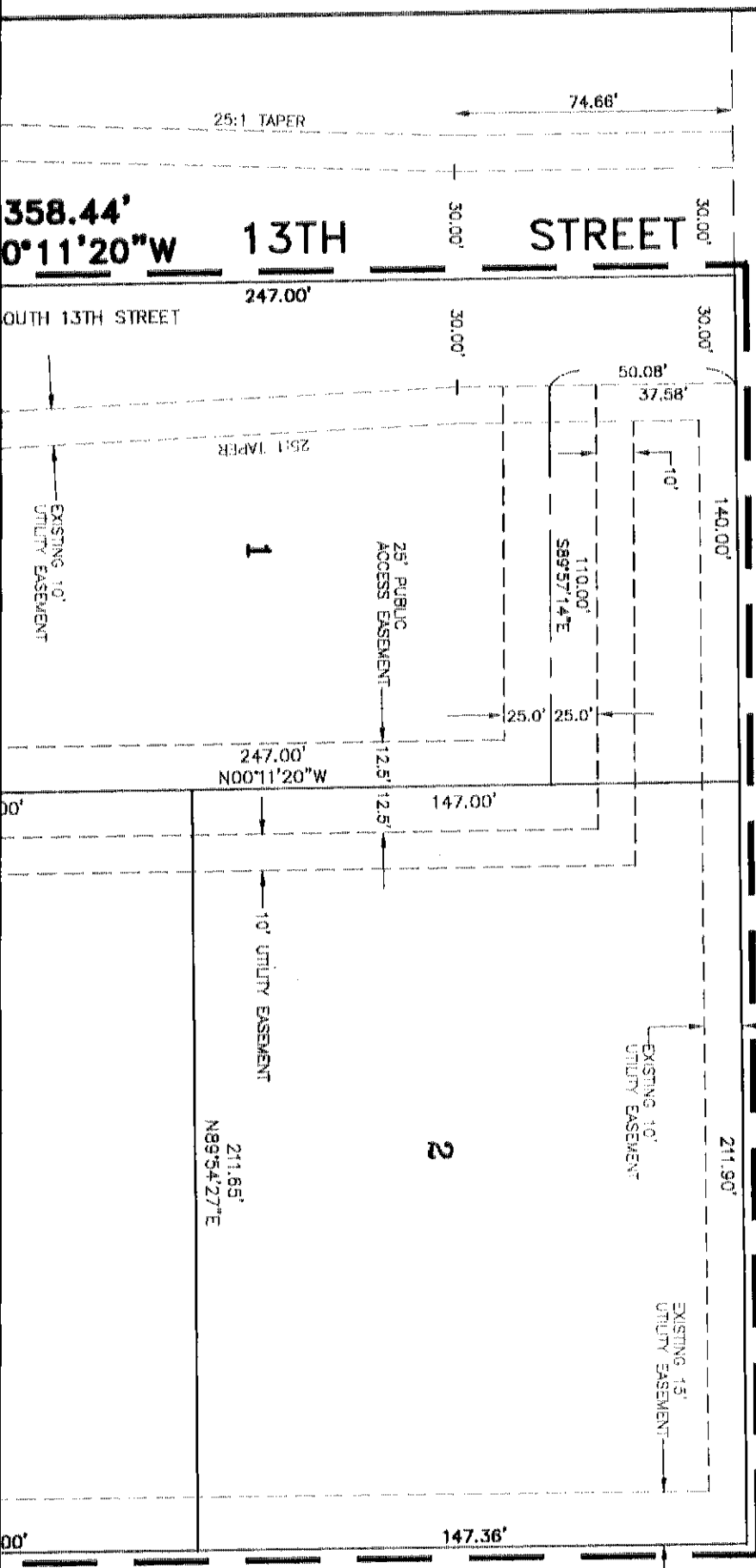


# HORIZON BUSINESS CENTER 3RD ADDITION ADMINISTRATIVE FINAL PLAT



351.90'  
89°48'40"E

P.O.B.

*Dan J. [Signature]*  
REGISTERED OF DEEDS  
2001 MAY 23 A 8:56  
LANCASTER COUNTY, NE

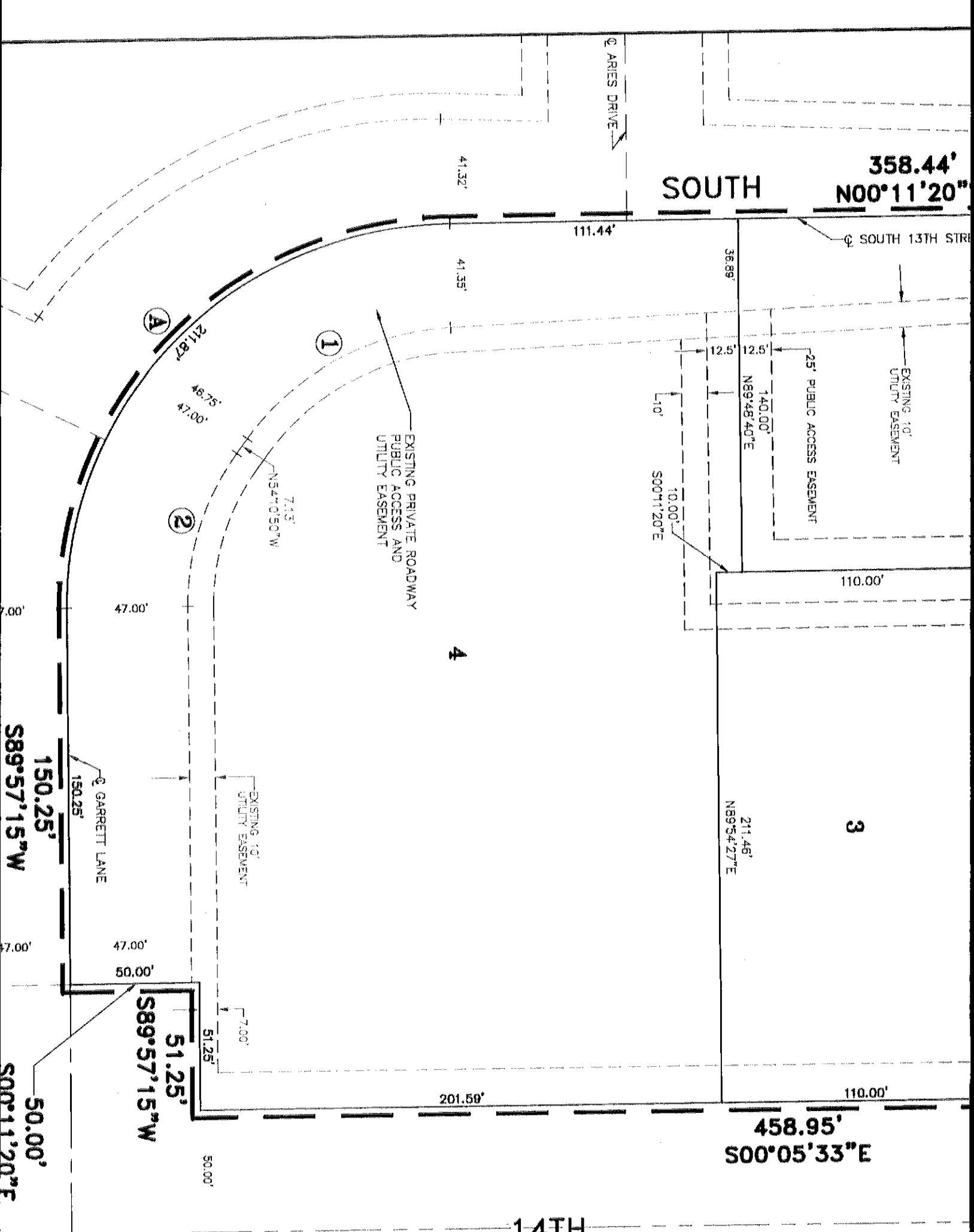
INST. NO 2001  
027242  
# 3590

**\$43.00**

BLOCK  
NO  
CODE  
HORIZON  
CHECKER  
EDITED



SCALE: 1"=40'



**CURVE DATA**

**A**

Δ=89°51'25"  
 R=150.00'  
 T=149.63'  
 L=235.24'  
 LO=211.87'  
 OB=N45°07'03"W

**1**

Δ=51°41'57"  
 R=102.90'  
 T=49.86'  
 L=92.85'  
 LO=89.73'  
 OB=N28°19'51"W

**2**

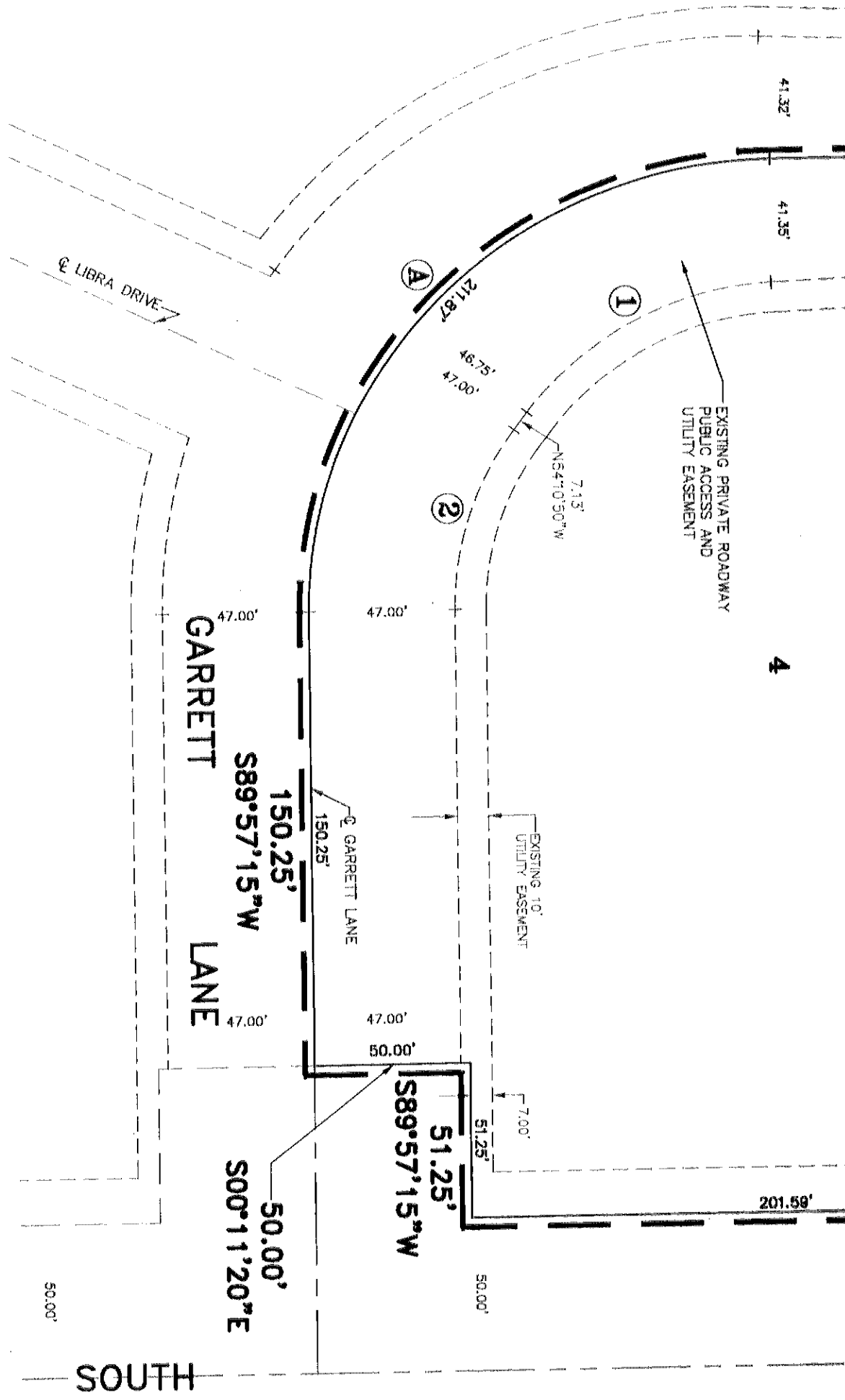
Δ=35°51'55"  
 R=103.00'

**CURVE DATA**

①  
 $\Delta=89^{\circ}51'25''$   
 $R=150.00'$   
 $T=149.63'$   
 $L=235.24'$   
 $LC=211.87'$   
 $CB=N45^{\circ}07'03''W$

②  
 $\Delta=51^{\circ}41'57''$   
 $R=102.90'$   
 $T=49.86'$   
 $L=92.85'$   
 $LC=89.73'$   
 $CB=N28^{\circ}19'51''W$

③  
 $\Delta=35^{\circ}51'55''$   
 $R=103.00'$   
 $T=33.35'$   
 $L=64.47'$   
 $LC=63.43'$   
 $CB=N72^{\circ}06'48''W$



**LOT AREA TABLE**

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	34,580.00 SF.	0.79 AC.
LOT 2	31,168.37 SF.	0.72 AC.
LOT 3	23,271.27 SF.	0.53 AC.
LOT 4	82,342.77 SF.	1.89 AC.

200015-1

PROJECT: 200015-1 (4) W/KEVIN W/PHOTOGRAPHY 5801 103313

SHEET 1 OF 2

# HORIZON BUSINESS CENTER 3RD ADDITION ADMINISTRATIVE FINAL PLAT

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS HORIZON BUSINESS CENTER 3RD ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 AND 2, HORIZON BUSINESS CENTER ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER (NE4) OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 05 MINUTES 33 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 458.95 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 51.25 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 11 MINUTES 20 SECONDS EAST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 150.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 235.24 FEET, DELTA ANGLE OF 89 DEGREES 51 MINUTES 25 SECONDS, A CHORD BEARING OF NORTH 45 DEGREES 07 MINUTES 03 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 1, AND A CHORD LENGTH OF 211.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 358.44 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 351.90 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 3.93 ACRES, OR 171,362.41 SQUARE FEET MORE OR LESS.

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS HORIZON BUSINESS CENTER 3RD ADDITION, A SUBDIVISION COMPOSED OF LOTS 1 AND 2, HORIZON BUSINESS CENTER ADDITION, LOCATED IN THE NORTHEAST QUARTER (NE4) OF SECTION 23, T9N, R6E, 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, ALTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, 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.

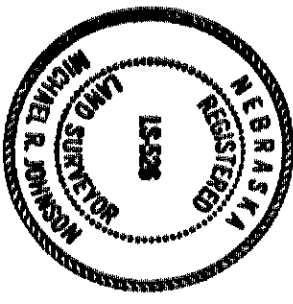
THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

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.

49 MINUTES 40 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 351.90 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 3.93 ACRES, OR 171,362.41 SQUARE FEET MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS ADMINISTRATIVE FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE May 04, 2001 [Signature] L.S. NUMBER 526  
MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HORIZON BUSINESS CENTER 3RD ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2000-34896, NO. 2000-38891 & NO. 2001-15360 (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.

SECURITY FIRST BANK

BY: Susan L. Twichaus

NAME: Susan L. Twichaus

TITLE: Vice President

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 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 SOUTH 14TH STREET FROM LOTS 2, 3 AND 4 ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNERS/DEVELOPERS EXPENSE.

WITNESS MY HAND THIS 04 DAY OF May, 2001.

[Signature]  
MICHAEL D RAASCH

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 04 DAY OF May, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL D. RAASCH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

[Signature]  
NOTARY PUBLIC



**PLANNING DIRECTOR'S APPROVAL**

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



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HORIZON BUSINESS CENTER 3RD ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2000-34896, NO. 2000-38891 & NO. 2001-15360 (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.

SECURITY FIRST BANK

BY: Susan L. Twiehaus

NAME: Susan L. Twiehaus

TITLE: Vice-President

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 8th DAY OF May, 2001 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL D. RAASCH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Christina K. Middleton  
NOTARY PUBLIC



**PLANNING DIRECTOR'S APPROVAL**

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

Patricia A. Smith  
PLANNING DIRECTOR

DATE MAY 16, 2001

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2001, BY NAME Susan L. Twiehaus TITLE: Vice President, SECURITY FIRST BANK, ON BEHALF OF SAID BANK.



Patricia A. Smith  
NOTARY PUBLIC