

# NORTH CREEK 1ST ADDITION

FINAL PLAT

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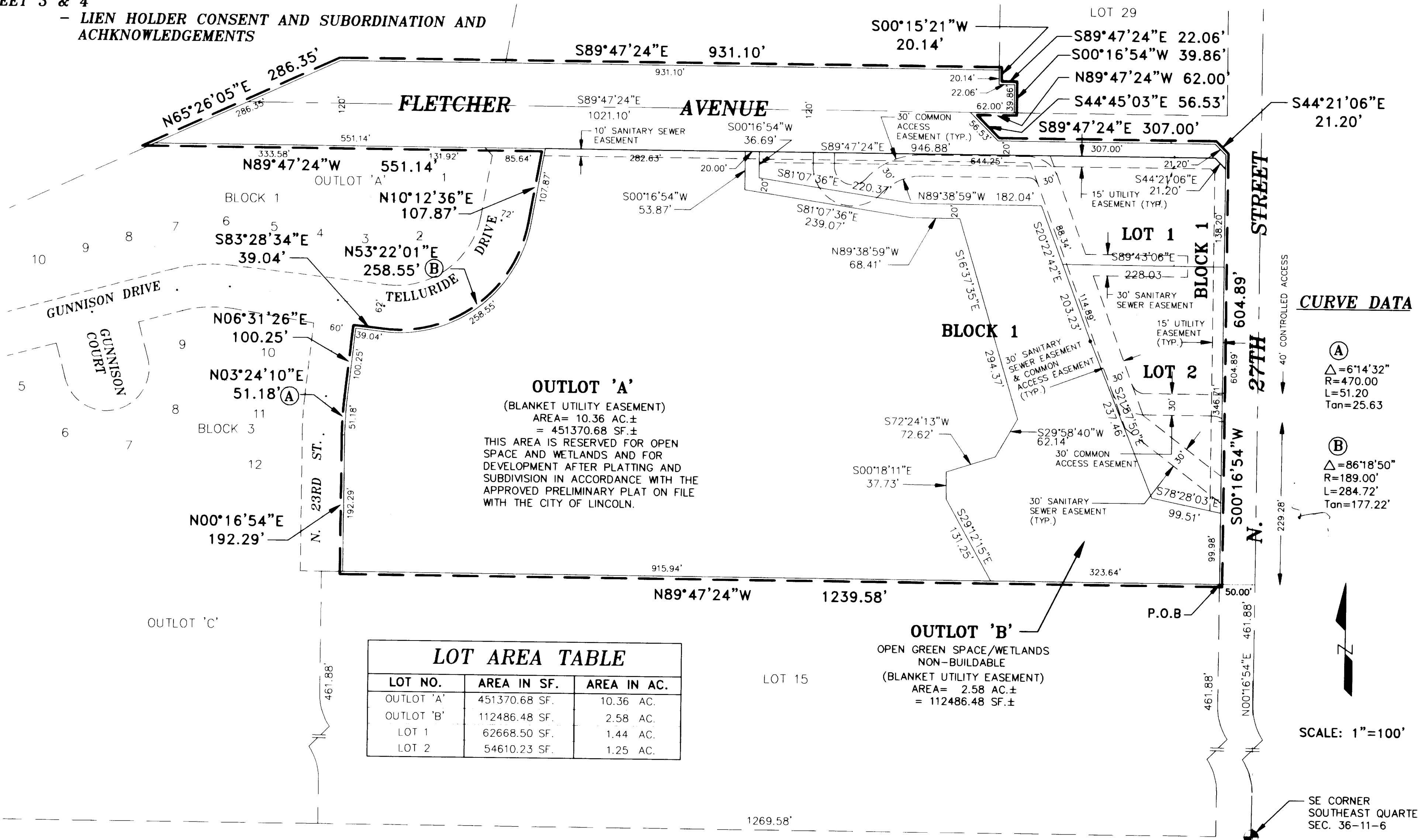
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*Dan J. J. J.*  
 REGISTER OF DEEDS  
 1999 NOV 12 A 11: 21  
 \$83.00  
 INST. NO 99  
 060004  
 #3411  
 CODE NO. 1  
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# NORTH CREEK 1ST ADDITION

## FINAL PLAT

### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS NORTH CREEK 1ST ADDITION, A SUBDIVISION COMPOSED OF A LOT 27 I.T. AND OUTLOT 'B', NORTH CREEK ORIGINAL ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER 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.

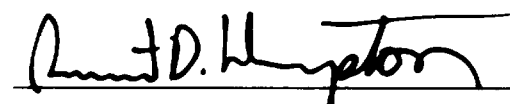
THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET FROM LOT 2, BLOCK 1 IS HEREBY RELINQUISHED, EXCEPT AT THE DESIGNATED EXISTING 40' WIDE CONTROLLED ACCESS, SAID CONTROLLED ACCESS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY NEBRASKA, AS INSTRUMENT NO. 92-4863.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET FROM OUTLOT 'B' IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.



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



NEBRASKA TITLE COMPANY, A NEBRASKA  
CORPORATION, TRUSTEE



JOHN F. SCHLEICH, VICE PRESIDENT  
SOUTHVIEW, INC.

### ACKNOWLEDGEMENT OF NOTARY

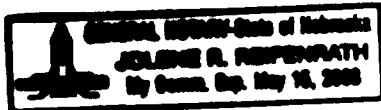
STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 8<sup>th</sup> 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 15 DAY OF May 2003 A.D.



NOTARY PUBLIC



### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 8<sup>th</sup> DAY OF September 1999, BEFORE ME, THE UNDERSIGNED CAME ~~CHRISTOPHER S. WEBER~~ WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS ~~VICE PRESIDENT~~ OF NEBRASKA TITLE COMPANY, A NEBRASKA CORPORATION, TRUSTEE, ON BEHALF OF THE CORP.

  
NOTARY PUBLIC

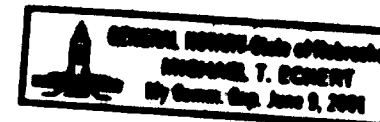


### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 8<sup>th</sup> DAY OF September 1999, BEFORE ME, THE UNDERSIGNED 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.

  
NOTARY PUBLIC



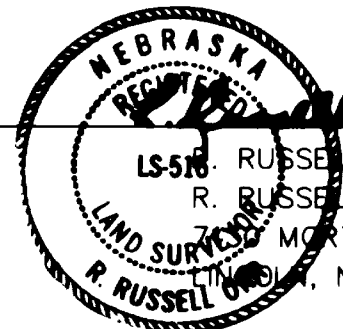
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS NORTH CREEK 1ST ADDITION, A SUBDIVISION COMPOSED OF LOT 27 I.T., AND OUTLOT 'B' NORTH CREEK ORIGINAL ADDITION, 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: N00°16'54"E (AN ASSUMED BEARING), ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 461.88'; THENCE: N89°47'24"W, A DISTANCE OF 50.00' TO THE NORTHEAST CORNER OF LOT 15 I.T. AND THE POINT OF BEGINNING; THENCE: CONTINUING N89°47'24"W, ON THE NORTH LINE OF SAID LOT 15 I.T., A DISTANCE OF 1239.58'; THENCE: N00°16'54"E, A DISTANCE OF 192.29' TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°14'32", A RADIUS OF 470.00', AN ARC LENGTH OF 51.20', A CHORD LENGTH OF 51.18' AND A CHORD BEARING N03°24'10"E; THENCE: ON SAID CURVE TO THE RIGHT, A DISTANCE OF 51.20' TO THE POINT OF TANGENCY; THENCE: N06°31'26"E, A DISTANCE OF 100.25'; THENCE: S83°28'34"E, A DISTANCE OF 39.04' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°18'50", A RADIUS OF 189.00', AN ARC LENGTH OF 284.72', A CHORD LENGTH OF 258.55' AND A CHORD BEARING N53°22'01"E; THENCE: ON SAID CURVE TO THE LEFT A DISTANCE OF 284.72' TO THE POINT OF TANGENCY; THENCE: N10°12'36"E, A DISTANCE OF 107.87'; THENCE: N89°47'24"W, A DISTANCE OF 551.14'; THENCE: N65°26'05"E, A DISTANCE OF 286.35'; THENCE: S89°47'24"E, A DISTANCE OF 931.10' TO A POINT ON THE WESTERLY LINE OF LOT 29 I.T., THENCE: S00°15'21"W, ON SAID LINE A DISTANCE OF 20.14'; THENCE: S89°47'24"E, A DISTANCE OF 22.06'; THENCE: S00°16'54"W, A DISTANCE OF 39.86' TO A POINT ON THE NORTHERLY LINE OF FLETCHER AVENUE; THENCE: N89°47'24"W ON SAID NORTH LINE, A DISTANCE OF 62.00'; THENCE: S44°45'03"E, A DISTANCE OF 56.53' TO A POINT ON THE SOUTHERLY LINE OF FLETCHER AVENUE; THENCE: S89°47'24"E, ON SAID SOUTH LINE, A DISTANCE OF 307.00'; THENCE: S44°21'06"E, A DISTANCE OF 21.20'; THENCE: S00°16'54"W, ON THE WESTERLY R.O.W. LINE OF NO. 27TH STREET A DISTANCE OF 604.89' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 814,983.22 SQUARE FEET OR 18.71 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.

DATE Sept 2, 1999



LS-516 R. RUSSELL ORR  
R. RUSSELL ORR LAND SURVEYING  
727 S. MORTON ST.  
LINCOLN, NE 68507

LS-516 L.S. NO. 516

# NORTH CREEK 1ST 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, 98-22531, 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: *Lynette M. Nelson*

TITLE: Loan Officer

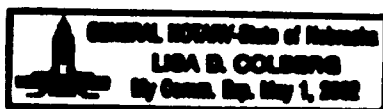
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

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

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

*Lisa E. Colberg*  
NOTARY PUBLIC



### LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

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

### LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

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

*Richard A. Parrott*  
RICHARD A. PARROTT, TRUSTEE OF THE  
RUSSEL D. PARROTT FAMILY TRUST,  
BENEFICIARY

*Richard A. Johnson*  
RICHARD A. JOHNSON, ATTORNEY  
TRUSTEE

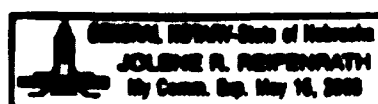
### ACKNOWLEDGEMENT OF NOTARY

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.

*Gene R. Ruffenath*  
NOTARY PUBLIC



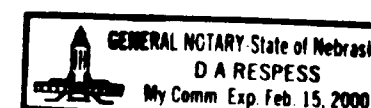
### ACKNOWLEDGEMENT OF NOTARY

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.

*D.A. Respass*  
NOTARY PUBLIC



# NORTH CREEK 1ST ADDITION

## FINAL PLAT

### LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

→ REFER TO DEED OF TRUST INSTRUMENT NO. 99-6691

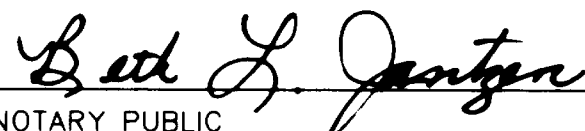
  
MARK A. HUNZEKER, ATTORNEY  
TRUSTEE

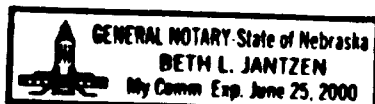
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF September 19 99, BY MARK A. HUNZEKER, TRUSTEE.

MY COMMISSION EXPIRES ON THE 25<sup>th</sup> DAY OF June 2000 A.D.

  
NOTARY PUBLIC



### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 6<sup>th</sup> DAY OF October 19 99 BY RESOLUTION NO. PC-00538

ATTEST:

CHAIR

