

CORNHUSKER SHADOWS 1ST ADDITION

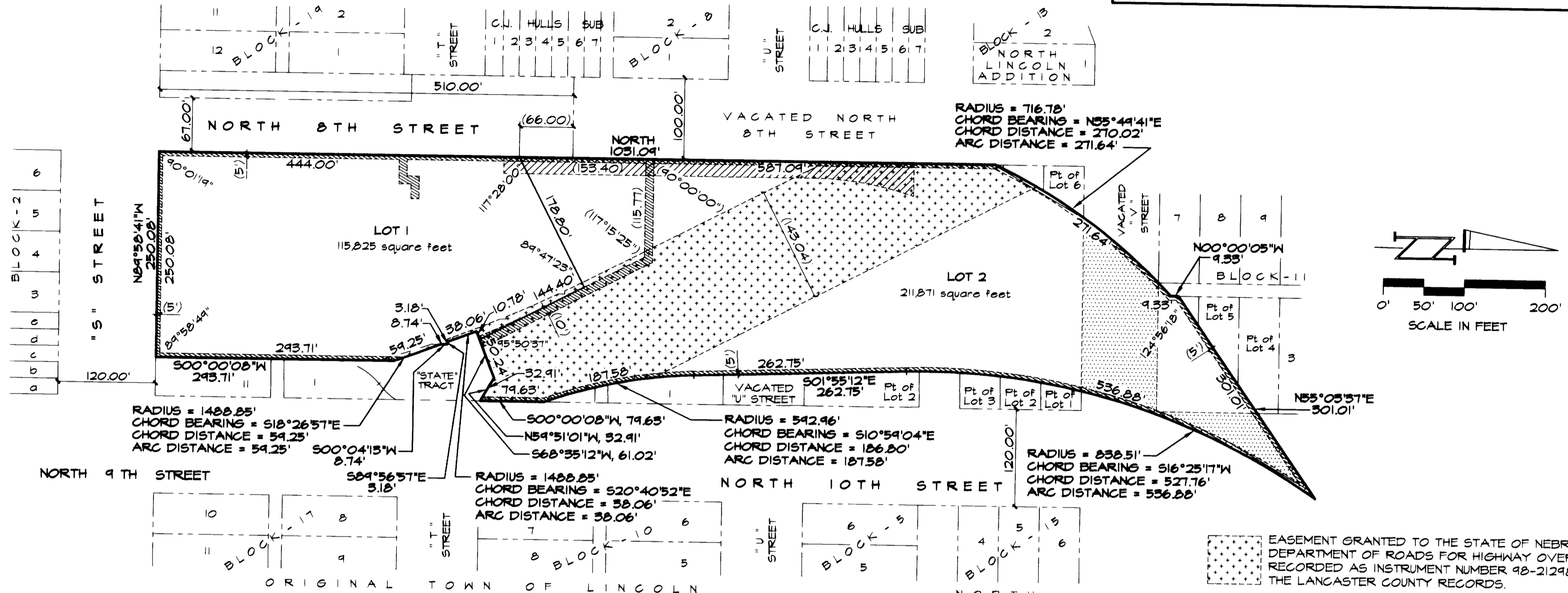
ADMINISTRATIVE FINAL PLAT
ORIGINAL TOWN OF LINCOLN

Dan Gallo
REGISTER OF DEEDS
1999 OCT - 1 A 8:15

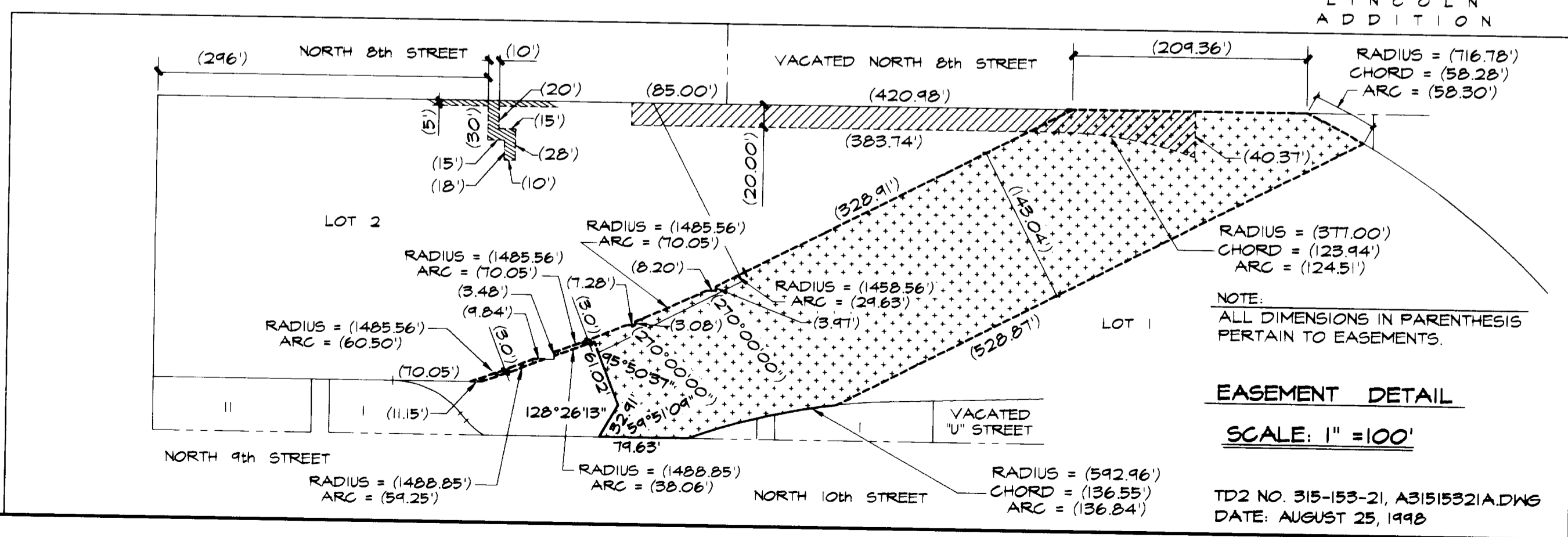
\$42.50
INST. NO 99
053159

No
COSH!
ENTERED
EDITED

#3401



- EASEMENT GRANTED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS FOR HIGHWAY OVERPASS RECORDED AS INSTRUMENT NUMBER 98-21298 OF THE LANCASTER COUNTY RECORDS.
- VACATED "V" STREET AND VACATED NORTH 9TH STREET ARE SUBJECT TO EASEMENTS RESERVED TO THE CITY OF LINCOLN FOR THE MAINTENANCE OF EXISTING UTILITIES WITHIN SAID RIGHT-OF-WAYS.
- UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF CORNHUSKER SHADOWS RECORDED AS INSTRUMENT NO. 95-28308 OF THE LANCASTER COUNTY RECORDS.
- PUBLIC STORM SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF CORNHUSKER SHADOWS RECORDED AS INSTRUMENT NO. 95-28308 OF THE LANCASTER COUNTY RECORDS.



NOTE
CROSS OR MUTUAL EASEMENTS ARE HEREBY GRANTED TO LOTS 1 AND 2 OVER ALL PARKING SPACES, DRIVING AISLES AND DRIVEWAYS AS THEY EXIST OR MAY EXIST FROM TIME TO TIME.

CORNHUSKER SHADOWS 1ST ADDITION

ADMINISTRATIVE FINAL PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNHUSKER SHADOWS 1ST ADDITION, LOTS 1 AND 2, LYING WITHIN THE EAST 1/2 OF SECTION 23, T10N, R6E OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, BEING A REPLATTING OF LOTS 1, 2 AND 3, CORNHUSKER SHADOWS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID LANCASTER COUNTY, EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, IN A "WARRANTY DEED-CORPORATION" RECORDED AS INSTRUMENT NUMBER 97-021297 OF THE LANCASTER COUNTY RECORDS, HEREINAFTER REFERRED TO AS THE "STATE TRACT", ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 1;

- THENCE NORTH (ASSUMED BEARING) 1031.09 FEET ON THE WEST LINES OF SAID LOTS 1, 2 AND 3;
- THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 3, ON A 716.78 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N35°49'41"E, CHORD DISTANCE 270.02 FEET, AN ARC DISTANCE OF 271.64 FEET;
- THENCE N00°00'05"W 9.33 FEET ON A NON-TANGENT LINE AND ON THE NORTHERLY LINE OF SAID LOT 3;
- THENCE N55°03'37"E 301.01 FEET ON THE NORTHERLY LINE OF SAID LOT 3;
- THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 3 AND ON A NON-TANGENT 838.51 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S16°25'17"W, CHORD DISTANCE 527.76 FEET, AN ARC DISTANCE OF 536.88 FEET;
- THENCE S01°55'12"E 262.75 FEET ON THE EASTERLY LINE OF SAID LOT 3;
- THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID LOT 3 ON A 592.96 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S10°59'04"E, CHORD DISTANCE 186.80 FEET, AN ARC DISTANCE OF 187.58 FEET;
- THENCE S00°00'08"W 79.63 FEET ON A NON-TANGENT LINE AND ON THE EASTERLY LINE OF SAID LOT 3 TO THE NORTHERLY LINE OF SAID STATE TRACT;
- THENCE N59°51'01"W 32.91 FEET ON THE NORTHERLY LINE OF SAID "STATE TRACT";
- THENCE S68°35'12"W 61.02 FEET ON THE NORTHERLY LINE OF SAID "STATE TRACT";
- THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF SAID "STATE TRACT" ON THE FOLLOWING DESCRIBED 4 COURSES;
- THENCE SOUTHEASTERLY ON A NON-TANGENT 1488.85 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S20°40'52"E, CHORD DISTANCE 38.06 FEET, AN ARC DISTANCE OF 38.06 FEET;
- THENCE S89°56'57"E 3.18 FEET;
- THENCE S00°04'13"W 8.74 FEET;
- THENCE SOUTHEASTERLY ON A NON-TANGENT 1488.85 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S18°26'57"E, CHORD DISTANCE 59.25 FEET, AN ARC DISTANCE OF 59.25 FEET;
- THENCE S00°00'08"W 293.71 FEET ON THE WESTERLY LINE OF SAID "STATE TRACT" AND ON THE EASTERLY LINE OF SAID LOT 1;
- THENCE N89°58'41"W 250.08 FEET ON THE SOUTHERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. CONTAINING 7.52 ACRES MORE OR LESS.

AUGUST 25, 1998
DATE

PLANNING DIRECTORS APPROVAL

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

John Bradley
PLANNING DIRECTOR

30 Sep 99
DATE

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLER OF A CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CORNHUSKER SHADOWS 1st ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INST. NO. 95-28547 AND 98-6287 (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.



STATE OF Nebraska) ss:
COUNTY OF Douglas)

The foregoing dedication was acknowledged before me, a Notary Public, this 8th day of January, 1998 by Edwin H. Garrison, Jr. of United of Omaha Life Insurance Company on behalf of said Company.

My commission expires on the 10th day of October, 2002.

UNITED OF OMAHA LIFE INSURANCE COMPANY,

By: Edwin H. Garrison, Jr.
Title: First Vice President

Patricia A. Peterson
Notary Public

DEDICATION

THE FOREGOING PLAT IS KNOWN AS CORNHUSKER SHADOWS 1ST ADDITION, A SUBDIVISION COMPOSED OF LOTS 1, 2 AND 3, CORNHUSKER SHADOWS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE CITY OF LINCOLN AND IN LANCASTER COUNTY, NEBRASKA, LYING WITHIN THE EAST 1/2 OF SECTION 23, T10N, R6E OF THE 6TH P.M., SAID LANCASTER COUNTY 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 OWNERS AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALIANT COMMUNICATIONS, TV TRANSMISSION, INC., PEOPLES NATURAL GAS COMPANY, 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 RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 9TH STREET AND NORTH 10TH STREET FROM LOTS ABUTTING SAID STREETS IS HEREBY RELINQUISHED.

STAR CITY/FEDERAL, INC.,
a Nebraska Corporation

By: Cynthia Makinster
Cynthia Makinster, Vice President/ Secretary

LINCOLN PARKING, LLC.,

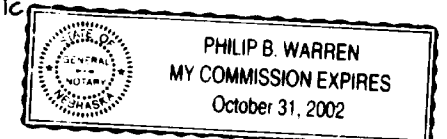
By: Cynthia Makinster
Cynthia Makinster, Member

STATE OF NEBRASKA) ss:
COUNTY OF DOUGLAS)

The foregoing dedication was acknowledged before me, a Notary Public, this 18 day of November, 1998 by Cynthia Makinster, Vice President/Secretary of Star City/Federal, Inc., a Nebraska Corporation on behalf of said Corporation.

My commission expires on the 31 day of October, 2002.

Philip B. Warren
Notary Public

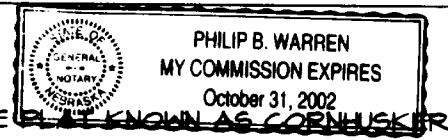


STATE OF NEBRASKA) ss:
COUNTY OF DOUGLAS)

The foregoing dedication was acknowledged before me, a Notary Public, this 18 day of November, 1998 by Cynthia Makinster, Member of Lincoln Parking, LLC., on behalf of said Lincoln Parking, LLC.

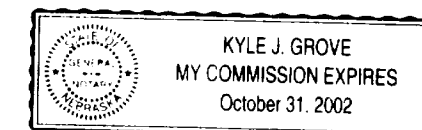
My commission expires on the 31 day of October, 2002.

Philip B. Warren
Notary Public



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLER OF A CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CORNHUSKER SHADOWS 1st ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INST. NO. 98-014062 (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.



STATE OF NEBRASKA) ss:
COUNTY OF DOUGLAS)

The foregoing dedication was acknowledged before me, a Notary Public, this 18 day of November, 1998 by Robert J. Horak, Vice President of First National Bank of Omaha, on behalf of said Bank.

My commission expires on the 31 day of October, 2002.

FIRST NATIONAL BANK OF OMAHA,
a National Banking Association
By: Robert J. Horak
Robert J. Horak, Vice President

Kyle J. Grove
Notary Public