord (42.93 feet) bears N72°59'15"E;

Thence along the arc of said circular curve 43.23 feet to a point of tangency;

Thence N84°34'42"E, a distance of 53.66 feet, to a circular curve to the left having a radius of 150.00 feet, a central angle of 23°16'18" and whose chord (60.51 feet) bears S17°06'30"E;

Thence along the arc of said circular curve 60.93 feet to a point of tangency;

Thence S28°41'20"E, a distance of 137.93 feet, to a circular curve to the left having a radius of 150.00 feet, a central angle of 48°20'38" and whose chord (122.84 feet) bears S52°52'57"E;

Thence along the arc of said circular curve 126.56 feet to a point of tangency;

Thence S13°02'10"W, a distance of 67.19 feet, to a circular curve to the right having a radius of 100.00 feet, a central angle of 48°20'18" and whose chord (81.89 feet) bears S36°42'07"W;

Thence along the arc of said circular curve 84.37 feet to a point of tangency;

Thence S61°23'46"W, a distance of 269.03 feet;

Thence N28°30'27"W, a distance of 88.92 feet;

Thence N47°53'36"W, a distance of 75.64 feet;

Thence N28°41'39"W, a distance of 262.55 feet, to the POINT OF BEGINNING and containing a calculated area of 152,369.36 square feet or 3.50 acres.

Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 13th day of July, 2018.



Lyle L. Loth, L.S. 314
REGA Engineering Group Inc.
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
402-484-7342

DEDICATION

The foregoing plat, known as "HORIZON BUSINESS CENTER 15TH 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, and the easements 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.


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.

A public access easement is hereby granted over the private road 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 on Lot 1 is for the benefit of the owners of Lot 1, Horizon Business Center 14th Addition and Lot 1, Horizon Business Center 15th Addition, and they are hereby granted the right of such use.

The common access easement shown on Lot 2 is for the benefit of the owners of Lot 4, Horizon Business Center 14th Addition and Lot 2, Horizon Business Center 15th Addition, and they are hereby granted the right of such use.

WITNESS MY HAND


(Signature)

Las Brisas Land Development, Co., a Nebraska corporation
Steve Miers, President

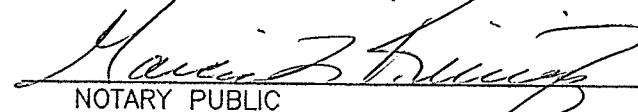
ACKNOWLEDGMENT

STATE OF NEBRASKA

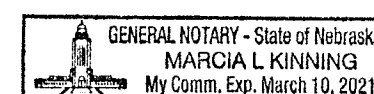
} SS

LANCASTER COUNTY

On this 13th day of July, 2018, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Steve Miers, President, Las Brisas Land Development, Co., a Nebraska corporation, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.


NOTARY PUBLIC

My commission expires the 10th day of March, 2021.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.


Planning Director

JULY 16, 2018
Date

City Reg. 5589

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BASED ON HORIZON BUSINESS CENTER USE PERMIT #117E

