

NORTH CREEK ORIGINAL ADDITION

FINAL PLAT

COVER SHEET

Den 7.06 \$119.50
REGISTER OF DEEDS
1999 NOV 12 A 11:19

INST. NO 99

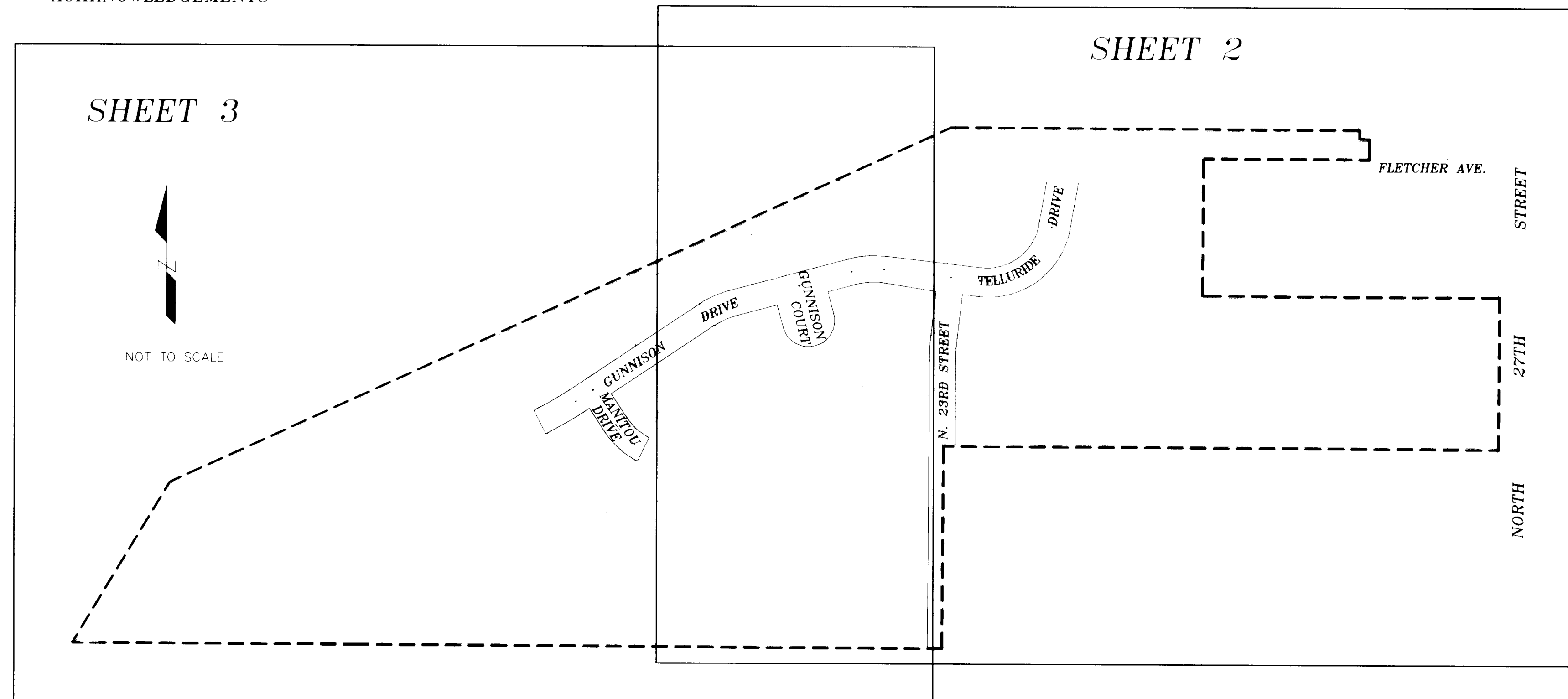
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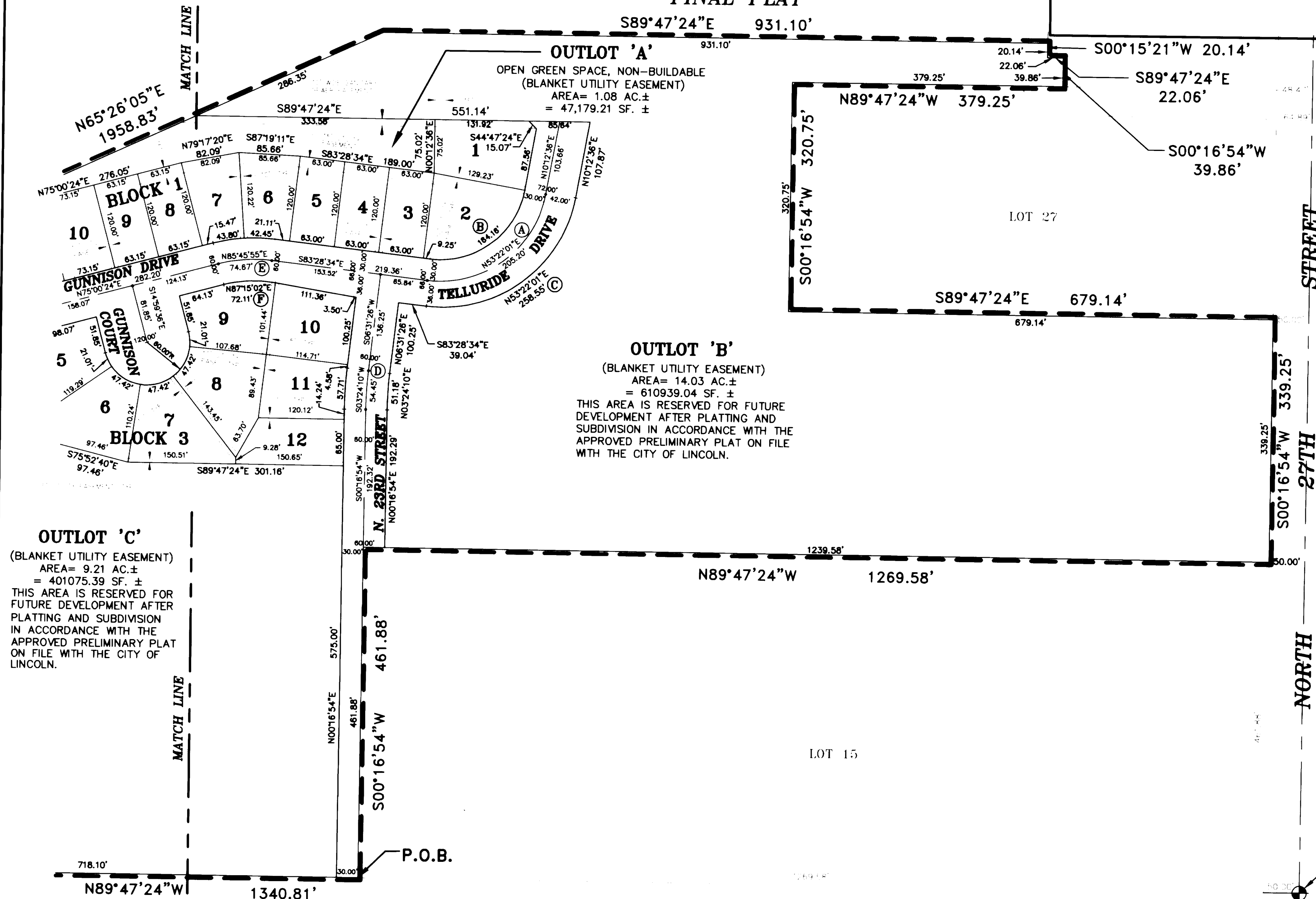
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NORTH CREEK ORIGINAL ADDITION

FINAL PLAT



NORTH CREEK ORIGINAL ADDITION

FINAL PLAT

LOT AREA TABLE

BLOCK 1			BLOCK 2		
LOT NO.	AREA IN SF.	AREA IN AC.	LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	11708.35 SF.	0.2688 AC.	LOT 1	7729.71 SF.	0.1774 AC.
LOT 2	11920.61 SF.	0.2737 AC.	LOT 2	8058.01 SF.	0.1849 AC.
LOT 3	7560.00 SF.	0.1736 AC.	LOT 3	8284.81 SF.	0.1902 AC.
LOT 4	7560.00 SF.	0.1736 AC.	BLOCK 3		
LOT 5	7560.00 SF.	0.1736 AC.	LOT 1	11306.63 SF.	0.2596 AC.
LOT 6	8847.30 SF.	0.2031 AC.	LOT 2	5996.89 SF.	0.1377 AC.
LOT 7	8382.77 SF.	0.1924 AC.	LOT 3	7732.38 SF.	0.1775 AC.
LOT 8	7578.00 SF.	0.1740 AC.	LOT 4	9100.38 SF.	0.2089 AC.
LOT 9	7578.00 SF.	0.1740 AC.	LOT 5	12251.53 SF.	0.2813 AC.
LOT 10	8778.00 SF.	0.2015 AC.	LOT 6	11248.72 SF.	0.2582 AC.
LOT 11	9000.25 SF.	0.2066 AC.	LOT 7	11809.84 SF.	0.2711 AC.
LOT 12	8647.78 SF.	0.1985 AC.	LOT 8	12007.03 SF.	0.2756 AC.
LOT 13	7798.51 SF.	0.1790 AC.	LOT 9	10937.47 SF.	0.2511 AC.
LOT 14	7578.00 SF.	0.1740 AC.	LOT 10	11295.02 SF.	0.2593 AC.
LOT 15	7578.00 SF.	0.1740 AC.	LOT 11	9656.42 SF.	0.2217 AC.
LOT 16	7578.00 SF.	0.1740 AC.	LOT 12	8953.11 SF.	0.2055 AC.
LOT 17	7200.00 SF.	0.1653 AC.	OUTLOTS		
LOT 18	8199.69 SF.	0.1882 AC.	A	47179.21 SF.	1.0831 AC.
LOT 19	7942.48 SF.	0.1823 AC.	B	610939.04 SF.	14.0252 AC.
			C	401075.39 SF.	9.2074 AC.
			D	558260.05 SF.	12.8158 AC.

CURVE DATA

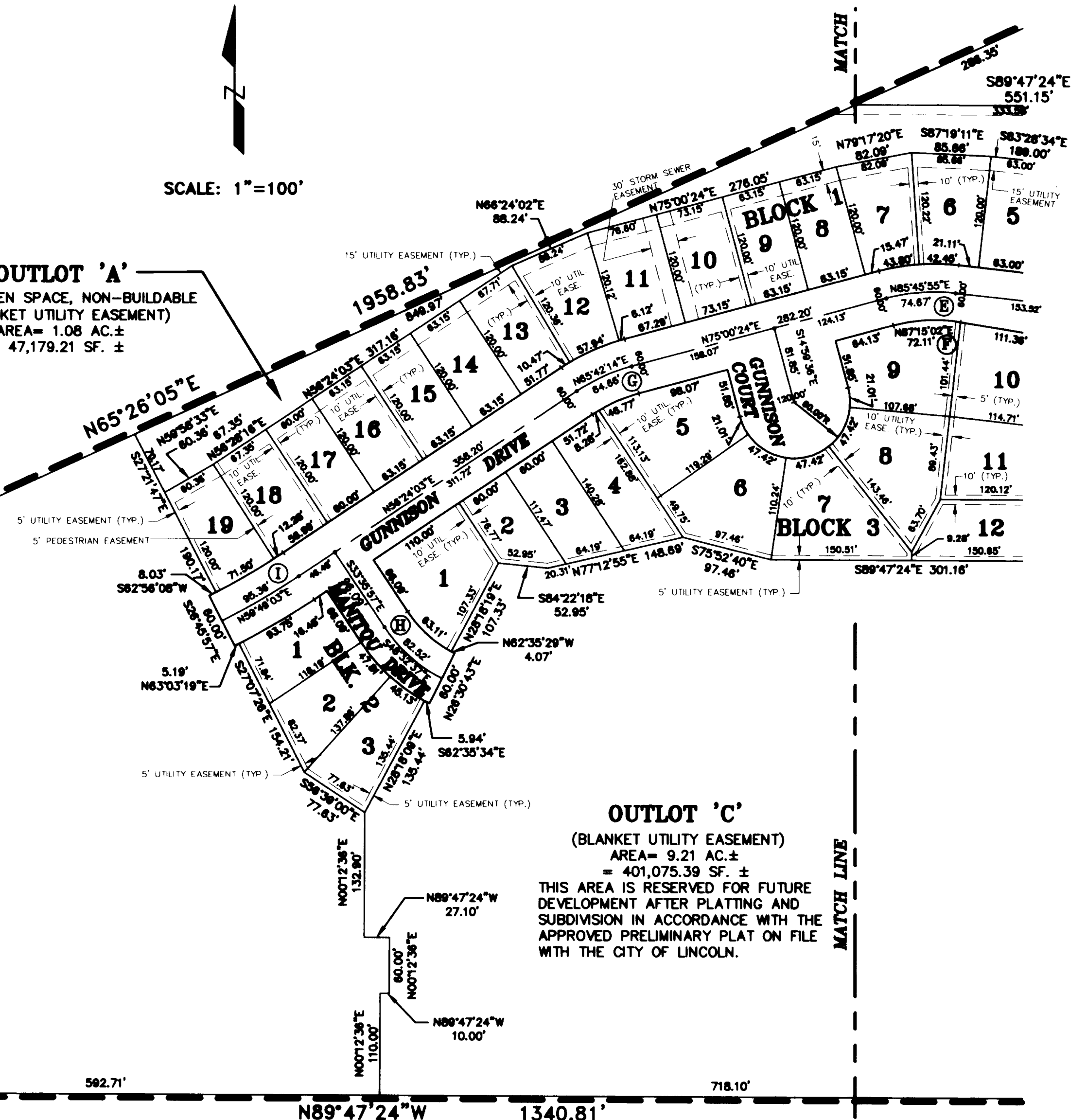
Ⓔ	Ⓕ
Δ=21°31'02"	Δ=24°29'16"
R=200.00'	R=170.00'
L=75.11'	L=72.66'
Tan=38.00'	Tan=36.89'
LC=74.67'	LC=72.11'
Ⓖ	Ⓗ
Δ=18°36'21"	Δ=29°53'20"
R=200.00'	R=160.00'
L=64.95'	L=83.47'
Tan=32.76'	Tan=42.71'
LC=64.66'	LC=82.52'
Ⓘ	
Δ=6°50'0"	
R=800.00'	
L=95.41'	
Tan=47.76'	
LC=95.36'	

SCALE: 1"=100'

OUTLOT 'A'
OPEN GREEN SPACE, NON-BUILDABLE
(BLANKET UTILITY EASEMENT)
AREA= 1.08 AC.±
= 47,179.21 SF. ±

OUTLOT 'D'
(BLANKET UTILITY EASEMENT)
AREA= 12.82 AC.±
= 558,260.05 SF. ±
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER PLATTING AND
SUBDIVISION IN ACCORDANCE WITH THE
APPROVED PRELIMINARY PLAT ON FILE
WITH THE CITY OF LINCOLN.

OUTLOT 'C'
(BLANKET UTILITY EASEMENT)
AREA= 9.21 AC.±
= 401,075.39 SF. ±
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER PLATTING AND
SUBDIVISION IN ACCORDANCE WITH THE
APPROVED PRELIMINARY PLAT ON FILE
WITH THE CITY OF LINCOLN.



NORTH CREEK ORIGINAL ADDITION

FINAL PLAT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS NORTH CREEK ORIGINAL ADDITION, A SUBDIVISION COMPOSED OF LOT 33 I.T., AND LOT 28 I.T., ALL LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, 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 OWNER(S), 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, 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 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 STREETS SHOWN 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.

WITNESS MY HAND THIS _____ DAY OF _____ 19____.

Robert D. Hampton

ROBERT D. HAMPTON, MANAGING MEMBER
LINCOLN NORTH CREEK, L. L. C.
A NEBRASKA LIMITED LIABILITY COMPANY

John F. Schleich

NEBRASKA TITLE COMPANY, A NEBRASKA
CORPORATION, TRUSTEE

John F. Schleich

JOHN F. SCHLEICH, VICE PRESIDENT
SOUTHVIEW, INC.

ACKNOWLEDGEMENT OF NOTARY

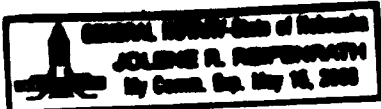
STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 8th DAY OF September 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT D. HAMPTON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS MANAGING MEMBER OF LINCOLN NORTH CREEK, L. L. C., A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE 15th DAY OF May 2003 A.D.

Jolene R. Reifensath

NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 6th DAY OF October 1999 BY RESOLUTION NO. PC-00537.

ATTEST:

CHAIR

Barbara Hopkins

ACKNOWLEDGEMENT OF NOTARY

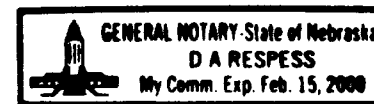
STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 8th DAY OF September 1999, BEFORE ME, THE UNDERSIGNED CAME CHARLES S. WEDEL WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS MANAGING MEMBER OF NEBRASKA TITLE COMPANY, A NEBRASKA CORPORATION, TRUSTEE, ON BEHALF OF THE CORP.

MY COMMISSION EXPIRES ON THE 15th DAY OF September 1999 A.D.

Dale Spers

NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY

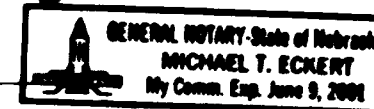
STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 9th DAY OF September 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN F. SCHLEICH, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS VICE PRESIDENT OF SOUTHVIEW, INC.

MY COMMISSION EXPIRES ON THE 9th DAY OF June 2001 A.D.

Michael T. Eckert

NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

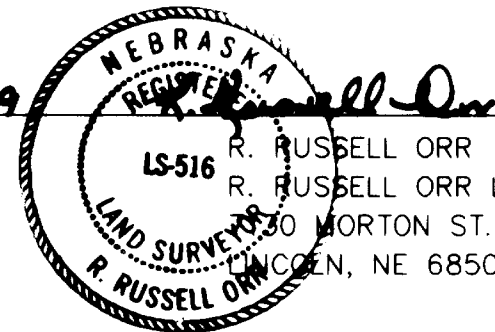
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS NORTH CREEK ORIGINAL ADDITION, A SUBDIVISION COMPOSED OF LOT 33 I.T., AND LOT 28 I.T., ALL LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE: N89°47'24"W, (AN ASSUMED BEARING), ON THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1319.58 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N89°47'24"W, ON SAID SOUTH LINE, A DISTANCE OF 1340.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE: N89°48'55"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 636.47 FEET; THENCE: N31°10'07"E, A DISTANCE OF 421.31 FEET; THENCE: N65°26'05"E, A DISTANCE OF 1958.83 FEET; THENCE: S89°47'24"E, A DISTANCE OF 931.10 FEET; THENCE: S00°15'21"W, A DISTANCE OF 20.14 FEET; THENCE: S89°47'24"E, A DISTANCE OF 22.06 FEET; THENCE: S00°16'54"W, A DISTANCE OF 39.86 FEET; THENCE: N89°47'24"W, A DISTANCE OF 379.25 FEET; THENCE: S00°16'54"W, A DISTANCE OF 320.75 FEET; THENCE: S89°47'24"E A DISTANCE OF 679.14 FEET; THENCE S00°16'54"W A DISTANCE OF 339.25 FEET; THENCE: N89°47'24"W, A DISTANCE OF 1269.58 FEET; THENCE: S00°16'54"W, A DISTANCE OF 461.88 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.488 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Sept. 2, 1999

DATE



R. RUSSELL ORR
R. RUSSELL ORR LAND SURVEYING
3000 MORTON ST.
LINCOLN, NE 68507

LS 516

L.S. NO. 516

NORTH CREEK ORIGINAL ADDITION

FINAL PLAT

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS NORTH CREEK ORIGINAL ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 98-33429, 98-34390, 98-22531, 98-22564, AND 99-42829 (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.

PINNACLE BANK

BY: [Signature]
TITLE: Loan Officer

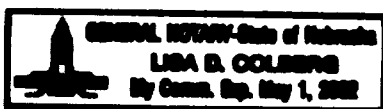
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Sept 1999, BY (NAME:) Lynette Muehlen (TITLE:) Loan Officer OF PINNACLE BANK, ON BEHALF OF SAID (BANK).

MY COMMISSION EXPIRES ON THE 1st DAY OF May 2002 A.D.

[Signature]
NOTARY PUBLIC



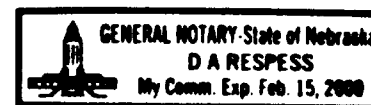
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF September 1999, BY RICHARD A. JOHNSON, TRUSTEE.

MY COMMISSION EXPIRES ON THE 15th DAY OF February 2000 A.D.

[Signature]
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

→ REFER TO DEED OF TRUST INSTRUMENT NO. 98-35466

[Signature]
RICHARD A. JOHNSON, TRUSTEE

LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

→ REFER TO DEED OF TRUST INSTRUMENT NO. 98-34389

[Signature]
RICHARD A. PARROTT, TRUSTEE OF THE
RUSSEL D. PARROTT FAMILY TRUST,
BENEFICIARY

[Signature]
RICHARD A. JOHNSON, ATTORNEY
TRUSTEE

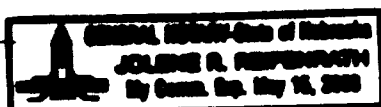
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF September 1999, BY RICHARD A. PARROT, TRUSTEE.

MY COMMISSION EXPIRES ON THE 15th DAY OF May 2003 A.D.

[Signature]
NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF September 1999, BY RICHARD A. JOHNSON, TRUSTEE.

MY COMMISSION EXPIRES ON THE 15th DAY OF FEBRUARY 2000 A.D.

[Signature]
NOTARY PUBLIC

