

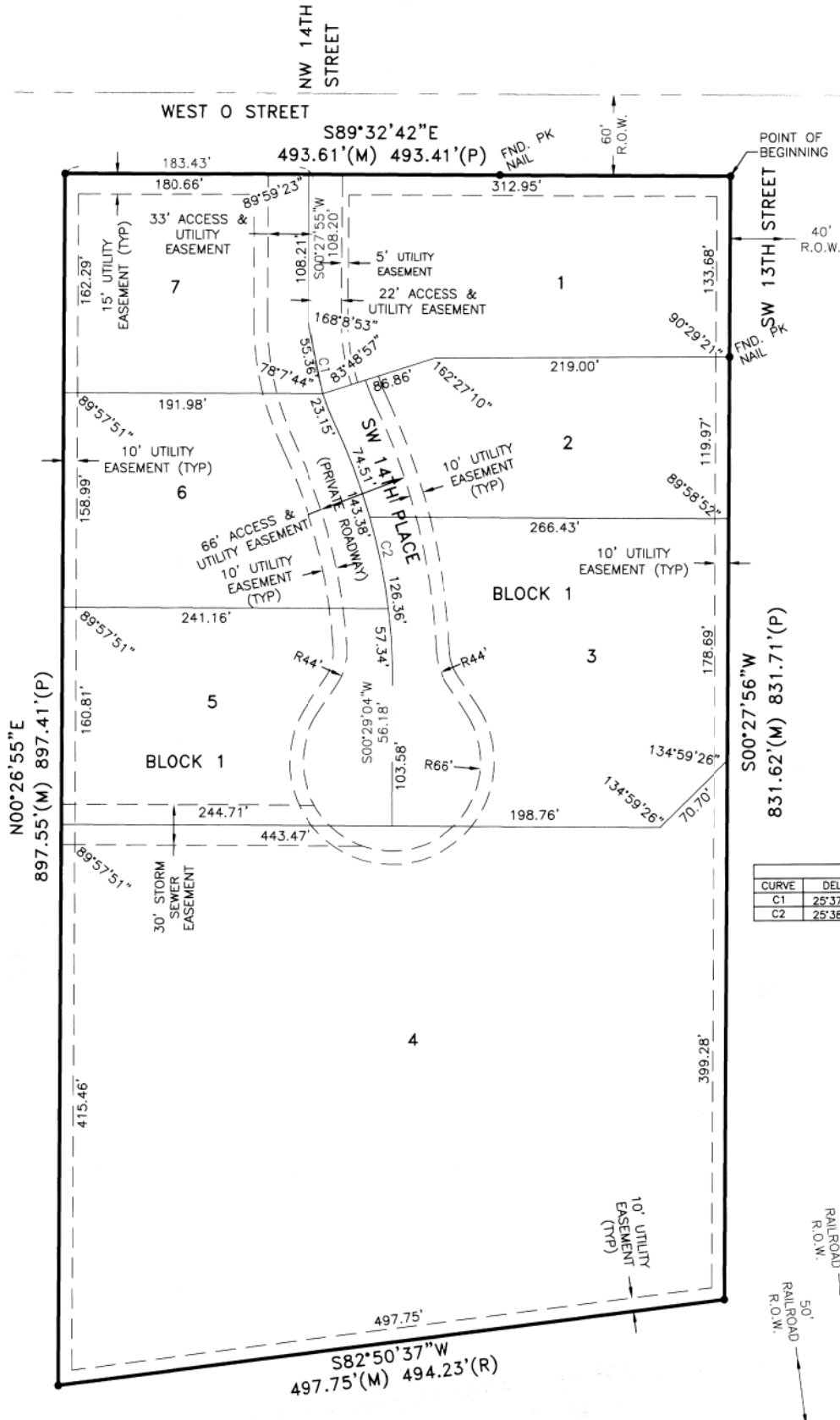
EARL CARTER ADDITION

FINAL PLAT
BASED ON WEST HOBELMAN ADDITION
PRELIMINARY PLAT #05009

Inst # 2005074585 Wed Dec 21 08:32:34 CST 2005
Filing Fee: \$44.60
Lancaster County, NE Assessor/Register of Deeds Office PLAT
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172
EAC4

#4180



LEGEND

- CORNER FOUND (#5 REBAR UNLESS OTHERWISE NOTED)
- CORNER SET (3/8" X 24" REBAR W/ CAP STAMPED LS #607)
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (P) PLATTED DISTANCE
- PLAT LIMITS
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- CENTER LINE

| CURVE TABLE | | | | | |
|-------------|-----------|------------|---------|---------------|--------------|
| CURVE | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 25°37'17" | 78.26' | 175.00' | S12°20'44"E | 77.61' |
| C2 | 25°38'26" | 201.38' | 450.00' | S12°20'09"E | 199.70' |

| LOT AREA TABLE BLOCK 1 | | |
|---------------------------|--------------|------------|
| LOT | AREA IN S.F. | AREA IN AC |
| 1 | 43,313.60 | 0.9944 |
| 2 | 33,008.65 | 0.7578 |
| 3 | 56,365.53 | 1.2940 |
| 4 | 189,918.80 | 4.3599 |
| 5 | 39,289.69 | 0.9020 |
| 6 | 35,131.26 | 0.8065 |
| 7 | 29,631.21 | 0.6802 |

EARL CARTER ADDITION

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PRELIMINARY PLAT #05009

SURVEYOR'S CERTIFICATE

I, TERRY L. ROTHANZL, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS EARL CARTER ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 & 2, WEST HOBELMAN ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, WEST HOBELMAN ADDITION, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST O STREET; THENCE S00°27'56"W, 831.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WEST HOBELMAN ADDITION; THENCE ON THE SOUTH LINE OF SAID LOT 2, S82°50'37"W, 497.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°26'55"E, 897.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST O STREET; THENCE S89°32'42"E, 493.61 FEET TO THE POINT OF BEGINNING, CONTAINING 426,664.44 SQUARE FEET (9.79 ACRES) MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS 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 INSURE THE PLACING OF 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 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.

TERRY L. ROTHANZL, L.S. #607
ENGINEERING DESIGN CONSULTANTS, LLC
2200 FLETCHER AVE. SUITE 102
LINCOLN, NE 68521

11-17-05
DATE

DEDICATION

THE FOREGOING PLAT, KNOWN AS EARL CARTER ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNERS, 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 AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, 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 AND 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 THEREON 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 WEST "O" STREET FROM LOTS ABUTTING SAID STREET IS HEREBY RELINQUISHED.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE.

ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LES DOES NOT WARRANT NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS.

LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

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.

OWNER: LOT 1, WEST HOBELMAN ADDITION

WITNESS MY HAND THIS 18th DAY OF November, 2005.

DONALD J. ARENA

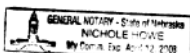
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF LANCASTER

ON THIS 18th DAY OF November, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME DONALD J. ARENA TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE 12th DAY OF April, 2008



OWNER: LOT 2, WEST HOBELMAN ADDITION

WITNESS MY HAND THIS 16th DAY OF November, 2005.

FRED J. MATURA

LINCOLN NORTH CREEK L.L.C.

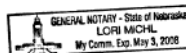
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF LANCASTER

ON THIS 16th DAY OF November, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME FRED J. MATURA TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES THE 3rd DAY OF May, 2008



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS EARL CARTER ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2004-38896 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATION OF 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 OR ENTITY.

NAME: Thomas R. Soukup

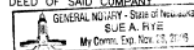
TITLE: 1st Vice President
CORNHUSKER BANK

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF LANCASTER

ON THIS 18th DAY OF Nov., 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME Thomas R. Soukup TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.



MY COMMISSION EXPIRES THE 28th DAY OF Nov., 2006

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS EARL CARTER ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2005-48808 AND 2002-5428 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATION OF 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 OR ENTITY.

NAME: Michael G. Ulrich

TITLE: V.P.
CITY BANK & TRUST CO.

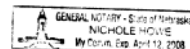
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF LANCASTER

ON THIS 18th DAY OF November, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME Michael Ulrich TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED (AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY).

MY COMMISSION EXPIRES THE 12th DAY OF April, 2008



PLANNING DIRECTOR'S APPROVAL

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

PLANNING DIRECTOR
DATE: DECEMBER 6, 2005