50747

1

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as TAYLOR Meadows Office PARK Addition (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 93-5615 (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.

NATIONAL BANK OF COMMERCE TRUST
AND SAVINGS ASSOCIATION

By: Mark D. Jepson
Title: Assitant Vice President

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of November, 1993, by Mark D. Jepson, A.V.P. of National Bank of Commerce Trust and Savings Association, on behalf of said bank.

GENERAL NOTARY - State of Nebraska
CARA B. DAHLQUIST
My Comm. Exp. Jan. 15, 1996

Cara B. Dahlquist
Notary Public

TAYLOR MEADOWS OFFICE PARK ADDITION

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of Taylor Meadows Office Park Addition, a subdivision of Lot 1, Taylor Meadows 10th Addition, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Southeast corner of Section 28, Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; thence in a Northerly direction on the East line of said Section 28 a distance of 661.40 feet; thence Left in a Westerly direction on an assumed bearing of N. 88°52'18" W. a distance of 49.65 feet to the Southeast corner of Taylor Meadows 10th Addition; thence continuing in a Westerly direction on the last descibed course on the South line of said Taylor Meadows 10th Addition a distance of 446.35 feet; thence N. 0°00'01" E. parallel to the East line of the Southeast Quarter of said Section 28 a distance of 554.25 feet to the Point of Beginning.

Thence continuing in a Northerly direction on the last described course a distance of 401.51 feet to a point on the South line of Teton Drive as platted in the City of Lincoln; thence N. 89°59'56" E. along the South line of Teton Drive a distance of 4.21 feet; thence S. 88°04'48" E. along the South line of Teton Drive a distance of 300.51 feet; thence N. 89°59'13" E. along the South line of Teton Drive a distance of 129.98 feet to the Northeast corner of said Taylor Meadows 10th Addition; thence S. 0°59'01" W. along the East line of said Taylor Meadows 10th Addition a distance of 18.34 feet to the Point of Curvature of 5,729.58 foot Radius Curve; thence along said Radius Curve to the Left having a Long Chord which bears S. 0°25'11" E. a Chord distance of 76.28 feet to point of Tangency of said curve; thence S. 0°45'55" E. along the East line of said Taylor Meadows 10th Addition a distance of 305.61 feet; thence in a Westerly direction on a bearing of N. 88°51'37" W. a distance of 438.94 feet to the Point of Beginning and containing a calculated area of 4.00 Acres, more or less.

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

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

Signed this 3RD day of August 1993

Dennis D. Simonds L.S. 343

REGISTERED PROFESSIONAL ENGINEER DENNIS D. SIMONDS

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE LMC, HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

John Bradley, for
PLANNING DIRECTOR

3NOV 93
DATE

DEDICATION

The foregoing plat, known as Taylor Meadows Office Park, a subdivision of Lot 1, Taylor Meadows 10th Addition, 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, the LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., MINNEGASCO, 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 easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon, or under any easements 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 easements or drainage easement shown thereon.

The City of Lincoln, Nebraska, 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.

Direct Vehicular access to 70th Street is relinguished.

Lots 1, 2 and 3 shall be granted access to Teton Drive through Outlot 'A'.

The private improvements including but not limited to the landscaping and private roadways shall be continuously and regularly maintained. However, the owner may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owner's who would be responsible for said permanent and continuous maintenance. The owner shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

Witness my hand this 4 day of August, 1993

Donald W. Linscott
Donald W. Linscott, Administrative Partner of CPW Partnership

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA } SS
COUNTY OF LANCASTER }

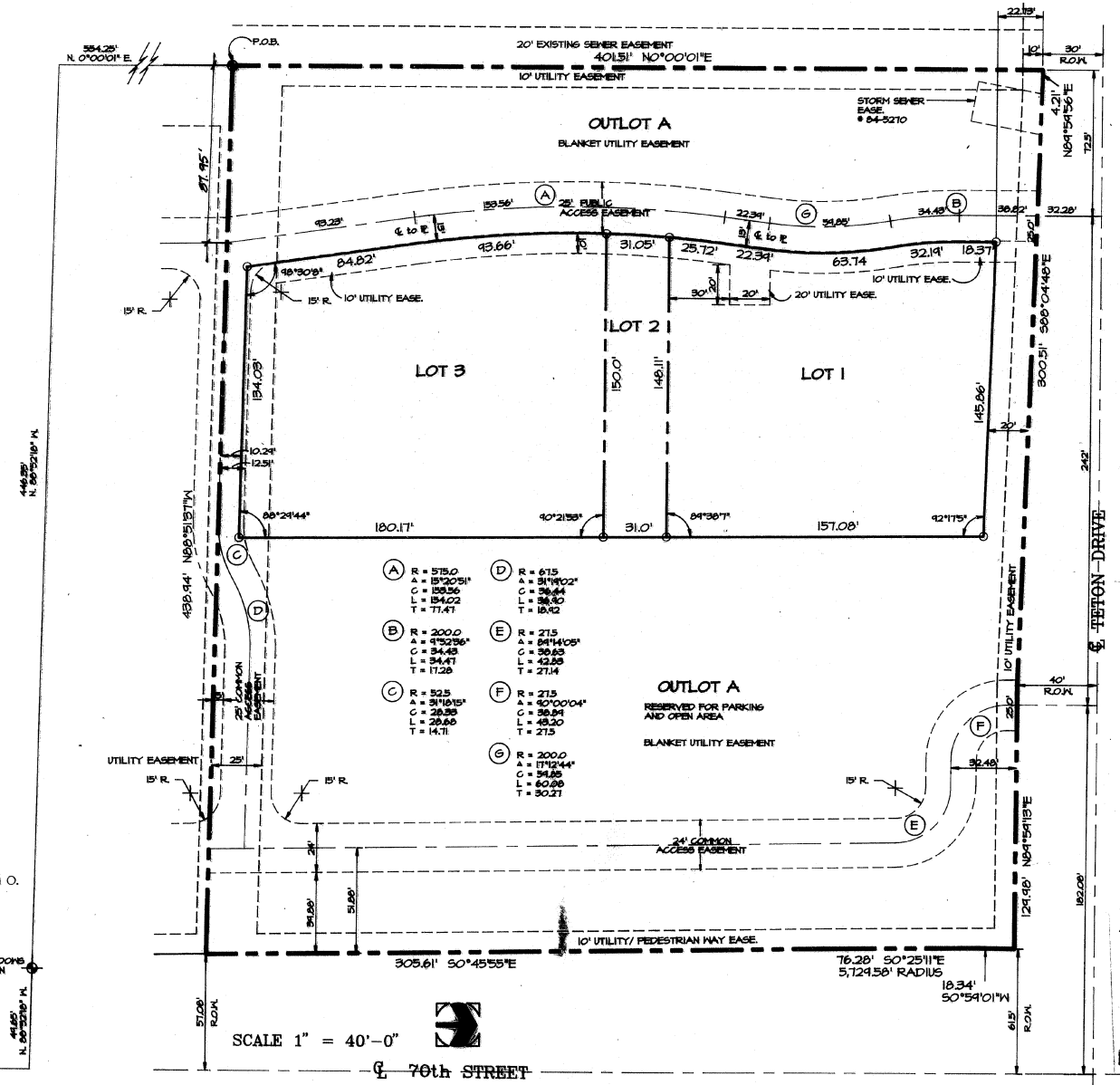
On this 4th day of August, 1993 before me, the undersigned, a notary public, personally came Donald W. Linscott, Administrative Partner of CPW Partnership, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and he acknowledged the same to be his voluntary act and deed.

Adowene J. Miller
Notary Public

My commission expires the 13th day of March, 1996.

Adowene J. Miller
GENERAL NOTARIAL SEAL
STATE OF NEBRASKA
MY COMMISSION EXPIRES March 13, 1996

TAYLOR MEADOWS OFFICE PARK ADDITION



NOTE:
ALL CURVE DISTANCES ARE CHORD MEASUREMENTS.
ALL CORNERS FOUND EXCEPT SET CORNERS INDICATED WITH O.

A-319A # 2702
47.50
LANCASTER COUNTY, NEB.
Nov 5 2 45 PM '93
INST. NO 93 50747

2 OF 2

TAYLOR MEADOWS OFFICE PARK ADDITION

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of Taylor Meadows Office Park Addition, a subdivision of Lot 1, Taylor Meadows 10th Addition, Lancaster County, Nebraska, more particularly described as follows:

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Signed this 3RD day of August 1993

Dennis D. Simonds

Dennis D. Simonds L.S. 343

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE LMC, HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

John Bradley, for
PLANNING DIRECTOR

3 NOV 93
DATE

DEDICATION

The foregoing plat, known as Taylor Meadows Office Park, a subdivsion of Lot 1, Taylor Meadows 10th Addition, 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, the LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., MINNEGASCO, 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 easements as shown on the foregoing plat.

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Witness my hand this 4 day of August, 1993

Donald W. Linscott

Donald W. Linscott, Administrative Partner of CPW Partnership

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
} SS
COUNTY OF LANCASTER }

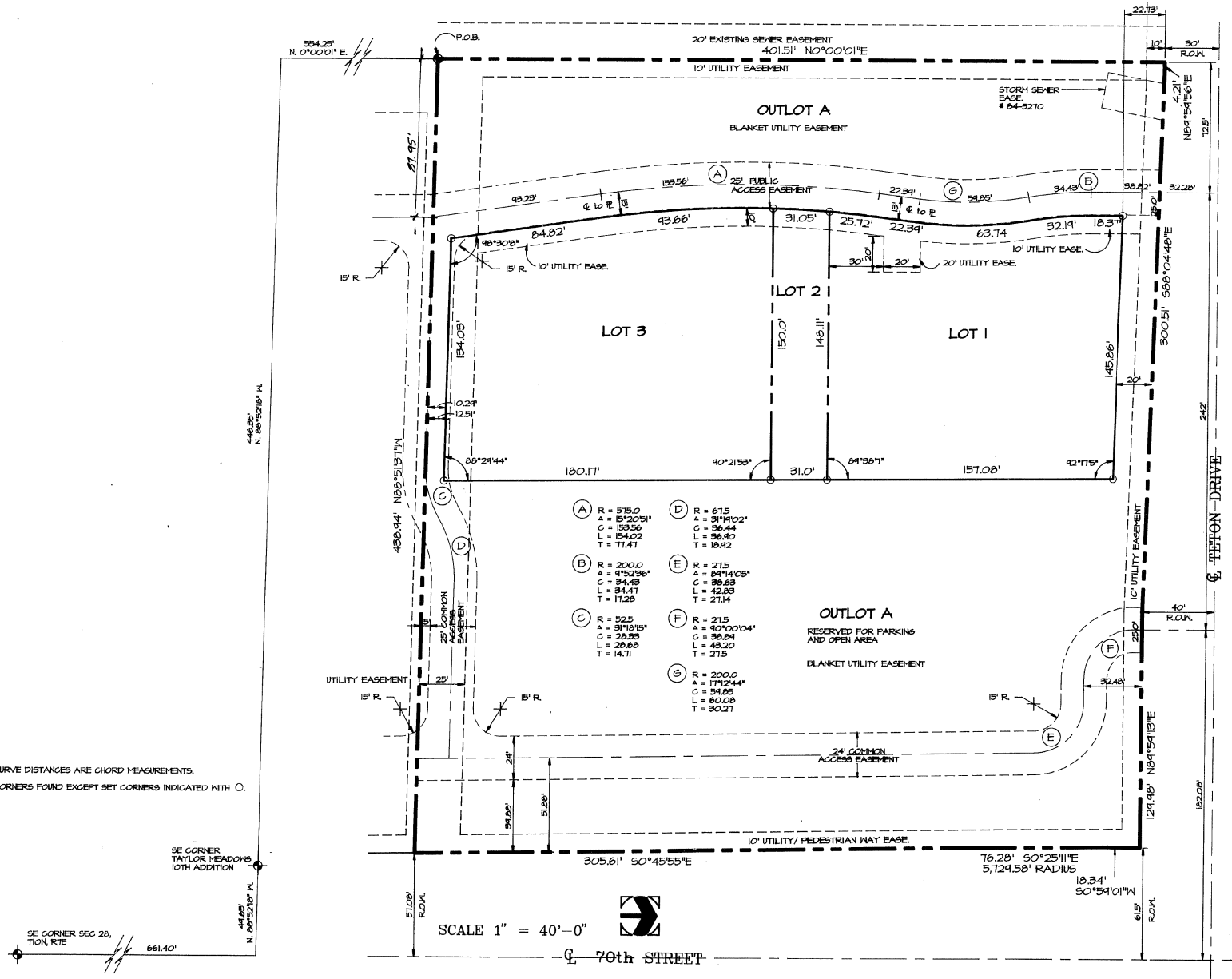
On this 4th day of August, 1993 before me, the undersigned, a notary public, personally came Donald W. Linscott, Administrative Partner of CPW Partnership, to me personally known to be the identical person whose name is affixed to the foregoing instruments, and he acknowledged the same to be his voluntary act and deed.

Arlowene J. Miller
Notary Public

My commission expires the 13th day of March, 1996.

Arlowene J. Miller
GENERAL NOTARIAL
STATE OF NEBRASKA
COMMISSION EXPIRES
March 13, 1996

TAYLOR MEADOWS OFFICE PARK ADDITION



NOTE:
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ALL CORNERS FOUND EXCEPT SET CORNERS INDICATED WITH ○.

4-319A #2702
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DAMEOFFA
INST. NO 93 50747

2 OF 2