

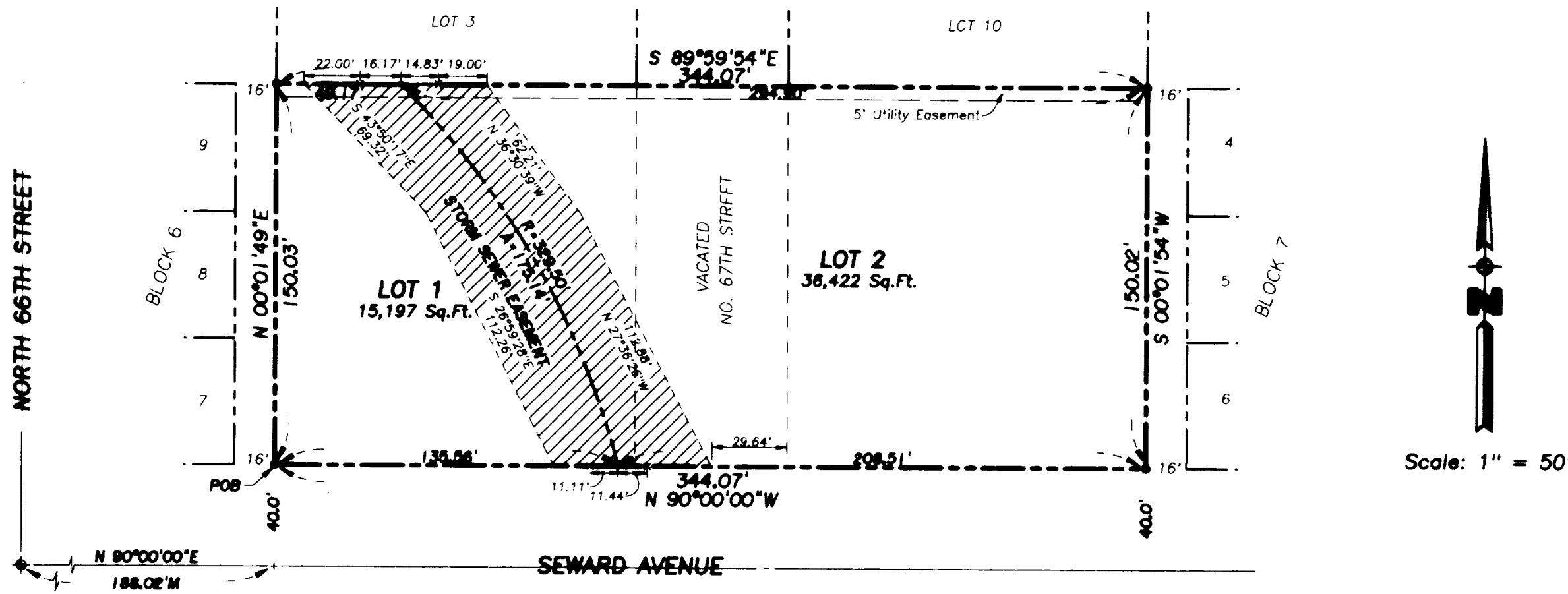
SIMOND'S SUBDIVISION

AN ADMINISTRATIVE FINAL PLAT

\$24.00
 INST NO 2002
 068738
 #3256

BLOCK NO. 100
 L.C.E.E.
 SIMOND
 CHECKED
 ENTERED
 EDITED

Dan Jolte
 REGISTER OF DEEDS
 2002 OCT - 9 P 3:34
 LANCASTER COUNTY, NE



x = Witness "x" chisled in top of Conc. Limer
 ● = Found 1" Iron Pipe
 ◆ = Found Monument Box

SURVEYOR'S CERTIFICATE

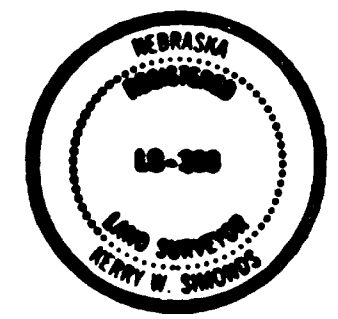
I hereby certify that I have accurately surveyed and staked out the foregoing plat of "SIMOND'S SUBDIVISION", a Subdivision of Lots 4, 5 and 6, Block 6 and Lots 7, 8, and 9 Block 7, Ackermans Addition to Havelock, and vacated 67th Street abutting said Lots as platted in the Northeast Quarter of Section 9, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the intersection of the centerline of North 66th Street and Seward Avenue as platted in the City of Lincoln. THENCE in an Easterly direction, along the centerline of said Seward Avenue, on an assumed bearing of N.80°00'00"E., for a distance of 188.02 feet. THENCE N.00°01'49"E., for a distance of 40.00 feet to the Southeast corner of said Lot 8 and POINT OF BEGINNING. THENCE continuing on the last described course, along the West line of said Lots 4, 5 and 6, for a distance of 150.03 feet to the Northwest corner of said Lot 4. THENCE S.89°59'54"E., along the North line of said Lot 4, Block 6 and the North line of said Lot 9, Block 7, for a distance of 344.07 feet to the Northeast corner of said Lot 9, Block 7. THENCE S.00°01'54"W., along the East line of said Lots 7, 8 and 9, Block 7, for a distance of 150.02 feet to the Southeast corner of said Lot 7, Block 7. THENCE N.90°00'00"W., along the South line of said Lot 7, Block 7 and the South line of said Lot 6, Block 6, for a distance of 344.07 feet to the POINT OF BEGINNING and containing a calculated area of 1.185 acres more or less.

Permanent monuments have been placed at all Lot corners. All dimensions are in feet and decimals of a foot. All dimensions along curved lines are cherd unless shown otherwise.

Signed this 16th day of May, 2002.

Kerry W. Simonds
 Kerry W. Simonds, 333



LIEN HOLDER CONSENT AND SUBORDINATION

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the plat known as "SIMOND'S SUBDIVISION", (hereinafter Plat) said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 98-068881 (hereafter "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.

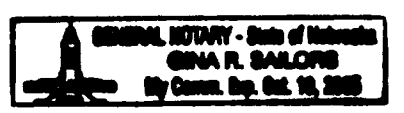
Pinnacle Bank
 Lien Holder
 Title: Vice President

STATE OF NEBRASKA
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 16th day of May, 2002 by Donise A. Otto Name of Individual Title: Vice President on behalf

of said Pinnacle Bank Lien Holder
Shirley R. Sailors
 NOTARY PUBLIC

Donise A. Otto
 Donise A. Otto
 Name of Individual



DEDICATION:

The foregoing plat, known as "SIMOND'S SUBDIVISION", as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owner (s), and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal Corporation, Airtel, Time Warner Entertainment-Advance/Newhouse, PEOPLES NATURAL GAS, LINCOLN ELECTRIC SYSTEMS, 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, waste water 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, Nebraska, its successors or assigns are hereby held harmless for the costs of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

WITNESS OUR HANDS this 16th day of May, 2002.

Darrel W. Simonds *Viona C. Simonds*
 Darrel W. Simonds, Husband (Trustee) Viona C. Simonds, Wife (Trustee)

James M. Young *Paul N. Heiman*
 James M. Young, Member JNP Investments, L.L.C. Paul N. Heiman, Member JNP Investments, L.L.C.

ACKNOWLEDGEMENT

STATE OF NEBRASKA
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 16th day of May, 2002 by Darrel W. and Viona C. Simonds, Husband and Wife.

Denise A. Otto
 NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
 DENISE A. OTTO
 City Comm. Exp. Nov. 24, 2005

ACKNOWLEDGEMENT

STATE OF NEBRASKA
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 16th day of May, 2002 by James M. Young and Paul N. Heiman

Denise A. Otto
 NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
 DENISE A. OTTO
 City Comm. Exp. Nov. 24, 2005

PLANNING DIRECTOR APPROVAL

The Planning Director, pursuant to Section 26.11.015 of the Lincoln Municipal Code, hereby approves this Administrative Plat.

Shirley R. Sailors
 Planning Director

OCT 4, 2002
 Date