LANCASTER COUNTY, NE.
Dan Nolte
REGISTER OF DEEDS

$23.00

DEC 15 3 46 PM '99 INST. NO 99

064953

#3428

BLOCK
CODE
SOPOPA4
CHECKED
ENTERED
EDITED

SOUTHP
4T
ADMI

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "SOUTHPOINTE PAVILIONS FOURTH ADDITION", a subdivision of Lot 1, Block 2, SouthPointe Pavilions First Addition located in the S.W. 1/4 of Section 18, T. 9 N., R. 7 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 2, SouthPointe Pavilions First Addition,
thence N. 00°14'23" E., a distance of 67.80' feet;
thence on a curve to the left having a radius of 58.00 feet and an arc length of 93.94 feet, being subtended by a chord of N. 00°14'23" E. for a distance of 84.00 feet;
thence N. 00°14'23" E., for a distance of 437.57 feet;
thence on a curve to the right having a radius of 385.00 feet and an arc length of 168.93 feet, being subtended by a chord of N. 12°48'56" E. for a distance of 167.58 feet;
thence on a curve to the left having a radius of 215.00 feet and an arc length of 75.71 feet, being subtended by a chord of N. 15°17'54" E. for a distance of 75.32 feet;
thence S. 89°44'54" E., for a distance of 116.49 feet;
thence S. 00°14'23" W., for a distance of 825.64 feet;
thence N. 89°45' 37" W. for a distance of 172.52 feet to the Point of Beginning and containing a calculated area of 3.12 acres more or less.

Permanent monuments have been found or set at all boundary corners, lot corners, street intersections, block corners, 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 7th day of December, 1999

Lyle L. Loth
Lyle L. Loth, L.S. 314

NEBRASKA REGISTERED LS-314 LAND SURVEYOR LYLE L. LOTH

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "SOUTHPOINTE PAVILIONS FOURTH ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as instrument number 99-046239, 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.

CITY BANK AND TRUST COMPANY
Trustee and Beneficiary

By: Mike Ulrich, _____ President
Mike Ulrich

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 7th day of December, 1999, by Mike Ulrich, President, on behalf of said CITY BANK AND TRUST COMPANY.

Jill D. Schuerman
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
JILL D. SCHUERMAN
My Comm. Exp. Sept. 9, 2003

My commission expires the 9th day of September, 2003.

PLANNING DIRECTOR APPROVAL

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

John Bradley, for 10DEC99
Planning Director Date

DEDICATION

The foregoing plat known a
Surveyor's Certificate is ma
undersigned, sole owners, a
City of Lincoln, Nebraska, a
Advance/Newhouse, Peoples
entry for the purposes of c
of wires, cables, conduits, fi
and gas; telephone and cab
appurtenances thereto, ove

The construction or location
easement shown thereon sh

The construction or location
prohibited over, upon, or un

The City of Lincoln, Nebrask
replacement or damage to
thereon.

The relocation of any existi

Common Access is hereby g

Common Access is hereby g
and 4.

Common/Joint parking is her

WITNESS OUR HANDS THIS

Kent C. Thompson, Managing
Silver Offices, L.L.C. a limite

ACKNOWLEDGMEN

STATE OF NEBRASKA
LANCASTER COUNTY
The foregoing instrument wa
December, 1999
liability company.
Jill D. Schu
NOTARY PUBLIC
My commission expires the

CURVE DATA:

(A) CH = 84.00'
CH BRG. = N. 00°14'23" E.
Δ = 92°47'40"
R = 58.00'
T = 60.90'
L = 93.94'

(D) CH = 48.90'
CH BRG. = N. 79 59'11" E.
Δ = 31 51'37"
R = 90.00'
T = 25.41'
L = 49.52'

HPOINTE PAVILIONS
4TH ADDITION
ADMINISTRATIVE FINAL PLAT

TION

ng plat known as "SOUTHPOINTE PAVILIONS FOURTH ADDITION", and as described in the certificate is made with the free consent and in accordance with the desires of the sole owners, and the easements shown thereon are hereby granted in perpetuity to the Nebraska, a municipal corporation, Aliant Communications, Time Warner Entertainment - Lincoln Electric System, their successors and assigns, to allow purposes of construction, reconstruction, replacement, repair, operation and maintenance poles, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity phone and cable television; wastewater collectors; storm drains; water mains and all es thereto, over, upon or under the easements as shown on the foregoing plat.

ction or location of any building or structure, excluding fences, over, upon or under an hown thereon shall be prohibited.

ction or location of any fence or other improvement which obstructs drainage shall be over, upon or under any storm drain easement or drainage easement shown thereon.

Lincoln, Nebraska, its successors or assigns are hereby held harmless for the cost of or damage to any improvement or vegetation over, upon or under any easement shown

ion of any existing facilities shall be at the owner/developers expense.

ess is hereby granted over Lots 1 thru 4.

cess is hereby granted to Lot 2, Block 2, Southpointe Pavilions First Addition from Lots 3

nt parking is hereby granted between Lots 2, 3 and 4.

R HANDS THIS 7 day of December, 1999.

mpson, Managing Partner of
es, L.L.C. a limited liability company

LEDGMENT

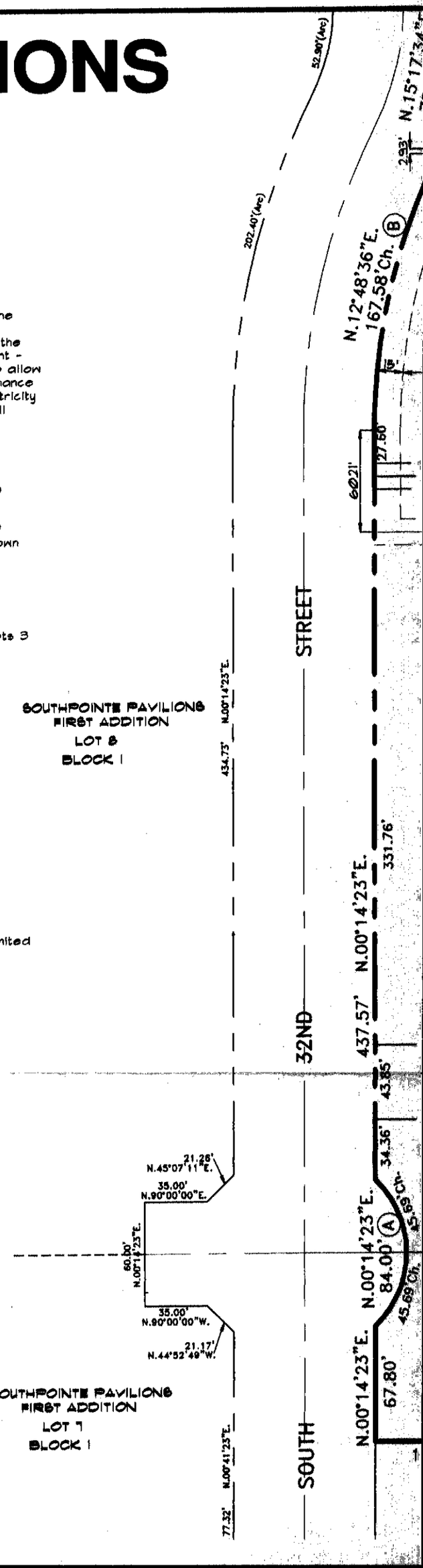
NEBRASKA)
) ss
COUNTY)

ing instrument was acknowledged before me this 7th day of
ber, 1999, by Kent C. Thompson, Managing Partner of Silver Offices, L.L.C. a limited pany.

D. Schuerman
PUBLIC

GENERAL NOTARY-State of Nebraska
JILL D. SCHUERMAN
My Comm. Exp. Sept. 9, 2003

ion expires the 9th day of September, 2003.



00°14'23" E.
0"

B
CH = 167.58'
CH BRG. = N. 12°48'36" E.
Δ = 25°08'27"
R = 385.00'
T = 85.85'
L = 168.93'

C
CH = 75.32'
CH BRG. = N. 15°17'34" E.
Δ = 20°10'31"
R = 215.00'
T = 38.25'
L = 75.71'

79 59'11" E.

E
CH = 12.73'
CH BRG. = N. 79 59'11" E.
Δ = 13 17'39"
R = 55.00'
T = 6.41'
L = 12.76'

LOT AREA:

LOT 1	57,235.59 S.F.
LOT 2	7,565.00 S.F.
LOT 3	12,650.35 S.F.
LOT 4	18,419.77 S.F.
OUTLOT 'A'	40,053.37 S.F.
TOTAL	135,922.37 S.F.
	OR 3.12 ACRES

AVILIONS
ON
PLAT

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Warner Entertainment -
sors and assigns, to allow
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distribution of electricity
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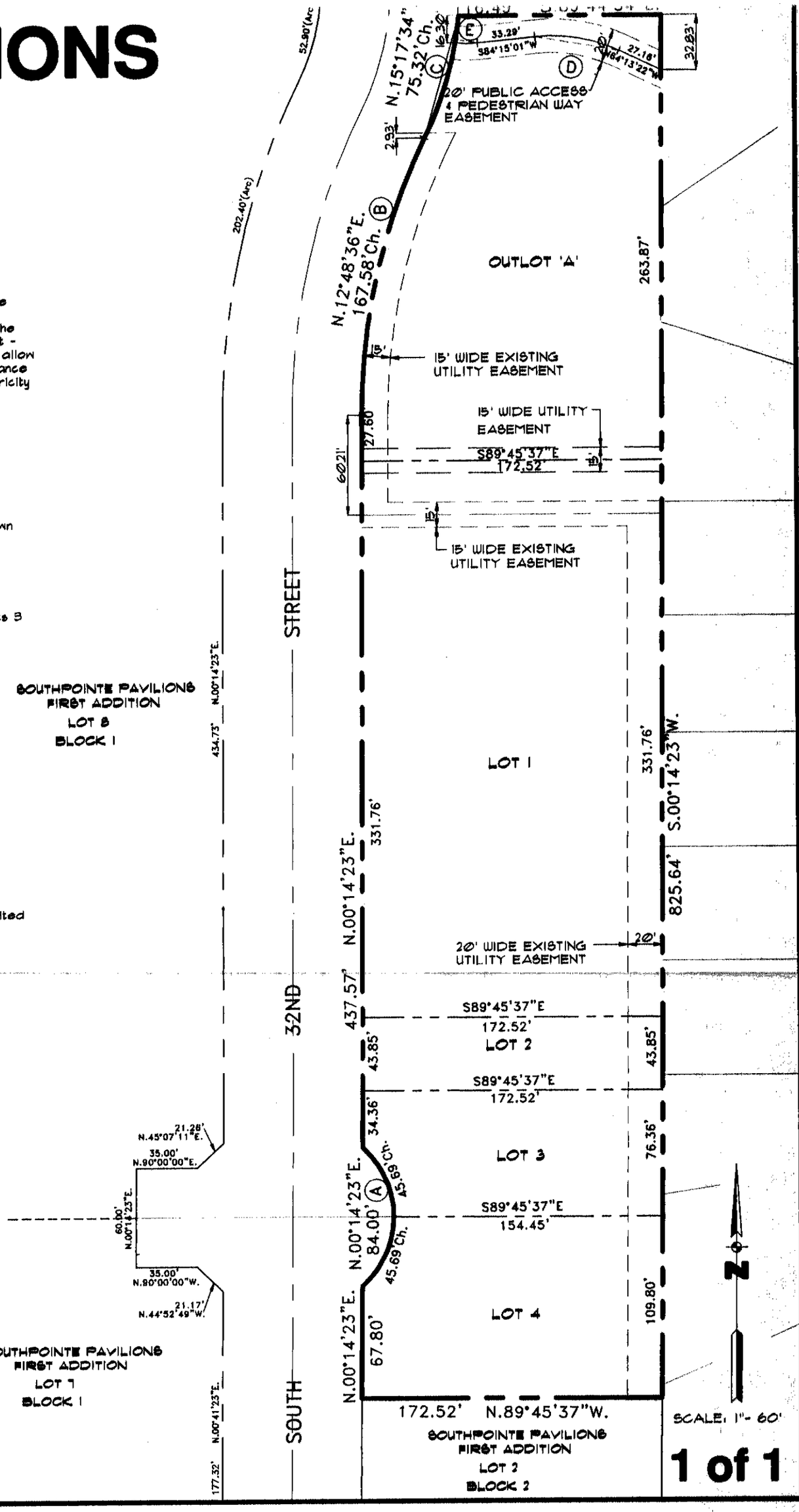
pense.

rst Addition from Lots 3

r Offices, L.L.C. a limited